

LONG RANGE AGENDA
October 14, 2021 – November 4, 2021

4-19053 SUFFRAGE POINT SOUTH.....	13
4-20016 LIW IRONWORKS.....	13
4-20041 DANIELS PARK.....	8
4-21006 6400 AMERICAN BOULEVARD PROPERTY.....	12
4-21011 DANGERFIELD ROAD.....	12
ADELPHI ROAD-UMGC/UMD PURPLE LINE STATION AREA SECTOR PLAN AND PROPOSED SECTIONAL MAP AMENDMENT.....	9
DDS-680 SUTTLAND SELF STORAGE ZONE.....	7
DSP-07043-01 3700 FORESTVILLE ROAD WAREHOUSE (JEMAL’S POST).....	2
DSP-20012 METRO CITY.....	14
DSP-20048 SUTTLAND SELF STORAGE ZONE.....	7
DSP-20054 ENCLAVE AT BRANDYWINE.....	3
DSP-99044-20 MALL AT PRINCE GEORGE’S (SELF STORAGE).....	2
ENDORSEMENT OF THE COUNTYWIDE MAP AMENDMENT IMPLEMENTING THE APPROVED ZONING ORDINANCE.....	9
MINOR AMENDMENT TO THE PRINCE GEORGE’S COUNTY GATEWAY ARTS DISTRICT DEVELOPMENT DISTRICT OVERLAY ZONE (CR-73-2021).....	6
MR-2004F HORSEPEN FORCE MAIN REPLACEMENT.....	10
PRINCE GEORGE’S COUNTY CULTURAL ARTS STUDY.....	5
SE-4845 HYATTSVILLE BRIGHTSEAT ROAD PROPERTY.....	11
SEPTEMBER 2021 CYCLE OF AMENDMENTS.....	11
TCP2-007-2021 SOUTHERN K-8.....	4

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)

5. **DSP-07043-01 3700 FORESTVILLE ROAD WAREHOUSE (JEMAL'S POST)**
(TCP)
Council District: 06 Municipality: Morningside
Location: Southwest quadrant of the interchange 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: The development of a warehouse containing 130,635sqft within the Military Installation Overlay Zone.

Planning Board Action Limit: 11/9/2021

STAFF RECOMMENDATION:

- DSP-07043-01 – APPROVAL with conditions
- TCP2-26 -08-02 – APPROVAL with conditions

(BUTLER)

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: To amend the Table of Permitted Uses of 2016 Prince George's Plaza TDDP allow construction of 807 self-storage units in the basement of the existing mall building.

Planning Board Action Limit: 10/29/2021

STAFF RECOMMENDATION: APPROVAL with conditions
(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)

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

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

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
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)

TENTATIVE PGCPB AGENDA

10/21/2021

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)

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

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 IS COMPANION WITH ITEM @ (DDS-680).**

DSP-20048 SUITLAND 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 – APPROVAL with conditions
- DDS-680 – APPROVAL
- TCP-029-2021 – APPROVAL with conditions
- 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 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: APPROVAL
(BISHOP)

TENTATIVE PGCPB AGENDA

10/21/2021

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)

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 – APPROVAL w conditions
 - VARIANCE – 27-442(b) – DISAPPROVAL
 - VARIANCE – 27-442(d) – DISAPPROVAL
 - VARIANCE – 27-442(e) – DISAPPROVAL for new site conditions; APPROVAL for existing site conditions
 - VARIANCE – 27-442(i) – APPROVAL
- (DIAZ-CAMPBELL)

PGCPB AGENDA
10/28/2021

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

BOARD ACTION AND VOTE

ADMINISTRATIVE ITEM (Inquiries call 301-952-4711)

3C. **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)

5. **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

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

BOARD ACTION AND VOTE

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

6. **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)

TENTATIVE PGCPB AGENDA

11/4/2021

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. **SE-4845 HYATTSVILLE BRIGHTSEAT ROAD
PROPERTY**

Council District: 05 Municipality: Hyattsville

Location: At the northeast quadrant of the intersection of
Arena Drive and Brightseat Road.

Planning Area: 72 Zone: I-3

Gross Acreage: 5.30 Date Accepted: 8/3/2021

Applicant: Hyattsville Brightseat Road, RE, LLC.

**Request: Special exception to construct 7-Eleven
convenience store and fuel canopy.**

STAFF RECOMMENDATION: APPROVAL to Transmit
Recommendation to ZHE
(SIEVERS)

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

**SEPTEMBER 2021 CYCLE OF AMENDMENTS,
2018 WATER AND SEWER SERVICE AREA
CHANGES**

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

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

TENTATIVE PGCPB AGENDA

11/4/2021

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)

4-21006 6400 AMERICAN BOULEVARD PROPERTY

(TCP) (VARIATION)

Council District: 02 Municipality: Hyattsville

Location: On the northwest quadrant of American Boulevard and East-West Highway.

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

Gross Acreage: 2.42 Date Accepted: 8/12/2021

Applicant: TDC Parcel N Investor, LLC

Request: One parcel for a mixed-use building containing 316 multifamily dwelling units and 2,052 square feet of commercial development.

Planning Board Action Limit: 11/9/2021

STAFF RECOMMENDATION:

- 4-21006 - @
- TCP1-@ - @
- VARIATION – 24-128(b)(12) - @

(GUPTA)

4-21011 ARCLAND- DANGERFIELD ROAD

(TCP) (VARIATION)

Council District: 09 Municipality: None

Location: Southeast quadrant of the intersection of Dangerfield Road and Woodyard Road.

Planning Area: 81A Zone: C-S-C/M-I-O

Gross Acreage: 5.65 Date Accepted: 8/19/2021

Applicant: Arcland

Request: 2 parcels for 118,548 square feet of commercial development

Planning Board Action Limit: 11/9/2021

STAFF RECOMMENDATION:

- 4-21011 - @
- TCP1-021-93-00 - @
- VARIATION – 24-121(a)(3) -@

(DIAZ-CAMPBELL)

TENTATIVE PGCPB AGENDA

11/4/2021

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)

4-20016 LIW IRONWORKS

(TCP)

Council District: 08 Municipality: None

Location: Northwest corner of the intersection of Indian
Head Highway and Cornett Street.

Planning Area: 80 Zone: I-3

Gross Acreage: 1.50 Date Accepted: 8/13/2021

Applicant: Narry Lawkaran

**Request: One parcel for 19,000 square-feet of industrial/
commercial development.**

Planning Board Action Limit: 11/09/2021

STAFF RECOMMENDATION:

- 4-20016 - @
- TCP1-008-2020 - @

(HEATH)

4-19053 SUFFRAGE POINT SOUTH

(TCP-EXEMPT)

Council District: 02 Municipality: Hyattsville

Location: On the west side of 40th Place at its intersection
with Gallatin Street.

Planning Area: 68 Zone: R-55/D-D-O

Gross Acreage: 4.66 Date Accepted: 9/2/2021

Applicant: Werrlein WSSC LLC

**Request: 41 lots and 4 parcels for 41 single-family
attached dwellings.**

Planning Board Action Limit: 11/11/2021

STAFF RECOMMENDATION: @

(DIAZ-CAMPBELL)

TENTATIVE PGCPB AGENDA

11/4/2021

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-20012 METRO CITY

(TCP2-027-2021)

Council District: 07 Municipality: N/A

Location: 4,000 feet southwest of the intersection of MD 214
(Old Center Avenue) and Addison Road.

Planning Area: 75A Zone: M-X-T/D-D-O

Gross Acreage: 39.68 Date Accepted: 8/23/2021

Applicant: Metro City, LLC (Kushner Investment)

Request: Phase 1 of the mixed-use project consisting of 72 townhouses, 230 dwelling units for (55+) seniors, and a 175-bed assisted living facility.

Planning Board Action Limit: @

STAFF RECOMMENDATION:

- DSP-20012 - @
- TCP-@ - @

(ZHANG)