

**LONG RANGE AGENDA**  
**September 9, 2021 – September 30, 2021**

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PGCPB AGENDA

9/9//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. **NOTE: NO ACTION WILL BE TAKEN ON THIS  
ITEM. SPEAKER REGISTRATION UNAVAILABLE  
FOR THIS ITEM.**

**MINOR AMENDMENT TO THE PRINCE  
GEORGE'S COUNTY GATEWAY ARTS DISTRICT  
DEVELOPMENT OVERLAY ZONE (CR-73-2021)**

Councilmanic District: 2

**Request: Briefing**

STAFF RECOMMENDATION: INFORMATION  
(HYSON/ROWE)

PGCPB AGENDA

9/9/2021

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

BOARD ACTION AND VOTE

FINAL PLATS OF SUBDIVISION (Inquiries call 301-952-3530)

- 4D.       **5-21002 NATIONAL HARBOR, PLAT 29**  
Council District: 08  
1 Parcel, R-R Zone (6.30 acres)  
4-01048 and 4-18032  
Fee-in-lieu: No  
Located on the Potomac River south of I-95 and the  
Woodrow Wilson Bridge.  
Potomac Vista, LLC, Applicant  
Soltesz, LLC, Engineer

Action must be taken on or before 9/10/2021.

STAFF RECOMMENDATION: APPROVAL  
(DICRISTINA)

FINAL PLATS OF SUBDIVISION (Inquiries call 301-952-3530)

- 4E.       **5-21047 THREE ROADS CORNER, PLAT 1**  
Council District: 09  
4 Parcels, C-M / C-S-C Zones (4.55 acres)  
4-18009  
Fee-in-lieu: No  
Located east of MD 5 (Branch Avenue) in the southeast  
quadrant of its intersection with the confluence of  
Brandywine Road and MD 373 (Accokeek Road).  
Three Roads Corner, LLC, Applicant  
Bohler Engineering, Engineer

Action must be taken on or before 9/10/2021.

STAFF RECOMMENDATION: APPROVAL  
(VATANDOOST)

PGCPB AGENDA

9/9/2021

Prince George's County Planning Department  
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BOARD ACTION AND VOTE

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

5. **DDS-678 MCDONALD'S FOREST HEIGHTS**  
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: Departure from design standards for 4.7 of the Landscape Manual eating and drinking establishment with drive-through service.**

STAFF RECOMMENDATION: APPROVAL  
(SPRADLEY)

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

6. **4-20032 NATIONAL CAPITAL BUSINESS PARK**  
(TCP1)  
Council District: 04 Municipality: N/A  
Location: On the north side of Leeland Road, approximately 3000 feet west of its intersection with US 301.  
Planning Area: 74A Zone: I-1/ R-A/R-S  
Gross Acreage: 442.30 Date Accepted: 6/16/2021  
Applicant: Manekin  
**Request: 36 parcels for 3.5 million square-feet of industrial development.**

Planning Board Action Limit: 9/24/2021

STAFF RECOMMENDATION:

- 4-20032 - APPROVAL with conditions
  - TCP1-004-2021-01 - APPROVAL with conditions
- (GUPTA)

PGCPB AGENDA

9/9/2021

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

BOARD ACTION AND VOTE

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

7. **DSP-20020 BELTWAY PLAZA – PHASE 1**  
(TCP)  
Council District: 04 Municipality: Greenbelt  
Location: On the south side of Breezewood Drive,  
approximately 195 feet east of the intersection with Cherrywood  
Lane.  
Planning Area: 67 Zone: D-D-O/M-U-I  
Gross Acreage: 32.97 Date Accepted: 4/29/2021  
Applicant: GB Mall Limited Partnership  
**Request: Phase 1 of the redevelopment of Beltway Plaza, to  
include 750 multifamily residential dwelling units, a hotel,  
recreation center, limited streetscape improvements along  
Greenbelt Road and limited renovation of a portion of the  
existing mall building.**

Planning Board Action Limit: 09/16/2021

STAFF RECOMMENDATION:

- DSP-20020 – APPROVAL with conditions
  - TCP2-030-00-01 – APPROVAL with conditions
- (BOSSI)

PGCPB AGENDA  
9/16/2021

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

BOARD ACTION AND VOTE

ZONING MAP AMENDMENT (Inquiries call 301-952-3530)

5.     **A-9973-02 WOODSIDE VILLAGE**  
Council District: 06   Municipality: None  
Location: On the southern side of Westphalia Road,  
approximately 2,000 feet west of its intersection with Ritchie-  
Marlboro Road.  
Planning Area: 78         Zone: R-M  
Gross Acreage: 381.95   Date Accepted: 7/8/2021  
Applicant: Edwards Family Partnership

**Request: Amendment to divide a single Basic Plan into two or more separate Basic Plans. This application concerns the Yergat Property and Case Property.**

STAFF RECOMMENDATION: Transmit Recommendation to the ZHE  
(SIEVERS/BRADEN IV)

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

6.     **MR-2103F BOWIE STATE UNIVERSITY – COMMUNICATIONS, ARTS & HUMANITIES BUILDING**  
Council District: 04   Municipality: N/A  
Location: Southwest quadrant of the campus between Loop Road and Henry Circle.  
Planning Area: 71A         Zone: O-S  
Gross Acreage: 227.67     Date Accepted: 6/24/2021  
Applicant: Bowie State University

**Request: Construction of the 3-Story, 193,000 Gross Square Foot Martin Luther King Jr. Communication Arts and Humanities Building at Bowie State University**

Planning Board Action Limit: 9/16/2021

STAFF RECOMMENDATION: Direct Staff to Forward the Board's Recommendation to the Applicant  
(KOWALUK)

PGCPB AGENDA

9/16/2021

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)

7. **4-20038 ELP DC II**

(TCP)

Council District: 09 Municipality: None

Location: 470 feet south of the terminus of Brandywine Heights Road.

Planning Area: 85A Zone: I-3

Gross Acreage: 24.58 Date Accepted: 6/16/2021

Applicant: Elion Acq., LLC

**Request: Four parcels for industrial development**

Planning Board Action Limit: 09/25/2021

STAFF RECOMMENDATION:

- 4-20038 – APPROVAL with conditions
- TCP1-017-2020-01 – APPROVAL with conditions

(HEATH)

RECONSIDERATION OF A PRELIMINARY PLAN (Inquiries call  
(301) 952-3530)

8. **NOTE: This Preliminary Plan was APPROVED by the Planning Board on July 29, 2004, and the Resolution was mailed out on September 14, 2004. Thomas H. Haller, Esq., requested a reconsideration hearing for Condition 20(a) pertaining to offsite road improvements. The request was granted at the Planning Board Meeting on July 1, 2021. This hearing is on the merits of that request.**

**4-04051 CEDAR CHASE, PHASE II**

Council District: 09 Municipality: None.

Tier: Developing.

Located southeast of the intersection of Dangerfield Road and Woodyard Road, at the south end of Cedar Chase Drive. (PA 81A)

21 Lots & 1 Parcel, R-R and M-I-O Zones

(16.40 acres) (5/13/04)

Timberlake Cedar Chase, LLC, Applicant

STAFF RECOMMENDATION: DISCUSSION

(GUPTA)

PGCPB AGENDA  
9/16/2021

Prince George's County Planning Department  
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BOARD ACTION AND VOTE

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

9. **HISTORIC PROPERTY GRANT PROGRAM  
PROPOSED GUIDELINE REVISIONS**  
Brief presentation from staff regarding three proposed changes to the guidelines of the Historic Property Grant Program for the Planning Board's consideration and potential adoption.

STAFF RECOMMENDATION: @  
(TANA/BERGER)



TENTATIVE PGCPB AGENDA

9/23/2021

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. **NOTE: NO ACTION WILL BE TAKEN ON THIS ITEM. SPEAKER REGISTRATION UNAVAILABLE FOR THIS ITEM.**

**PRINCE GEORGE'S COUNTY CULTURAL ARTS STUDY**

Councilmanic Districts: All

**Request: Briefing**

**The Prince George's County Planning Department in collaboration with our partners are conducting a countywide Cultural Arts Study. This is the county's first comprehensive inventory and assessment of the diverse arts and culture ecology in Prince George's County. Its purpose is to guide the development of strategies and recommendations for integrating our cultural arts activities into the County's economic development and land use planning strategies. The study is to set forth a vision and outline recommendations on how the County and its partners can build upon, strengthen, and invest in the people, places, communities, and ideas that define art and culture within Prince George's County.**

STAFF RECOMMENDATION: INFORMATION  
(AKINS/WATKINS/DALLAS/LORD CULTURAL RESOURCES)

PGCPB AGENDA

9/23/2021

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-15020-05 CHICK-FIL-A, CAPITAL PLAZA**  
(TCP – EXEMPT)  
Council District: 03 Municipality: Cheverly  
Location: On the north side of Annapolis Road, approximately  
1,150 feet east of its intersection with Baltimore Washington  
Parkway.  
Planning Area: 69 Zone: C-S-C/D-D-O  
Gross Acreage: 43.81 Date Accepted: 6/17/2021  
Applicant: Chick-Fil-A  
**Request: Construction of a 4,966 square foot eating and  
drinking establishment with a drive through.**

Planning Board Action Limit: 9/26/2021

STAFF RECOMMENDATION: @  
(BISHOP)

REMAND BY THE DISTRICT COUNCIL FOR A DETAILED SITE  
PLAN (Inquiries call 301-952-3530)

6. **NOTE: THIS CASE WAS APPROVED AT THE  
PLANNING BOARD MEETING OF FEBRUARY 18, 2021  
AND REMANDED BY DISTRICT COUNCIL ON  
JUNE 25, 2021.**

**DSP-16004 OAKLAWN**  
(TCP)  
Council District: 08 Municipality: None  
Located on the east side of Allentown Road, approximately  
400 feet south of the intersection of Allentown Road and Tucker  
Road. (PA 76B)  
R-R Zone (1.61 acres) (11/20/2019)  
Daniel Mwavua, Applicant  
**Request: Three single-family detached dwelling units.**

STAFF RECOMMENDATION:  
• DSP-16004 – @  
• TCP2-040-2019 – @  
(ZHANG)

PGCPB AGENDA

9/23/2021

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

BOARD ACTION AND VOTE

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

7. **SDP-9710-02 15900 LEELAND ROAD (TARGET)**  
(TCP)  
Council District: 04 Municipality: None  
Location: Northwest quadrant of the intersection of Leeland Road and US 301 (Crain Highway).  
Planning Area: 74A Zone: E-I-A  
Gross Acreage: 156.98 Date Accepted: 7/20/2021  
Applicant: Ryan Companies, US, Inc.  
**Request: Development of 499,230-square-feet of additions to two existing warehouse buildings**

Action must be taken on or before 10/29/2021.

STAFF RECOMMENDATION:

- SDP-9710-02 – APPROVAL with conditions
  - TCP2-57-96-09 – APPROVAL with conditions
- (BOSSI)

PGCPB AGENDA

9/30/2021

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

BOARD ACTION AND VOTE

ZONING MAP AMENDMENT (Inquiries call 301-952-3530)

**A-9973-01 WOODSIDE VILLAGE**

Council District: 06 Municipality: None

Location: On the south side of Westphalia Road, approximately 72 feet west of its intersection with Marlboro Ritchie Road.

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

Gross Acreage: 63.30 Date Accepted: 8/6/2021

Applicant: Westphalia Meadows, LLC

**Request:** Amendment to divide a single Basic Plan into two or more separate Basic Plans. This application concerns the Bean Property.

STAFF RECOMMENDATION: @  
(BRADEN IV)

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

**DSP-04054-03 BELLEFONTE**

Council District: 09 Municipality: None

Location: On the west side of Louie Pepper Drive, approximately 200 feet south of Woodyard Road.

Planning Area: 81A Zone: I-4

Gross Acreage: 29.30 Date Accepted: 6/23/2021

Applicant: Matan, Inc.

**Request: Proposing to redevelop the site for a warehouse use with associated parking and infrastructure amenities.**

Planning Board Action Limit: 10/3/2021

STAFF RECOMMENDATION:

- DSP-04054-03 - @
- TCP-114-04 - @

(BUTLER)

PGCPB AGENDA  
9/30/2021

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

BOARD ACTION AND VOTE

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

**SDP-1901 PRESERVE AT WESTPHALIA**

(TCP)

Council District: 06 Municipality: None

Location: On the northwest corner of the intersection of Westphalia Road and Ritchie Marlboro Road.

Planning Area: 78 Zone: L-A-C/R-M

Gross Acreage: 63.66 Date Accepted: 6/23/2021

Applicant: Stanley Martin Companies, LLC

**Request: Residential Community of 189 single family attached and 103 single family detached dwelling units.**

Action must be taken on or before 10/3/2021.

STAFF RECOMMENDATION:

- SDP-1901- APPROVAL with conditions
- TCP2-019-2021 – APPROVAL with conditions

(BOSSI)

-

- POSTING NOT REQUIRED**
- POSTING REQUIRED**
  - POSTED**
  - NOT POSTED**
- CONTINUED TO THIS DATE**
- CONTINUED INDEF.**

Move to (date) \_\_\_\_\_

Notice Mailed? \_\_\_\_\_

CB-1 mailed: Not Yet

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

**MR-2110F NEW CARROLLTON GARAGE WMATA**

Council District: 03 Municipality: None

Location: 4280 Garden City Drive.

Planning Area: 72 Zone: M-X-T

Gross Acreage: 9.28 Date Accepted: 7/20/2021

Applicant: WMATA

**Request: The proposed project consists of the demolition of an existing County parking garage; construction of a 6-level, 660,000 square foot parking garage; ground level bus station; 4,500 square feet of accessory retail; and a pedestrian connection to the existing WMATA garage on the site.**

Planning Board Action Limit: Waiver of action date provided by the applicant

STAFF RECOMMENDATION: Transmit Recommendations to the Applicant  
(OSEI)

PGCPB AGENDA  
9/30/2021

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

BOARD ACTION AND VOTE

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

**June 2021 CYCLE OF AMENDMENTS,  
2018 Water and Sewer Service Area Changes**

CR-XX-2021 A Resolution Concerning the 2018 Water and  
Sewer Plan (June 2021 Cycle of Amendments)

STAFF RECOMMENDATION: APPROVAL of staff  
comments for transmittal to the County Council.  
(THOMPSON)