

LONG RANGE AGENDA
January 19, 2023 – February 9, 2023

4-06116 GREENVALE PARKWAY, PARCEL A..... 14
4-07050 LIVINGSTON OF FORT WASHINGTON..... 5
4-15007 BHAGYA VILLAGE..... 13
4-16011 SKYVIEW CONDOMINIUMS..... 6
4-16029 FORESTVILLE CENTER, PARCEL 193.....13
4-17027 SOUTH LAKE (FORMERLY KARINGTON).....14
4-17038 HILLEL CENTER..... 6
4-21008 WESTPHALIA TOWN CENTER – PHASE 5..... 2
4-21051 GLENWOOD HILLS..... 4
4-22019 DANIEL’S PARK.....4

CSP-22001 CAROZZA PROPERTY.....10

DET-2022-001 WESTPHALIA BUSINESS CENTER..... 3
DSP-19052-02 MELFORD MANSIONS..... 8
DSP-21032 5801 ARBOR STREET PROPERTY..... 8
DSP-22015 9113 BALTIMORE AVENUE.....2
DSP-98061-05 RAISING CANE’S BOWIE..... 7

MRF-2022-021 LESLEY COMMUNITY SOLAR.....9
MRF-2022-024 BUREAU OF ENGRAVING AND PRINTING PROJECT.....9

PPS-2022-001 WASHINGTON SQUARE.....7
PPS-2022-003 BRANDYWINE CROSSING APARTMENTS PHASE II..... 3
PPS-2022-005 COMMUNICARE HEALTH..... 10

SDP-0318-H2 THE PRESERVE AT PISCATAWAY, LOT 75 BLOCK B..... 12

PGCPB AGENDA

1/19/2023

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-22015 9113 BALTIMORE AVENUE**
(TCP-EXEMPT)
Council District: 03 Municipality: College Park
Location: In the southeast quadrant of the intersection of Delaware Street and US 1 (Baltimore Avenue).
Planning Area: 66
Zoning Prior: D-D-O/M-U-I Zoning: LTO-e
Gross Acreage: 3.82 Date Accepted: 10/19/2022
Applicant: RST Development, LLC
Request: One mixed-use building with 317 multifamily dwelling units and 3,296 square feet of ground-floor commercial space.

Planning Board Action Limit: 1/19/2023

STAFF RECOMMENDATION: APPROVAL with conditions (GUPTA)

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

6. **4-21008 WESTPHALIA TOWN CENTER – PHASE 5**
(TCP) (VARIATION)
Council District: 06 Municipality: None
Location: On the west side of MC-632 (Woodyard Road), approximately 180 feet south of MC-637 (Dower House Road).
Planning Area: 78
Zoning Prior: M-I-O/M-X-T Zoning: MIO/TAC-E
Gross Acreage: 9.38 Date Accepted: 11/7/2022
Applicant: DR Horton
Request: 133 lots and 7 parcels for development of 133 townhouse units.

Planning Board Action Limit: 1/30/2023

STAFF RECOMMENDATION:

- 4-21008 – APPROVAL with conditions
- TCP1-014-08-04 – APPROVAL with conditions
- VARIATION – APPROVAL

(DIAZ-CAMPBELL)

PGCPB AGENDA

1/19/2023

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. **DET-2022-001 WESTPHALIA BUSINESS CENTER 1 AND 2**

(TCP)

Council District: 06 Municipality: None

Location: On the north and south sides of Presidential Parkway, east of Machinists Place.

Planning Area: 78

Zoning: TAC-e/MIO

Gross Acreage: 58.47 Date Accepted: 10/26/2022

Applicant: Northpoint Realty Partners, LLC

Request: To develop a total of 581,000 square feet of commercial/warehouse uses on three proposed parcels.

Planning Board Action Limit: Waived

STAFF RECOMMENDATION: APPROVAL of Request for Continuance to February 2, 2023.

(KOSACK)

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

8. **PPS-2022-003 BRANDYWINE CROSSING APARTMENTS PHASE II**

(TCP)

Council District: 09 Municipality: None

Location: On the east side of Matapeake Business Drive, approximately 1,280 feet north of its intersection with Timothy Branch Drive.

Planning Area: 85A

Zoning: TAC-C

Gross Acreage: 8.27 Date Accepted: 11/14/2022

Applicant: Brandywine Crossing Apartments Phase II, LLC.

Request: One parcel for development of 221 multifamily residential dwelling units.

Planning Board Action Limit: 2/7/2023

STAFF RECOMMENDATION:

- PPS-2022-003 – APPROVAL with conditions
- TCP1-026-91-05 – APPROVAL with conditions

(DIAZ-CAMPBELL)

PGCPB AGENDA

1/19/2023

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)

9. **4-21051 GLENWOOD HILLS**
(TCP)(VARIATIONS)
Council District: 06 Municipality: No
Location: On the south side of MD 214 (Central Avenue), at its intersection with Pepper Mill Drive.
Planning Area: 75A
Zoning Prior: M-I-O/M-X-T/R-55
Zoning: MIO/RMF-48/RSF-65
Gross Acreage: 133.45 Date Accepted: 10/10/2022
Applicant: BE Glenwood LLC.
Request: 126 lots and 37 parcels for development of 676 dwelling units and 825,000 square feet of commercial and industrial development.

Planning Board Action Limit: 3/14/2023

STAFF RECOMMENDATION:

- 4-21051 – APPROVAL with conditions
- TCP1-066-94-04 – APPROVAL with conditions
- VARIATION from Section 24-128(b)(7)(A) – APPROVAL
- VARIATION from Section 24-121(a)(3) – APPROVAL (DIAZ-CAMPBELL)

10. **4-22019 DANIEL'S PARK**
(TCP EXEMPT) (VARIANCES)
Council District: 01 Municipality: College Park
Location: At the southeast quadrant of the intersection of Iriquois Street and 51st Avenue.
Planning Area: 66
Zoning Prior: R-55 Zoning: RSF-65
Gross Acreage: 0.23 Date Accepted: 11/1/2022
Applicant: Chalabi Hanadi
Request: Two lots for development of two single-family detached dwellings (one of which is existing).

Planning Board Action Limit: 4/4/2023

STAFF RECOMMENDATION: APPROVAL of Continuance to January 26, 2023
(HEATH)

PGCPB AGENDA

1/19/2023

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

BOARD ACTION AND VOTE

EXTENSION REQUEST FOR A PRELIMINARY PLAN (Inquiries call 301-952-3530)

11. **NOTE: This Preliminary Plan of Subdivision was approved by the Planning Board on December 6, 2007 and is valid through December 31, 2022. Arthur Horne, by letter dated November 17, 2022, requested a one-year extension of this approval. If this request is approved, the PPS will be valid through December 31, 2023.**

4-07050 LIVINGSTON OF FORT WASHINGTON

Council District: 08 Municipality: None

Location: At the northeast corner of the intersection of Livingston Road and MD 210, approximately 105 feet north of Rich Hill Drive.

Planning Area: 80

Zoning Prior: C-S-C

Zoning: CGO

Gross Acreage: 12.27 Extension File Date: 11/21/2022

Applicant: Livingston of Fort Washington, LLC.

STAFF RECOMMENDATION: APPROVAL of a one-year extension
(HEATH)

PGCPB AGENDA

1/26/2023

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

BOARD ACTION AND VOTE

EXTENSION REQUEST FOR A PRELIMINARY PLAN (Inquiries call 301-952-3530)

5. **NOTE: This Preliminary Plan of Subdivision was approved by the Planning Board on November 15, 2018 and is valid through December 31, 2022. Lawrence Taub, by letter dated December 6, 2022, requested a one-year extension of this approval. If this request is approved, the PPS will be valid through December 31, 2023.**

4-17038 HILLEL CENTER

Council District: 03 Municipality: Berwyn Heights,
University Park

Location: Along Yale Avenue, approximately 260 feet north
of its intersection with College Avenue.

Planning Area: 66

Zoning: D-D-O/M-U-I

Gross Acreage: 0.87 Extension File Date: 12/7/2022

Applicant: Maryland Hillel

STAFF RECOMMENDATION: @ of a one-year extension
(HEATH)

6. **NOTE: This Preliminary Plan of Subdivision was approved by the Planning Board on April 20, 2017 and is valid through December 31, 2022. Mike Razavi, by letter dated December 8, 2022, requested a one-year extension of this approval. If this request is approved, the PPS will be valid through December 31, 2023.**

4-16011 SKYVIEW CONDOMINIUMS

Council District: 08 Municipality: None

Location: Approximately 1950 feet east of the intersection of
Brinkley Road and Fisher Road.

Planning Area: 76B

Zoning: R-18C

Gross Acreage: 5.04 Extension File Date: 12/8/2022

Applicant: Mohammed Shirazi

STAFF RECOMMENDATION: APPROVAL of a one-year
extension
(HEATH)

PGCPB AGENDA

1/26/2023

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-98061-05 RAISING CANE'S BOWIE**
(TCP-EXEMPT)
Council District: 04 Municipality: Bowie
Location: At the northwest quadrant of the intersection of MD 197 and US 301 (Robert Crain Highway).
Planning Area: 71B
Zoning Prior: C-M Zoning: C-M
Gross Acreage: 6.78 Date Accepted: 11/7/2022
Applicant: Raising Cane's Restaurant, LLC.
Request: An amendment to DSP-98061 for the development of an eating and drinking establishment with a drive-through.

Planning Board Action Limit: 1/31/2023

STAFF RECOMMENDATION: APPROVAL with conditions
(BUTLER)

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

8. **PPS-2022-001 WASHINGTON SQUARE**
(TCP)(VARIANCE)
Council District: 07 Municipality: None
Location: On the north side of Suitland Road, at its intersection with Arnold Road.
Planning Area: 75A
Zoning: RSF-A
Gross Acreage: 20.09 Date Accepted: 10/5/2022
Applicant: K. Hovnanian Homes of Maryland. L.L.C.
Request: 135 lots and 31 parcels for the development of 135 townhouse dwelling units.

Planning Board Action Limit: 3/8/2023

STAFF RECOMMENDATION:
• PPS-2022-001 – APPROVAL with conditions
• TCP1-019-2022 – APPROVAL with conditions
• VARIANCE - APPROVAL
(HEATH)

PGCPB AGENDA

1/26/2023

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-22043 MELFORD MANSIONS**
(TCP)
Council District: 04 Municipality: Bowie
Location: At the northeast quadrant of the intersection of Curie Drive and Lake Melford Avenue.
Planning Area: 71B
Zoning Prior: M-X-T Zoning: TAC-e
Gross Acreage: 11.42 Date Accepted: 11/29/2022
Applicant: St. John Properties, Inc.
Request: Development for 435 multifamily dwelling units and a 12,000-square-foot clubhouse.

Planning Board Action Limit: 2/22/2023

STAFF RECOMMENDATION:

- DSP-22043 – APPROVAL with conditions
- TCP@ – APPROVAL

(BURKE)

10. **NOTE: THIS ITEM WAS CONTINUED FROM THE PLANNING BOARD MEETING OF DECEMBER 8, 2022.**

DSP-21032 5801 ARBOR STREET PROPERTY

(TCP-EXEMPT)

Council District: 05 Municipality: None
Location: On the south side of Arbor Street, approximately 250 feet west of its intersection with 59th Avenue.
Planning Area: 69
Zoning Prior: D-D-O/M-U-I Zoning: LTO-C
Gross Acreage: 0.58 Date Accepted: 9/29/2022
Applicant: Nabely Family Trust
Request: To permit wholesaling or distribution of materials used or produced on the premises and contractor's office with outdoor storage uses in the M-U-I/D-D-O Zone.

Planning Board Action Limit: 1/26/2023

STAFF RECOMMENDATION: DISAPPROVAL

(BURKE)

PGCPB AGENDA
2/2/2023

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

BOARD ACTION AND VOTE

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

5. **MRF-2022-024 BUREAU OF ENGRAVING AND PRINTING PROJECT**

Council District: 01 Municipality: None
Location: 6900 Powder Mill Road, Beltsville.
Planning Area: 62
Zoning: ROS
Gross Acreage: 104.00 Date Accepted: 12/19/2022
Applicant: US Army Corps of Engineers, Baltimore District
Request: Construct and operate a new currency production facility.

Planning Board Action Limit: 2/2/23

STAFF RECOMMENDATION: Transmit Recommendations to the Applicant (OSEI)

6. **MRF-2022-021 LESLEY COMMUNITY SOLAR**

Council District: 08 Municipality: NA
Location: 1403 Owens Road, Oxon Hill, MD.
Planning Area: 76A
Zoning: RSF-95
Gross Acreage: 5.54 Date Accepted: 12/5/2022
Applicant: Lesley Community Solar
Request: Proposed 550-KW community solar array on 1 acre of a 5.5-acre tract.

Planning Board Action Limit: 2/2/2023

STAFF RECOMMENDATION: Transmit the Recommendation to the Project Applicant (HASAN)

PGCPB AGENDA

2/2/2023

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. **PPS-2022-005 COMMUNICARE HEALTH**
(TCP-EXEMPT)
Council District: 06 Municipality: District Heights
Location: At the northern corner of the intersection of
Marlboro Pike and Ritchie Road.
Planning Area: 75A
Zoning: CGO/MIO
Gross Acreage: 3.08 Date Accepted: 11/15/2022
Applicant: Marlboro Leasing Co., LLC.
**Request: One parcel for the addition of 33,000 square feet
to an existing 45,034-square-foot nursing home.**
- Planning Board Action Limit: 2/8/2023
- STAFF RECOMMENDATION: APPROVAL with conditions
(DIAZ-CAMPBELL)

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

8. **NOTE: THIS ITEM WAS CONTINUED FROM THE
PLANNING BOARD MEETING OF DECEMBER 8, 2022.**
- CSP-22001 CAROZZA PROPERTY**
Council District: 09 Municipality: None
Location: In the southwest quadrant of the interchange of MD 4
(Pennsylvania Avenue) and MD 223 (Woodyard Road), at the
Marlboro Pike intersection.
Planning Area: 77
Zoning Prior: M-X-T/M-I-O Zoning: CGO/MIO
Gross Acreage: 59.93 Date Accepted: 7/26/2022
Applicant: Global City Communities, LLC.
**Request: Mixed-use development consisting of
199 townhouse units, 401 multifamily units, and
40,000 square feet of commercial.**
- Planning Board Action Limit: 2/2/2023
- STAFF RECOMMENDATION: @
(BURKE)

PGCPB AGENDA

2/2/2023

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. **NOTE: THIS ITEM WAS CONTINUED FROM THE PLANNING BOARD MEETING OF JANUARY 5, 2023.**

DSP-19057 LIW IRONWORKS

(TCP)

Council District: 08 Municipality: None

Location: On the west side of MD 210, approximately 1,400 feet north of Aragona Boulevard.

Planning Area: 80

Zoning Prior: I-3 Zoning: IE

Gross Acreage: 1.50 Date Accepted: 7/28/2022

Applicant: LIW Ironworks, Inc.

Request: To construct a contractor's office with accessory to fabrication and indoor storage.

Planning Board Action Limit: 02/02/2023

STAFF RECOMMENDATION: @
(SHELLY)

PGCPB AGENDA

2/9/2023

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

BOARD ACTION AND VOTE

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

5. **SDP-0318-H2 THE PRESERVE AT PISCATAWAY, LOT 75 BLOCK B**
(TCP)
Council District: 09 Municipality: None
Location: North side of Doctor Edelen Drive, approximately 180 feet north of its intersection with Brentland Court.
Planning Area: 84
Zoning: LCD
Gross Acreage: 0.14 Date Accepted: 11/16/2022
Applicant: Edva Sanchez
Request: Homeowner Minor Amendment for a deck.

Action must be taken on or before 2/9/2023.

STAFF RECOMMENDATION: @
(BYNUM)

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

6. **CSP-13006-01 1990 BRIGHTSEAT ROAD PROPERTY**
(TCP)
Council District: 05 Municipality: Glenarden
Location: Northwest quadrant of the intersection of Brightseat Road and Sheriff Road.
Planning Area: 72
Prior Zoning: M-X-T/O-S Zoning: TAC-c/AG
Gross Acreage: 22.15 Date Accepted: 11/16/2022
Applicant: Neighborhood Partners 100, LLC.
Request: A maximum of 172 rear-loaded single-family attached condominium units.

Planning Board Action Limit: 2/10/2023

STAFF RECOMMENDATION:
• CSP-13006-01 – @
• TCP - @
(BURKE)

PGCPB AGENDA

2/9/2023

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

BOARD ACTION AND VOTE

EXTENSION REQUEST FOR A PRELIMINARY PLAN (Inquiries call 301-952-3530)

7. **NOTE: This Preliminary Plan of Subdivision was approved by the Planning Board on @ and is valid through @. @, by letter dated @, requested a @-year extension of this approval. This request was approved, and the plan was valid through @. If this request is approved, the PPS will be valid through @.**

4-15007 BHAGYA VILLAGE

Council District: 04 Municipality: Greenbelt
Location: On the east side of Cipriano Road, approximately 175 feet north of Magnolia Drive.
Planning Area: 70
Zoning: R-80
Gross Acreage: 6.01 Extension File Date: @
Applicant: Prakash Hosadurga

STAFF RECOMMENDATION: @ of a @-year extension (HEATH)

8. **NOTE: This Preliminary Plan of Subdivision was approved by the Planning Board on @ and is valid through @. @, by letter dated @, requested a @-year extension of this approval. This request was approved, and the plan was valid through @. If this request is approved, the PPS will be valid through @.**

4-16029 FORESTVILLE CENTER, PARCEL 193

Council District: 06 Municipality: District Heights
Location: 250 feet northwest of the intersection of Marlboro Pike and Pumphrey Drive.
Planning Area: 75A
Zoning: C-S-C/M-I-O/R-55
Gross Acreage: 1.37 Extension File Date: @
Applicant: NSR Petro Services LLC.

STAFF RECOMMENDATION: @ of a @-year extension (HEATH)

PGCPB AGENDA

2/9/2023

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

BOARD ACTION AND VOTE

EXTENSION REQUEST FOR A PRELIMINARY PLAN (Inquiries call 301-952-3530)

9. **NOTE: This Preliminary Plan of Subdivision was approved by the Planning Board on @ and is valid through @. @, by letter dated @, requested a @-year extension of this approval. This request was approved, and the plan was valid through @. If this request is approved, the PPS will be valid through @.**

4-17027 SOUTH LAKE (FORMERLY KARINGTON)

Council District: 04 Municipality: Bowie
Location: At the southwest quadrant of the intersection of MD 214 (Central Avenue) and MD 301 (Crain Highway).
Planning Area: 74A
Zoning: E-I-A
Gross Acreage: 11.00 Extension File Date: @
Applicant: Karington, LLC.

STAFF RECOMMENDATION: @ of a @-year extension (DIAZ-CAMPBELL)

10. **NOTE: This Preliminary Plan of Subdivision was approved by the Planning Board on @ and is valid through @. @, by letter dated @, requested a @-year extension of this approval. This request was approved, and the plan was valid through @. If this request is approved, the PPS will be valid through @.**

4-06116 GREENVALE PARKWAY, PARCEL A

Council District: 03 Municipality: Cheverly, Riverdale Park
Location: Along the west side of Greenvale Parkway, at its intersection with Furman Parkway.
Planning Area: 69
Zoning: R-55
Gross Acreage: 2/14 Extension File Date: @
Applicant: Surinder Khanna and Surendra Dhir

STAFF RECOMMENDATION: @ of a @-year extension (DIAZ-CAMPBELL)