

LONG RANGE AGENDA
October 7, 2021 – October 28, 2021

4-20040 WEST HYATTSVILLE.....	2
4-20041 DANIELS PARK.....	9
ADELPHI ROAD-UMGC/UMD PURPLE LINE STATION AREA SECTOR PLAN AND PROPOSED SECTIONAL MAP AMENDMENT.....	10
DDS-680 SUITLAND SELF STORAGE ZONE.....	8
DSP-07043-01 3700 FORESTVILLE ROAD WAREHOUSE (JEMAL’S POST).....	3
DSP-19016 TOWNES AT BRANDYWINE CROSSING.....	2
DSP-20048 SUITLAND SELF STORAGE ZONE.....	8
DSP-20054 ENCLAVE AT BRANDYWINE.....	4
DSP-99044-20 MALL AT PRINCE GEORGE’S (SELF STORAGE).....	3
ENDORSEMENT OF THE COUNTYWIDE MAP AMENDMENT IMPLEMENTING THE APPROVED ZONING ORDINANCE.....	10
MINOR AMENDMENT TO THE PRINCE GEORGE’S COUNTY GATEWAY ARTS DISTRICT DEVELOPMENT DISTRICT OVERLAY ZONE (CR-73-2021).....	7
MR-2004F HORSEPEN FORCE MAIN REPLACEMENT.....	11
PRINCE GEORGE’S COUNTY CULTURAL ARTS STUDY.....	6
TCP2-007-2021 SOUTHERN K-8.....	5

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 – APPROVAL with conditions
- TCP2-26 -08-01 – APPROVAL with conditions

(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

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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

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 – APPROVAL with conditions
- TCP-023-2021 - APPROVAL with conditions

(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)

TENTATIVE PGCPB AGENDA

10/21/2021

Prince George's County Planning Department
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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)

TENTATIVE PGCPB AGENDA

10/21/2021

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

5. **NOTE: THIS ITEM MUST BE HEARD BEFORE
COMPANION ITEM NO. 6 (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)

6. **NOTE: THIS ITEM MUST BE HEARD AFTER
COMPANION ITEM NO. 5 (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)

TENTATIVE PGCPB AGENDA

10/21/2021

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BOARD ACTION AND VOTE

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

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

DSP-20048 SUTLAND SELF STORAGE ZONE
(TCP2) (AC)

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: 10/21/21

STAFF RECOMMENDATION:

- DSP-20048 - @
- TCP-029-2021 - @
- AC-05014-01 - DISAPPROVAL

(BISHOP)

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

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

DDS-680 SUTLAND 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)

TENTATIVE PGCPB AGENDA

10/21/2021

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BOARD ACTION AND VOTE

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

9. **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
10/28/2021

Prince George's County Planning Department
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BOARD ACTION AND VOTE

ADMINISTRATIVE ITEM (Inquiries call 301-952-4711)

**ENDORSEMENT OF THE COUNTYWIDE MAP
AMENDMENT IMPLEMENTING THE APPROVED
ZONING ORDINANCE**

Council District: All

STAFF RECOMMENDATION: APPROVAL
(BERLAGE/WILLIAMS/MCCUNE)

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

**PERMISSION TO PRINT THE PRELIMINARY
ADELPHI ROAD-UMGC/UMD PURPLE LINE
STATION AREA SECTOR PLAN AND PROPOSED
SECTIONAL MAP AMENDMENT AND
TRANSMIT THE PUBLIC FACILITIES
REFERRAL TO THE COUNTY EXECUTIVE**

Councilmanic District: 02, 03

**Request: Permission to Print the Preliminary Adelphi
Road-UMGC/UMD Purple Line Station Area Sector
Plan and Proposed Sectional Map Amendment and
Transmit the Public Facilities Referral to the County
Executive.**

STAFF RECOMMENDATION: APPROVAL
(PUNASE/ROWE)

TENTATIVE PGCPB AGENDA

10/28/2021

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BOARD ACTION AND VOTE

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

MR-2004F HORSEPEN FORCE MAIN REPLACEMENT

Council District: 05 Municipality: Bowie

Location: Along MD 197, Old Chapel Road and Race Track Road.

Planning Area: 71A Zone: R-80

Gross Acreage: 8.50 Date Accepted: 7/20/2021

Applicant: WSSC

Request: Replacement and realignment of a WSSC wastewater main from the Horsepen Station.

Planning Board Action Limit: Waiver of action granted to 10/28/2021

STAFF RECOMMENDATION: Transmit Recommendation to the Applicant (OSEI)