

**LONG RANGE AGENDA**  
**June 3, 2021 – June 24, 2021**

<b>4-18011 WILDERCROFT.....</b>	<b>13</b>
<b>4-19006 CLINTON MARKET PLACE NORTH.....</b>	<b>8</b>
<b>BRIEFING ON WEST HYATTSVILLE-QUEENS CHAPEL SECTOR PLAN.....</b>	<b>5</b>
<b>DDS-676 HAMPTON PARK.....</b>	<b>7</b>
<b>DPLS-491 TRIBECA AT CAMP SPRINGS (DAY CARE CENTER).....</b>	<b>14</b>
<b>DSP-05018-01 TRIBECA AT CAMP SPRINGS (DAY CARE CENTER) - ETOD.....</b>	<b>14</b>
<b>DSP-16043-02 NEEW CARROLLTON TOWN CENTER – PHASE 5.....</b>	<b>10</b>
<b>DSP-16052-03 HAMPTON PARK.....</b>	<b>7</b>
<b>DSP-19021 SOUTH LAKE COMMERCIAL – PHASE 1.....</b>	<b>13</b>
<b>DSP20023 HEPPE PROPERTY.....</b>	<b>11</b>
<b>DSP-20039 ADELPHI FRIENDS MEETING, INC.....</b>	<b>10</b>
<b>DSP-20055 KENNEDY KRIEGER INSTITUTE BELTSVILLE.....</b>	<b>11</b>
<b>DSP-21002 SOUTH LAKE (MULTIFAMILY PHASE).....</b>	<b>15</b>
<b>MR-2032F CAPITOL HEIGHTS SOLAR (ADDISON ROAD).....</b>	<b>8</b>
<b>MR-2036F SOUTHERN K-8.....</b>	<b>3</b>
<b>MR-2039F WALKER MILL MIDDLE SCHOOL.....</b>	<b>2</b>
<b>PLANNING ASSISTANCE TO MUNICIPALITIES AND COMMUNITIES (PAMC).....</b>	<b>3</b>
<b>SE-4834 ROYAL FARMS #411, KENT VILLAGE.....</b>	<b>9</b>
<b>V-19002 RENARD LAKES (VACATE).....</b>	<b>2</b>

PGCPB AGENDA  
6/3/2021

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

BOARD ACTION AND VOTE

VACATION PETITION (Inquiries call 301-952-3530)

5.     **V-19002 RENARD LAKES (VACATE)**  
      **Petition to vacate the entirety of the Renard Lakes**  
      **Subdivision**  
      Council District: 09   Municipality: None  
      Location: Northwest quadrant of the intersection of US 301 and  
      Dyson Road.  
      Planning Area: 85A       Zone: R-S  
      Gross Acreage: 34.25     Date Accepted: 4/9/2021  
      Applicant: Renard Lakes Holdings, LLC
- STAFF RECOMMENDATION: APPROVAL with conditions  
      (DICRISTINA)

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

6.     **MR-2039F WALKER MILL MIDDLE SCHOOL**  
      Council District: 06   Municipality: None  
      Location: 800 Karen Boulevard.  
      Planning Area: 75A       Zone: R-55  
      Gross Acreage: 34.83     Date Accepted: 4/6/2021  
      Applicant: Board of Education  
      **Request: Construction of new, approximately 145,000 square**  
      **foot, two-story school building, softball field, and refurbished**  
      **multi-purpose athletic field on a 34.83-acre site**  
      Planning Board Action Limit: 6/3/2021
- STAFF RECOMMENDATION: Transmit Recommendation to the  
      Applicant  
      (THOMPSON)

PGCPB AGENDA

6/3/2021

Prince George's County Planning Department

VOTE

Andree Green Checkley, Esq., Planning Director

BOARD ACTION AND

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

7. **MR-2036F SOUTHERN K-8**

Council District: 08 Municipality: None

Location: Fort Washington Road at East Swan Creek Road.

Planning Area: 80 Zone: R-O-S

Gross Acreage: 23.52 Date Accepted: 4/6/2021

Applicant: Board of Education

**Request: The proposed project consists of new construction of a 4-story, 234,000 square-foot K-8 school.**

Planning Board Action Limit: 6/3/2021

STAFF RECOMMENDATION: Transmit recommendation to Applicant (OSEI)

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

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

Councilmanic Districts: All

**Request: APPROVAL of PAMC project: Cultural Heritage Tourism Study for Accokeek**

STAFF RECOMMENDATION: APPROVAL (IRMINGER/STACHURA)

**THE PLANNING BOARD**

**MEETING OF**

**JUNE 10, 2021**

**HAS BEEN CANCELLED**

PGCPB AGENDA

6/17/2021

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

BOARD ACTION AND VOTE

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

**BRIEFING ON WEST HYATTSVILLE-QUEENS  
CHAPEL SECTOR PLAN**

Councilmanic District: 2

**Request: Briefing**

STAFF RECOMMENDATION: INFORMATION  
(BENTON, HYSON, ROWE)

PGCPB AGENDA

6/17/2021

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

BOARD ACTION AND VOTE

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

4D. **DRAFT RESOLUTIONS – CASES HEARD ON  
MAY 13, 2021**

PGCPB NO. 2021-26 BRANCH AVENUE/SURRATTS  
ROAD, PARCEL A SUMMIT CREEK

PGCPB NO. 2021-27 BRANCH AVENUE/SURRATTS  
ROAD, PARCEL B, C, E & G, SUMMIT CREEK

PGCPB NO. 2021-28 US 301 UPGRADE, PART of  
LOT 4, BOWLING HEIGHTS

PGCPB NO. 2021-29 US 301 UPGRADE, PARCEL A  
AND B of MILL BRANCH RD. & CRAIN HIGHWAY

STAFF RECOMMENDATION: APPROVAL  
(HOWERTON)

PGCPB AGENDA  
6/17/2021

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. **NOTE: THIS ITEM IS COMPANION WITH ITEM 6 (DDS-676).**

**DSP-16052-03 HAMPTON PARK**

(TCP-EXEMPT) (AC)

Council District: 06 Municipality: None

Location: At the southwest corner of the intersection of Central Avenue and I-495.

Planning Area: 75A Zone: M-X-T

Gross Acreage: 24.55 Date Accepted: 4/1/2021

Applicant: Velocity Capital, LLC

**Request: The addition of a multifamily residential component to the site.**

Planning Board Action Limit: 6/17/2021

STAFF RECOMMENDATION:

- DSP-16052-03 - @
  - AC- 17005-01 - @
- (BISHOP)

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

6. **NOTE: THIS ITEM IS COMPANION WITH ITEM 5 (DSP-16052-03).**

**DDS-676 HAMPTON PARK**

Council District: 06 Municipality: None

Location: At the southwest corner of the intersection of Central Avenue and I-495.

Planning Area: 75A Zone: M-X-T

Gross Acreage: 24.55 Date Accepted: 4/1/2021

Applicant: Velocity Capital, LLC

**Request: Departure from design standards to reduce parking size for the entire property.**

STAFF RECOMMENDATION: APPROVAL  
(BISHOP)

PGCPB AGENDA  
6/17/2021

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

BOARD ACTION AND VOTE

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

7.        **MR-2032F CAPITOL HEIGHTS SOLAR  
(ADDISON ROAD)**  
Council District: 07    Municipality: None  
Location: Addison Road South.  
Planning Area: 75A      Zone: R-A  
Gross Acreage: 15.64    Date Accepted: 4/19/2021  
Applicant: Distributed Solar Operations, LLC  
**Request: Construction and operation of a ground-mounted  
1,500 kilowatt alternating current photovoltaic community  
solar energy generation facility.**

Planning Board Action Limit: 6/17/21

STAFF RECOMMENDATION: Transmit Recommendations to  
the Applicant  
(THOMPSON)

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

8.        **NOTE: THIS CASE WAS CONTINUED FROM THE  
PLANNING BOARD MEETING OF MAY 13, 2021.**

**4-19006 CLINTON MARKET PLACE NORTH  
(TCP)**  
Council District: 09    Municipality: None  
Location: In the southwest quadrant of the intersection of  
MD 223 (Piscataway Road) and Brandywine Road.  
Planning Area: 81A      Zone: M-X-T/M-I-O  
Gross Acreage: 21.27    Date Accepted: 3/9/2021  
Applicant: Piscataway Clinton, LLC

**Request: 136 lots and 48 parcels for development of  
136 single-family attached dwellings, 96 two-family  
attached units, and 19,178 square feet of commercial  
development.**

Planning Board Action Limit: 7/27/2021

STAFF RECOMMENDATION: @  
(HEATH)



**TENTATIVE PGCPB AGENDA**

6/24/2021

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

**SE-4834 ROYAL FARMS #411, KENT VILLAGE**

Council District: 05 Municipality: @

Location: Southwest quadrant of the intersection of MD 202 (Landover Road) and Kent Town Place

Planning Area: 72 Zone: C-S-C

Gross Acreage: 4.48 Date Accepted: 4/16/2021

Applicant: RF Landover, LLC

**Request: Special exception for 4,639 square feet food and beverage store in combination with 8 fuel gas station.**

STAFF RECOMMENDATION: APPROVAL with conditions (BRADEN IV)

**TENTATIVE PGCPB AGENDA**

6/24/2021

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

BOARD ACTION AND VOTE

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

**DSP-16043-02 NEW CARROLLTON TOWN CENTER –  
PHASE 5**

(TCP?)

Council District: 03 Municipality: New Carrollton

Location: 4000 block of Garden City Drive. South of Metro  
Station and North of Garden City Drive.

Planning Area: 72 Zone: M-X-T

Gross Acreage: 15.50 Date Accepted: 4/16/2021

Applicant: New Carrollton Multifamily II, LLC

**Request: Approval for a 5-story multifamily building with  
286 dwelling units and 4,000 square feet of ground floor  
retail on Parcel 5.**

Planning Board Action Limit: 6/25/2021

STAFF RECOMMENDATION:

- DSP-16043-02 - @
- TCP-@ - @

(BISHOP)

**DSP-20039 ADELPHI FRIENDS MEETING, INC.**

(TCP EXEMPT)

Council District: 02 Municipality: College Park

Location: On the south side of the intersection of Metzerott  
Road and 23<sup>rd</sup> Avenue.

Planning Area: 65 Zone: R-R

Gross Acreage: 1.30 Date Accepted: 4/19/2021

Applicant: Adelphi Friends Meeting, Inc.

**Request: Construction of a 4,580 square feet addition to an  
existing church, including church office space, religious  
education classrooms, and fellowship space.**

Planning Board Action Limit: 06/28/2021

STAFF RECOMMENDATION:

- DSP-20039 – @
- AC-21012 - @

(BUTLER)

**TENTATIVE PGCPB AGENDA**

6/24/2021

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

BOARD ACTION AND VOTE

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

**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: 7/15/2021

STAFF RECOMMENDATION:

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

(BISHOP)

**NOTE: THIS ITEM WILL BE HEARD BEFORE ITEM @  
(PGCPB NO. @).**

**DSP-20055 KENNEDY KRIEGER INSTITUTE**

**BELTSVILLE**

(TCP EXEMPT)

Council District: 01 Municipality: None

Location: On the east side of Powder Mill Road, approximately  
357 feet north of Odell Road.

Planning Area: 61 Zone: C-O/R-80

Gross Acreage: 9.72 Date Accepted: 4/29/2021

Applicant: Dengar Belt LLLP

**Request: A private school within an existing building.**

Planning Board Action Limit: 7/8/2021

STAFF RECOMMENDATION: @

(BUTLER)

**TENTATIVE PGCPB AGENDA**

6/24/2021

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

**BOARD ACTION AND VOTE**

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

**NOTE: THIS CASE WILL BE HEARD AFTER  
ITEM @ (DSP-20055).**

**DRAFT RESOLUTION – CASE HEARD ON JUNE  
24, 2021**

PGCPB NO. 2021-@ - DSP-20055 KENNEDY  
KRIEGER INSTITUTE BELTSVILLE

STAFF RECOMMENDATION: APPROVAL  
(BUTLER)

**TENTATIVE PGCPB AGENDA**

6/24/2021

Prince George's County Planning Department  
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**BOARD ACTION AND VOTE**

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

**4-18011 WILDERCROFT**

(TCP)

Council District: 03 Municipality: None

Location: On the south side of River Dale Road, approximately 1,000 feet east of its intersection with US 295 (Baltimore Washington Parkway).

Planning Area: 69 Zone: C-A/R-80

Gross Acreage: 5.67 Date Accepted: 4/20/2021

Applicant: NPXS LLC

**Request: Two parcels for 4,307 square feet of commercial development.**

Planning Board Action Limit: 6/29/2021

STAFF RECOMMENDATION:

- 4-18011 - @
- TCP1-008-2021 - @

(HEATH)

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

**DSP-19021 SOUTH LAKE COMMERCIAL – PHASE 1**

(TCP) (AC)

Council District: 04 Municipality: Bowie

Location: On the southwest quadrant of the intersection of US 301 (Crain Highway) and MD 214 (Central Avenue).

Planning Area: 74A Zone: E-I-A

Gross Acreage: 59.83 Date Accepted: 4/5/2021

Applicant: Karington, LLC

**Request: Mixed use development for commercial and retail on Phase 1.**

Planning Board Action Limit: 6/24/2021

STAFF RECOMMENDATION:

- DSP-19021 - @
- TCP2-126-05- @
- AC-@ - @

(BOSSI)

**TENTATIVE PGCPB AGENDA**

6/24/2021

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

**BOARD ACTION AND VOTE**

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

**NOTE: THIS ITEM IS COMPANION WITH ITEM @ (DDS-491).**

**DSP-05018-01 TRIBECA AT CAMP SPRINGS (DAY CARE CENTER) - ETOD**

(TCP?)

Council District: 09 Municipality: Morningside

Location: On the northwest quadrant of the intersection of Old Soper Road and Auth Road.

Planning Area: 76A Zone: C-S-C/D-D-O

Gross Acreage: 7.50 Date Accepted: 5/7/2021

Applicant: The Learning Curve, CDC

**Request: A Day Care Center for up to 88 children.**

Planning Board Action Limit: 7/6/2021

**STAFF RECOMMENDATION:**

- DSP-05018-01 - @
- TCP-@ - @

(ZHANG)

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

**NOTE: THIS ITEM IS COMPANION WITH ITEM @ (DSP-05018-01).**

**DPLS-491 TRIBECA AT CAMP SPRINGS (DAY CARE CENTER)**

Council District: 09 Municipality: Morningside

Location: On the northwest quadrant of the intersection of Old Soper Road and Auth Road.

Planning Area: 76A Zone: C-S-C/D-D-O

Gross Acreage: 7.50 Date Accepted: 5/7/2021

Applicant: The Learning Curve, CDC

**Request: Departure from parking and loading spaces required for reduction of one loading space.**

STAFF RECOMMENDATION: @

(ZHANG)

**TENTATIVE PGCPB AGENDA**

6/24/2021

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

**BOARD ACTION AND VOTE**

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

**DSP-21002 SOUTH LAKE (MULTIFAMILY PHASE)**

(TCP?)

Council District: 04 Municipality: Bowie

Location: On the north side of Gwynn Brook Way, at the intersection of Fairmont Drive and Route 301 (Crain Highway).

Planning Area: 74A Zone: E-I-A

Gross Acreage: 15.87 Date Accepted: 5/7/2021

Applicant: South Lake Partners, LLC.

**Request: Proposed five-building multifamily apartment complex consisting of 326 total dwelling units.**

Planning Board Action Limit: 7/16/2021

**STAFF RECOMMENDATION:**

- DSP-21002 - @
- TCP-@ - @
- AC - @

(BISHOP)