

LONG RANGE AGENDA
April 29, 2021 – May 20, 2021

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TENTATIVE PGCPB AGENDA
4/29/2021

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. **TAKOMA LANGLEY IMPLEMENTATION STUDY
UPDATE WITH AN OVERVIEW OF 3D MODELING**

Councilmanic Districts: 02

Request: Briefing

STAFF RECOMMENDATION: INFORMATION
(DODGSHON/HARTSFIELD/ROTONDO)

PGCPB AGENDA

4/29/2021

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

4D. **NOTE: TRANSMIT STAFF REPORT TO ZONING HEARING EXAMINER**

SE-4838 GROVE AT GLENARDEN SENIOR LIVING

Council District: 08 Municipality: None

Location: 700 Watkins Park Drive, Upper Marlboro

Planning Area: 76A Zone: R-E

Gross Acreage: 9.05 Date Accepted: 1/21/2021

Applicant: First Baptist Church of Glenarden

Request: Special Exception to permit a 4-story, 164-unit apartment housing for the elderly.

STAFF RECOMMENDATION: APPROVAL to Transmit Technical Staff Report to the ZHE with conditions (SIEVERS)

PGCPB AGENDA

4/29/2021

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

5. **SDP-2001 801 PRINCE GEORGES BOULEVARD
PROPERTY – OFFICE WAREHOUSE**
(TCP)
Council District: 04 Municipality: Upper Marlboro
Location: Northwest corner of the intersection of Prince Georges
Boulevard and Branch Court.
Planning Area: 74A Zone: E-I-A
Gross Acreage: 7.44 Date Accepted: 2/16/2021
Applicant: Collington Center, LLC
**Request: Construction of 120,455 square-foot
office/warehouse.**

Action must be taken on or before 4/29/2021.

STAFF RECOMMENDATION:

- SDP-2001- APPROVAL with conditions
 - TCP2-067-96-08 - APPROVAL with conditions
- (BOSSI)

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

6. **4-20007 8230 SCHULTZ ROAD SENIOR HOUSING**
(TCP)
Council District: 09 Municipality: None
Location: Southwest quadrant of the intersection of
Springbrook Lane and Schultz Road.
Planning Area: 81A Zone: R-80
Gross Acreage: 3.53 Date Accepted: 2/24/2021
Applicant: 8230 Schultz Road, LLC
**Request: One parcel for the development of 90 apartment
dwellings for elderly or handicapped families.**

Planning Board Action Limit: 5/5/2021

STAFF RECOMMENDATION:

- 4-20007 APPROVAL with conditions
 - TCP-002-2021 - APPROVAL with conditions
- (GUPTA)

PGCPB AGENDA
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BOARD ACTION AND VOTE

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

7. **MR-1945F HALL PROPERTY SOLAR ARRAY**

Council District: 09 Municipality: None

Location: Croom Road.

Planning Area: 86B Zone: O-S

Gross Acreage: 26.69 Date Accepted: 3/3/2021

Applicant: Standard Solar, Inc.

Request: Installation of Solar Panel Array on agricultural field.

Planning Board Action Limit: 5/3/2021

STAFF RECOMMENDATION: Transmit the Recommendation to the Applicant
(KOWALUK)

8. **MR-2024F CHEMISTRY BUILDING WING 1 REPLACEMENT**

Council District: 03 Municipality: College Park

Location: Chemistry building at University of Maryland.

Planning Area: 66 Zone: R-R

Gross Acreage: 1011.13 Date Accepted: 3/3/2021

Applicant: University of Maryland

Request: A single permanent structure, 105,00 Gross Square Feet with chemistry research labs, offices, and conferencing space, 4 above-grade floors one occupied sub-basement and mechanical penthouse.

Planning Board Action Limit: 5/3/2021

STAFF RECOMMENDATION: Transmit the Recommendation to the Applicant
(KOWALUK)

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Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

9. **NOTE: THIS ITEM IS COMPANION WITH ITEM 10 (DPLS-488).**

DSP-19041 EAST PINES

(TCP-EXEMPT) (AC)

Council District: 03 Municipality: None

Location: On the east side of Riverdale Road, approximately 600 feet west of Veterans Parkway.

Planning Area: 69 Zone: R-18

Gross Acreage: 3.24 Date Accepted: 2/22/2021

Applicant: DVG Apartments

Request: Proposed mixed-use building and attached parking structure to include 224 multifamily dwelling units and 13,960 square feet of ground floor commercial/retail space.

Planning Board Action Limit: 5/3/2021

STAFF RECOMMENDATION:

- DSP-19041 – APPROVAL with conditions
- AC-21001 – APPROVAL with conditions (BOSSI)

DEPARTURE FROM PARKING AND LOADING SPACES (Inquiries call 301-952-3530)

10. **NOTE: THIS ITEM IS COMPANION WITH ITEM 9 (DSP-19041).**

DPLS-488 EAST PINES

Council District: 03 Municipality: None

Location: On the east side of Riverdale Road, approximately 600 feet west of Veterans Parkway.

Planning Area: 69 Zone: R-18

Gross Acreage: 3.24 Date Accepted: 2/22/2021

Applicant: DVG Apartments

Request: Departure from parking and loading spaces to reduce the number of required parking spaces from 553 to 303.

STAFF RECOMMENDATION: APPROVAL (BOSSI)

TENTATIVE PGCPB AGENDA

5/6/2021

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. **4-20013 KATHMANDU VILLAGE**

(TCP)

Council District: 06 Municipality: None

Location: On the west side of Alberta Drive, approximately 940 feet north of its intersection with Ritchie Road.

Planning Area: 75A Zone: M-I-O/R-80

Gross Acreage: 11.47 Date Accepted: 3/3/2021

Applicant: Kathmandu Village

Request: 30 lots and 4 parcels for development of 30 single-family detached dwellings.

Planning Board Action Limit: 5/12/2021

STAFF RECOMMENDATION:

- 4-20013 - APPROVAL with conditions
- TCP1-003-2021 - @
- VARIANCE - @

(DIAZ-CAMPBELL)

6. **4-20023 ADDITION TO DEER PARK HEIGHTS**

(TCP – EXEMPT)

Council District: 07 Municipality: None

Location: on the northeast quadrant at the intersection of Deer Park Drive and Akron Street.

Planning Area: 76A Zone: R-35

Gross Acreage: 0.77 Date Accepted: 3/3/2021

Applicant: West Holdings, LLC

Request: 8 lots for development of 8 one-family semidetached dwellings.

Planning Board Action Limit: 5/12/2021.

STAFF RECOMMENDATION: @

(HEATH)

TENTATIVE PGCPB AGENDA

5/6/2021

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

7. **SDP-1701-05 TIMOTHY BRANCH**

(TCP)

Council District: 09 Municipality: None

Location: south side of MD 381 (Brandywine Road),
approximately 1,000 feet east of its intersection with Short Cut
Road.

Planning Area: 85A Zone: R-M

Gross Acreage: 54.24 Date Accepted: 3/2/2021

Applicant: Timothy Branch Inc.

**Request: Development of 253 dwelling units within the R-2
and RM-4 areas.**

Action must be taken on or before 5/11/2021.

STAFF RECOMMENDATION:

- SDP-1701-05 - APPROVAL with conditions
- TCP2-068-93-07- APPROVAL with conditions
(BOSSI)

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

8. **DSP-20015 FREEWAY AIRPORT**

(Infrastructure)

(TCP) (AC-21003)

Council District: 06 Municipality: Bowie

Location: On the southwest quadrant of the intersection of US
50 (John Hanson Highway) and Church Road.

Planning Area: 74A Zone: R-A

Gross Acreage: 131.50 Date Accepted: 2/12/2021

Applicant: Freeway Realty, LLC

**Request: Infrastructure DSP for 416 single-family attached
and 93 single-family detached units for a total of 509 units.**

Planning Board Action Limit: 5/6/2021

STAFF RECOMMENDATION:

- DSP-20015 - APPROVAL with conditions
- TCP2-005-2021 - APPROVAL with conditions
- AC - 21003 APPROVAL
(ZHANG)

TENTATIVE PGCPB AGENDA

5/6/2021

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-2105F GODDARD SPACE FLIGHT CENTER
(NASA) MASTER PLAN**

Council District 4 Municipality: N/A
General Plan: Established Communities
Located: PA 67
Zone: R-O-S
Date Accepted: 3/10/2021
Applicant: (NASA) Goddard Space Flight Center at
Greenbelt

**Request: This is a referral from the National Capital
Planning Commission (NCPC) to review a draft master
plan update to the 2003 Master Plan for the Goddard
Space Flight Center. (NASA)**

Action must be taken on or before 5/6/2021.

STAFF RECOMMENDATION: Transmit staff report to the
applicant
(OSEI)

10. **BALTIMORE-WASHINGTON SUPERCONDUCTING
MAGLEV DRAFT ENVIRONMENTAL IMPACT
STATEMENT**

Council Districts: All

**Request: Transmit comments to the Federal Railroad
Administration (FRA) and the Maryland Department of
Transportation (MDOT) on the Baltimore-Washington
Superconducting MagLev (SCMAGLEV) Project Draft
Environmental Impact Statement (DEIS). These
comments were developed in conjunction with the
Department of Parks and Recreation.**

STAFF RECOMMENDATION: TRANSMIT COMMENTS
(BORDEN/HANCOCK/MARTIN/CONNELLY)

TENTATIVE PGCPB AGENDA

5/13/2021

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-20041 SUITLAND CARWASH**

(TCP?)

Council District: 07 Municipality: Morningside

Location: On the west side of Suitland Road, approximately 417 feet north of its intersection with Marianne Drive.

Planning Area: 76A Zone: C-M

Gross Acreage: 2.73 Date Accepted: 3/4/2021

Applicant: Andre Reveley

Request: Proposing the development of a carwash.

Planning Board Action Limit: 5/13/2021

STAFF RECOMMENDATION:

- DSP-20041 - @
- TCP-@ - @

(BUTLER)

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

6. **4-19006 CLINTON MARKET PLACE NORTH**

(TCP)

Council District: 09 Municipality: None

Location: Southwest quadrant of the intersection of Piscataway Road and Brandywine Road.

Planning Area: 81A Zone: M-X-T

Gross Acreage: 21.27 Date Accepted: 3/9/2021

Applicant: Piscataway Clinton, LLC

Request: 123 lots and 22 parcels for single-family attached development, 108 multi-family units, and 19,178 square feet of commercial development.

Planning Board Action Limit: 5/18/2021

STAFF RECOMMENDATION:

- 4-19006 - @
- TCP1-002-2019-01 - @
- VARIATION – 24-128(b)(7) - @
- VARIATION – 24-121(a)(3) - @

(HEATH)

TENTATIVE PGCPB AGENDA
5/13/2021

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

4-20008 HEPPE PROPERTY

(TCP?) (VARIANCE)

Council District: 06 Municipality: None

Location: On the south side of Westphalia Road, west of the intersection with Melwood Road.

Planning Area: 78 Zone: R-R/M-I-O

Gross Acreage: 3.82 Date Accepted: 3/8/2021

Applicant: Strittmatter Land, LLC

Request: 37 lots and 5 parcels for the development of 37 townhouse units.

Planning Board Action Limit: 5/17/2021

STAFF RECOMMENDATION:

- 4-20008 - @
- TCP1-005-2021 - @
- VARIANCE - @

(DIAZ-CAMPBELL)

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

7. **PLANNING ASSISTANCE TO MUNICIPALITIES AND COMMUNITIES (PAMC)**

Councilmanic Districts: All

Request: Approve funding to initiate four (4) new PAMC projects: Town of Edmonston, Institute of Public Health Initiatives, Greater Accokeek Civic Association/Alice Ferguson Foundation/Accokeek Foundation, and the City of College Park.

STAFF RECOMMENDATION: APPROVAL
(IRMINGER/STACHURA)

TENTATIVE PGCPB AGENDA

5/20/2021

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

DSP-19009-01 WESTPHALIA EAST

(TCP)

Council District: 06 Municipality: None

Location: On the west side of Melwood Road, approximately
1,388 feet north of MD 4 (Pennsylvania Avenue).

Planning Area: 78 Zone: M-I-O/M-X-T

Gross Acreage: 58.03 Date Accepted: 3/16/2021

Applicant: Westphalia Development

**Request: An addition of 5,000 square foot community
building, various recreational amenities, and lot line
adjustments to detailed site plan.**

Planning Board Action Limit: 5/25/2021

STAFF RECOMMENDATION:

- DSP-19009-01 - @
- TCP-029-12-14 - @

(BISHOP)

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

DSP-20023 HEPPE PROPERTY

(TCP)

Council District: 06 Municipality: None

Location: On the south side of Westphalia Road, approximately
1,040 feet west of D'arcy road.

Planning Area: 78 Zone: R-R/M-I-O

Gross Acreage: 3.82 Date Accepted: 3/23/2021

Applicant: Strittmatter Land, LLC

Request: Construction of 37 residential townhouses.

Planning Board Action Limit: 6/1/2021

STAFF RECOMMENDATION:

- DSP-20023 - @
- TCP-010-2021 - @

(BISHOP)

TENTATIVE PGCPB AGENDA

5/20/2020

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

MR-2037F KENMOOR MIDDLE SCHOOL

Council District: 05 Municipality: Glenarden

Location: 2500 Kenmoor Road, Hyattsville.

Planning Area: 72 Zone: R-55

Gross Acreage: 29.35 Date Accepted: 3/26/2021

Applicant: Gilbane Building Company

Request: The proposed project consists of a 2-story, 159,661-square foot school on 29.4-acre site. The existing buildings on the site will remain for use.

Planning Board Action Limit: May 20, 2021

STAFF RECOMMENDATION: Transmit the Recommendation to the Applicant
(PERRY)

MR-2038F HYATTSVILLE MIDDLE SCHOOL

Council District: 02 Municipality: Hyattsville

Location: 6001 42nd Avenue, Hyattsville.

Planning Area: 68 Zone: R-55

Gross Acreage: 9.41 Date Accepted: 3/24/2021

Applicant: Gilbane Building Company

Request: The proposed project will construct a new Middle School building and parking areas on the existing school site.

Planning Board Action Limit: May 20, 2021

STAFF RECOMMENDATION: Transmit the Recommendation to the Applicant
(PERRY)

TENTATIVE PGCPB AGENDA
5/20/2021

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BOARD ACTION AND VOTE

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

MR-2040 DREW FREEMAN MIDDLE SCHOOL

Council District: 07 Municipality: District Heights

Location: 2600 Brooks Drive, Suitland.

Planning Area: 75A Zone: R-55

Gross Acreage: 18.43 Date Accepted: 3/22/2021

Applicant: Gilbane Building Company

Request: The proposed project consists of a 2-story, 145,000-square foot school on the 18.4 acres site. The existing buildings on the site will be demolished and converted to athletic fields.

Planning Board Action Limit: 5/20/2021

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

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

DSDS-711 COLLEGE PARK CAR WASH

Council District: 01 Municipality: @

Location: On the north side of the intersection of Sunnyside Avenue and Rhode Island Avenue.

Planning Area: 61 Zone: I-1

Gross Acreage: 2.96 Date Accepted: 2/26/2021

Applicant: Dugoff Properties LLC

Request: Departure from sign design standards to allow one additional freestanding sign for a building located less than 40 feet from the street line.

STAFF RECOMMENDATION: APPROVAL with conditions
(SIEVERS)