

LONG RANGE AGENDA
September 23, 2021 – October 14, 2021

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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: APPROVAL with conditions
(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 (Remanded)
(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., County Planning Director

BOARD ACTION AND VOTE

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

3C. **ACTION: BRIEFING AND SEEKING APPROVAL**
OF THE SIX-YEAR WORK PROGRAM

Council District: ALL

STAFF RECOMMENDATION: @
(REYNOLDS/ROWE/SOULARS)

PGCPB AGENDA
9/30/2021

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

4D. **A-9973-01 WOODSIDE VILLAGE – WESTPHALIA MEADOWS**

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)

PGCPB AGENDA
9/30/2021

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

5. **DSP-04054-03 BELLEFONTE**
(TCP)
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 – APPROVAL with conditions
- TCP-114-04 – APPROVAL

(BUTLER)

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

6. **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)

PGCPB AGENDA

9/30/2021

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-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)

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

8. **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)

PGCPB AGENDA

10/7/2021

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

5. **4-20040 WEST HYATTSVILLE**
(TCP) (VARIATIONS)
Council District: 02 Municipality: Hyattsville
Location: West of the intersection of Ager Road and Lancer Drive, north of Hyattsville Metro Station.
Planning Area: 68 Zone: M-X-T/T-D-O
Gross Acreage: 8.06 Date Accepted: 7/8/2021
Applicant: West Hyattsville Property Company
Request: 2 Parcels for the development of 750 multifamily dwellings and 15,000 square feet of commercial gross floor area.

Planning Board Action Limit: 10/17/2021

STAFF RECOMMENDATION:

- 4-20040 - @
- TCP1-012-2016-01 - @
- VARIATION – 24-122(a) - @
- VARIATION – 24-121(a)(4) - @

(GUPTA)

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

6. **DSP-19016 TOWNES AT BRANDYWINE CROSSING**
(TCP)
Council District: 09 Municipality: None
Location: On the east side of the Matapeake Business Drive, east of its intersection with US 301 (Crain Highway).
Planning Area: 85A Zone: I-1
Gross Acreage: 18.58 Date Accepted: 7/20/2021
Applicant: Foulger-Pratt Development, LLC.
Request: Residential development to consist of 170 single-family attached townhouse units and associated site features.

Planning Board Action Limit: 10/29/2021

STAFF RECOMMENDATION:

- DSP-19016 – APPROVAL with conditions
- TCP2-133-91-15 – APPROVAL with conditions

(BOSSI)

PGCPB AGENDA

10/14/2021

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

TCP2-007-2021 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: 6/15/2021
Applicant: Board of Education

Request: Appeal to the Planning Board of the Planning Director level approval of TCP2-007-2021 and associated variance to Subtitle 25-122(b)(1)(G) for the removal of ten specimen trees for the new construction of a 4-story, 234,000 square-foot K-8 school.

STAFF RECOMMENDATION: DISCUSSION
(REISER)

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

DSP-20054 ENCLAVE AT BRANDYWINE

(TCP?)

Council District: 09 Municipality: None
Location: Approximately 150 feet west from the terminus of the Claymer Drive right-of-way.
Planning Area: 85A Zone: R-T
Gross Acreage: 19.11 Date Accepted: 7/20/2021
Applicant: Folger-Pratt Development

Request: Proposing the development of 104 townhouse units.

Planning Board Action Limit: 10/29/2021

STAFF RECOMMENDATION:

- DSP-20054 - @
- TCP-@ - @

(BUTLER)

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10/14/2021

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BOARD ACTION AND VOTE

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

NOTE: THIS ITEM WILL BE HEARD BEFORE ITEM @ (PGCPB NO. 2021-@).

DSP-99044-20 MALL AT PRINCE GEORGE'S (SELF STORAGE)

(TCP?)

Council District: 02 Municipality: Hyattsville

Location: At the northwest quadrant of Belcrest Road and East West Highway.

Planning Area: 68 Zone: M-U-I/T-D-O

Gross Acreage: 51.03 Date Accepted: 7/20/2021

Applicant: PSG East West Storage

Request: Property owner request to allow consolidated storage use on this property with 807 units in the basement of the existing mall.

Planning Board Action Limit: 10/29/2021

STAFF RECOMMENDATION:

- DSP-99044-20 - @
- TCP-@ - @

(ZHANG)

NOTE: THIS ITEM WILL BE HEARD AFTER ITEM @ (DSP-99044-20).

DRAFT RESOLUTION – CASE HEARD ON OCTOBER 14, 2021

PGCPB NO. 2021-@ – DSP-99044-20 MALL AT PRINCE GEORGE'S (SELF STORAGE)

STAFF RECOMMENDATION: APPROVAL

(ZHANG)

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10/14/2021

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BOARD ACTION AND VOTE

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

**DSP-07043-01 3700 FORESTVILLE ROAD WAREHOUSE
(JEMAL'S POST)**

(TCP)

Council District: 06 Municipality: Morningside

Location: Southwest quadrant of the intersection of
Pennsylvania Avenue (MD 4) and the Capital Beltway (I-495).

Planning Area: 75A Zone: I-1/M-I-O

Gross Acreage: 33.35 Date Accepted: 8/5/2021

Applicant: 3700 Forestville Road, LLC

Request: To construct a 130,625-square-foot warehouse.

Planning Board Action Limit: 11/9/2021

STAFF RECOMMENDATION:

- DSP-07043-01 - @
- TCP2-26 -08-01 @

(BUTLER)