

LONG RANGE AGENDA
October 21, 2021 – November 11, 2021

4-19053 SUFFRAGE POINT SOUTH.....	9
4-20016 LIW IRONWORKS.....	9
4-20041 DANIELS PARK.....	5
4-21006 6400 AMERICA BOULEVARD PROPERTY.....	11
4-21011 DANGERFIELD ROAD.....	10
ADELPHI ROAD-UMGC/UMD PURPLE LINE STATION AREA SECTOR PLAN AND PROPOSED SECTIONAL MAP AMENDMENT.....	8
DDS-680 SUTTLAND SELF STORAGE ZONE.....	4
DSP-20048 SUTTLAND SELF STORAGE ZONE.....	4
ENDORSEMENT OF THE COUNTYWIDE MAP AMENDMENT IMPLEMENTING THE APPROVED ZONING ORDINANCE.....	7
MINOR AMENDMENT TO THE PRINCE GEORGE’S COUNTY GATEWAY ARTS DISTRICT DEVELOPMENT DISTRICT OVERLAY ZONE (CR-73-2021).....	3
MR-2004F HORSEPEN FORCE MAIN REPLACEMENT.....	8
MR-2110F NEW CARROLLTON GARAGE WMATA.....	6
PRINCE GEORGE’S COUNTY CULTURAL ARTS STUDY.....	2
RE-INITIATION OF THE WEST HYATTSVILLE-QUEENS CHAPEL SECTOR PLAN WITH A CONCURRENT SECTIONAL MAP AMENDMENT.....	6
SEPTEMBER 2021 CYCLE OF AMENDMENTS.....	10

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

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BOARD ACTION AND VOTE

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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 – 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 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: APPROVAL
(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 – 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

10/21/2021

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

10. **NOTE: THIS ITEM WAS CONTINUED FROM THE PLANNING BOARD MEETING OF SEPTEMBER 30, 2021.**

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 WMATA parking garage; construction of a 6-level, 660,000-square-foot parking garage; a 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)

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

11. **RE-INITIATION OF THE WEST HYATTSVILLE-QUEENS CHAPEL SECTOR PLAN WITH A CONCURRENT SECTIONAL MAP AMENDMENT**

Councilmanic District: 2

STAFF RECOMMENDATION: APPROVAL to re-initiate a sector plan with a concurrent sectional map amendment for the West Hyattsville-Queens Chapel area of Planning Area 68, and approval to transmit the Recommended Goals, Concepts, Guidelines, and Public Participation Program, and a draft Resolution of Initiation to the District Council.
(HYSON, ROWE)

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)

3C. **ENDORSEMENT OF THE COUNTYWIDE MAP
AMENDMENT IMPLEMENTING THE APPROVED
ZONING ORDINANCE**

Council District: All

STAFF RECOMMENDATION: APPROVAL
(BERLAGE/WILLIAMS/MCCUNE)

TENTATIVE PGCPB AGENDA

10/28/2021

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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)

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)

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)

5. **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)

6. **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)

TENTATIVE PGCPB AGENDA

11/4/ 2021

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

7. **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)

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

8. **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)

PGCPB AGENDA

11/4/2021

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

9. **4-21006 6400 AMERICA BOULEVARD PROPERTY**
(TCP) (VARIATION)
Council District: 02 Municipality: Hyattsville
Location: On the northwest quadrant of America 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 - @
 - TCP1-035-00-01 - @
 - VARIATION – 24-128(b)(12) - @
- (GUPTA)

THE PLANNING BOARD
MEETING OF
NOVEMBER 11, 2021
HAS BEEN CANCELLED