

**LONG RANGE AGENDA  
June 10, 2021 – July 1, 2021**

|   |           |
|---|-----------|
| <b>4-18011 WILDERCROFT.....</b>   | <b>10</b> |
| <b>4-19006 CLINTON MARKET PLACE NORTH.....</b>                            | <b>6</b>  |
| <b>BRIEFING ON WEST HYATTSVILLE-QUEENS CHAPEL SECTOR PLAN.....</b>        | <b>3</b>  |
| <b>CSP-20001 ADDITION TO SIGNATURE CLUB AT MANNING VILLAGE.....</b>       | <b>14</b> |
| <b>DDS-676 HAMPTON PARK.....</b>  | <b>5</b>  |
| <b>DPLS-491 TRIBECA AT CAMP SPRINGS (DAY CARE CENTER).....</b>            | <b>11</b> |
| <b>DSP-05018-01 TRIBECA AT CAMP SPRINGS (DAY CARE CENTER) - ETOD.....</b> | <b>11</b> |
| <b>DSP-16043-02 NEEW CARROLLTON TOWN CENTER – PHASE 5.....</b>            | <b>7</b>  |
| <b>DSP-16052-03 HAMPTON PARK.....</b>                                     | <b>5</b>  |
| <b>DSP-19021 SOUTH LAKE COMMERCIAL – PHASE 1.....</b>                     | <b>10</b> |
| <b>DSP-20007 DOBSON RIDGE.....</b>  | <b>13</b> |
| <b>DSP20023 HEPPE PROPERTY.....</b>                                       | <b>8</b>  |
| <b>DSP-20039 ADELPHI FRIENDS MEETING, INC.....</b>                        | <b>8</b>  |
| <b>DSP-20055 KENNEDY KRIEGER INSTITUTE BELTSVILLE.....</b>                | <b>9</b>  |
| <b>DSP-21002 SOUTH LAKE (MULTIFAMILY PHASE).....</b>                      | <b>12</b> |
| <b>MR-2032F CAPITOL HEIGHTS SOLAR (ADDISON ROAD).....</b>                 | <b>6</b>  |
| <b>MR-2035F ADELPHI MIDDLE SCHOOL.....</b>                                | <b>14</b> |
| <b>MR-2104F BEECH ROAD SOLAR.....</b>                                     | <b>15</b> |
| <b>ROSP-4196-01 MCDONALDS FOREST HEIGHTS.....</b>                         | <b>13</b> |
| <b>SE-4834 ROYAL FARMS #411, KENT VILLAGE.....</b>                        | <b>7</b>  |

**THE PLANNING BOARD**  
**MEETING OF**  
**JUNE 10, 2021**  
**HAS BEEN CANCELLED**

**TENTATIVE 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)

**TENTATIVE 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)

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)

**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-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)

**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)



**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 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)

**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  
Andree Green Checkley, Esq., Planning Director

**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)

PGCPB AGENDA

7/1/2021

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**

**ROSP-4196-01 MCDONALDS FOREST HEIGHTS**  
(AC)

Council District: 08 Municipality: Forest Heights  
Located at the southwest intersection of Arapahoe Drive  
and Livingston Road. (PA 76A)  
(.077 acre) (10/30/2020)

C-M Zone

McDonald's USA, LLC., Applicant

**Request: Revision of a site plan to reconstruct an eating or drinking establishment with drive-through services.**

STAFF RECOMMENDATION:

- ROSP-4196-01 – DISAPPROVAL
- DDS- 678 - @
- AC-20004 – APPROVAL of Section 4.2
- AC-20004 – DISAPPROVAL of Section 4.7

(SPRADLEY)

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

**DSP-20007 DOBSON RIDGE**

(TCP)

Council District: 09 Municipality: N/A

Location: south side of McKendree Road, approximately  
413 feet west of its intersection with US 301(Robert Crain  
Highway).

Planning Area: 85A Zone: R-T

Gross Acreage: 80.94 Date Accepted: 4/22/2021

Applicant: D.R. Horton

**Request: Construction of 196 single-family attached dwelling units, and a variance to reduce the width of end units in building groups containing more than six units.**

Planning Board Action Limit: @

STAFF RECOMMENDATION:

- DSP-20007 - @
- TCP2-013-2021 - @

(BISHOP)

**TENTATIVE PGCPB AGENDA**

7/1/2021

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

BOARD ACTION AND VOTE

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

**CSP-20001 ADDITION TO SIGNATURE CLUB AT  
MANNING VILLAGE**

Council District: 09 Municipality: N/A

Location: On the west side of Manning Road, north of its  
intersection with Berry Road.

Planning Area: 84 Zone: M-X-T

Gross Acreage: 7.24 Date Accepted: 4/22/2021

Applicant: Signature Land Holdings, LLC

**Request: A CSP for up to 80 townhouse units, including  
live/work component will have total office space between  
2,600 square feet and 3,100 square feet in four of the units.**

Planning Board Action Limit: 7/1/2021

STAFF RECOMMENDATION: @  
(ZHANG)

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

**MR-2035F ADELPHI MIDDLE SCHOOL**

Council District: 02 Municipality: College Park

Location: Riggs Road

Planning Area: 65 Zone: R-R

Gross Acreage: 14.58 Date Accepted: 5/6/2021

Applicant: Gilbane Building Company

**Request: A 145,000 square foot 2-story building of the  
14.58-acre site. The existing elementary school site will be  
demolished.**

Planning Board Action Limit: @

STAFF RECOMMENDATION: @  
(KOWALUK)

**TENTATIVE PGCPB AGENDA**

7/1/2021

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

**BOARD ACTION AND VOTE**

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

**MR-2104F BEECH ROAD SOLAR**

Council District: 07 Municipality: @

Location: Holly Tree Road

Planning Area: 76A Zone: C-O/R-R

Gross Acreage: 24.00 Date Accepted: 5/7/2021

Applicant: Beech Road Solar

**Request: The proposed project consists of constructing a solar energy facility on several parcels.**

Planning Board Action Limit: @

STAFF RECOMMENDATION: @  
(HASAN)