

LONG RANGE AGENDA
September 30, 2021 – October 21, 2021

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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

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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
Andree Green Checkley, Esq., Planning Director

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 with conditions

(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)

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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
Andree Green Checkley, Esq., Planning Director

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, northwest of West Hyattsville Metro Station.
Planning Area: 68 Zone: M-X-T/T-D-O
Gross Acreage: 8.06 Date Accepted: 7/8/2021
Applicant: WHPC Block 3, LLC & WHPC Block 4, LLC
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 - APPROVAL with conditions
- TCP1-012-2016-01 - APPROVAL with conditions
- VARIATION – 24-122(a) - APPROVAL
- VARIATION – 24-121(a)(4) - APPROVAL

(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

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

5. **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)

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

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

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

(TCP-EXEMPT)

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: @

(ZHANG)

PGCPB AGENDA

10/14/2021

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. **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)

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

8. **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)

PGCPB AGENDA

10/14/2021

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BOARD ACTION AND VOTE

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

9. **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)

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BOARD ACTION AND VOTE

COMMUNITY PLANNING DIVISION (Inquiries call
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- 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)

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BOARD ACTION AND VOTE

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

**NOTE: THIS ITEM MUST BE HEARD BEFORE
COMPANION ITEM NO. @ (RESOLUTION OF
ENDORSEMENT).**

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

Councilmanic District: 2

**Request: Review Technical Staff Report and Analysis of
Testimony from Joint Public Hearing. Direct Staff to
prepare a Resolution of Endorsement.**

STAFF RECOMMENDATION: Direct staff to finalize a
Resolution of Endorsement for the proposed Minor
Amendment to the Prince George's County Gateway Arts
District Development District Overlay Zone
(HYSON)

**NOTE: THIS ITEM MUST BE HEARD AFTER
COMPANION ITEM No. @ (STAFF REPORT
ANALYSIS OF TESTIMONY).**

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

Councilmanic District: 2

STAFF RECOMMENDATION: APPROVAL of the
resolution to endorse the Proposed Minor Amendment to the
Prince George's County Gateway Arts District Development
District Overlay and transmit to the District Council
(HYSON)

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10/21/2021

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

**4-20020 LOTTSFORD COURT MEDICAL ARTS
BUILDING**

(TCP1)

Council District: 06 Municipality: None

Location: On the south side of Lottsford Court,
approximately 200 feet west of Lottsford Road

Planning Area: 73 Zone: C-O/D-D-O

Gross Acreage: 3.58 Date Accepted: 8/11/2021

Applicant: 9620 Investment LLC

**Request: 1 Parcel for the development of 100,000 square
feet of medical office development.**

Planning Board Action Limit: 11/9/2021

STAFF RECOMMENDATION:

- 4-20020 - @
- TCP1-012-2021 - @

(DIAZ-CAMPBELL)

4-20041 DANIELS PARK

(TCP-EXEMPT) (VARIANCES)

Council District: 01 Municipality: None

Location: Northeast corner of 50th Place and Kenesaw
Street.

Planning Area: 66 Zone: R-55

Gross Acreage: 0.31 Date Accepted: 8/26/2021

Applicant: Homes DC, LLC.

**Request: 2 lots for one existing and one proposed single
-family detached dwelling.**

Planning Board Action Limit: 11/9/2021

STAFF RECOMMENDATION:

- 4-20041 - @
- VARIANCE – 27-442(b) – @
- VARIANCE – 27-442(d) – @
- VARIANCE – 27-442(e) – @
- VARIANCE – 27-442(i) – @

(DIAZ-CAMPBELL)

PGCPB AGENDA

10/21/2021

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BOARD ACTION AND VOTE

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

NOTE: THIS ITEM IS COMPANION WITH ITEM @ (DDS-680).

DSP-20048 SUITLAND SELF STORAGE ZONE (TCP?)

Council District: 06 Municipality: None
Location: On the south side of Forestville Road, at its intersection with Federal Campus Drive.
Planning Area: 76A Zone: I-1
Gross Acreage: 1.99 Date Accepted: 9/9/2021
Applicant: Ben Dyer Associates, Inc.

Request: Construction of a 110,674 Square-Foot 999-unit consolidated storage facility and departure from design standard of the Landscape Manual from Section 4.2.

Planning Board Action Limit: @

STAFF RECOMMENDATION:

- DSP-20048 - @
- TCP-@ - @

(BISHOP)

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

NOTE: THIS ITEM IS COMPANION WITH ITEM @ (DSP-20048).

DDS-680 SUITLAND SELF STORAGE ZONE

Council District: 06 Municipality: None
Location: On the south side of Forestville Road, at its intersection with Federal Campus Drive.
Planning Area: 76A Zone: I-1
Gross Acreage: 1.99 Date Accepted: 9/9/2021
Applicant: Ben Dyer Associates, Inc.

Request: Departure from Landscape Manual design standards in support of the proposed development of a 115,000 square foot consolidated storage facility.

STAFF RECOMMENDATION: @
(BISHOP)