

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

4-20002 DOBSON RIDGE.....	3
4-20003 HOPE VILLAGE CENTER – ROYAL FARMS #282.....	10
4-20017 ASPEN – MARYLAND.....	2
CDP-0901-01 TIMOTHY BRACH.....	7
DDS-675 ROLLINGCREST, THE CHILDREN’S GUILD.....	13
DSP-17034 CAPITAL CHRISTIAN FELLOWSHIP DAYCARE.....	9
DSP-18043 BRUSTER’S REAL ICE CREAM.....	14
DSP-19038 HARRISON’S LAND (MAGNE’S ADDITION TO).....	13
DSP-19062 WESTPHALIA TOWN CENTER NORTH.....	11
DSP-20001 WAWA #582.....	9
DSP-20014 HARMONY AT BRANDYWINE.....	3
DSP-20035 WASTE MANAGEMENT CAPITOL FACILITY.....	12
DSP-20038 THE VENUE.....	10
DSP-95063-09 ROLLINGCREST, THE CHILDREN’S GUILD.....	12
MR-1830F CANTER CREEK PARK.....	4
MR-1915A PRINCE GEORGE’S COUNTY MEN’S SHELTER.....	8
MR-1923F WMATA GREENBELT.....	5
MR-1924F WMATA BRANCH.....	5
MR-2006F COLLEGE PARK WOODS COMMUNITY BUILDING.....	14
ROSP-4196-01 MCDONALDS FOREST HEIGHTS.....	6
SDP-1803 7-ELEVEN AT BRANDYWINE VILLAGE.....	7

PGCPB AGENDA

1/7/2021

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-20018 DUNKIN DONUTS CLINTON**
(TCP-EXEMPT)
Council District: 09 Municipality: None
Located on the south side of MD 223 (Woodyard Road),
approximately 165 feet east of its intersection with Pine
View Lane. (PA 81A)
C-S-C/C-O/M-I-O Zone (1.05 acres) (10/22/2020)
MPD Realty, Applicant
**Request: Construction of an 1,802-square-foot of eating
and drinking establishment with drive-through service.**

Action must be taken on or before 1/15/2021.

STAFF RECOMMENDATION: APPROVAL with
conditions
(BISHOP)

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

6. **4-20017 ASPEN – MARYLAND**
(TCP-EXEMPT) (VARIATION)
Council District: 03 Municipality: College Park
Located on the north and south sides of Knox Road, at its
intersection with Guilford Road. (PA 66)
D-D-O/M-U-I Zones (0.84 acre) (10/15/2020)
York Acquisitions, LLC, Applicant
**Request: Two parcels for 129 multifamily dwelling units
and 2,098 square feet of commercial development.**

Action must be taken on or before 1/7/2021.

STAFF RECOMMENDATION:
• 4-20017 – APPROVAL with conditions
• VARIATION – APPROVAL
(DIAZ-CAMPBELL)

PGCPB AGENDA

1/7/2021

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. **DSP-20014 HARMONY AT BRANDYWINE**
(TCP)
Council District: 09 Municipality: None
Located on the west side of Branch Avenue, east of Brandywine Road, approximately 1,600 feet north of Moores Road. (PA 85A)
M-X-T Zone (8.24 acres) (10/20/2020)
Brandywine IL AL Investors, LLC., Applicant
Request: An elderly care facility with 93 independent living apartments, 62 assisted living, and 40 memory care home units.

Action must be taken on or before 1/13/2021.

STAFF RECOMMENDATION:

- DSP-20014 – APPROVAL with conditions
- TCP-036-2020 – APPROVAL with conditions

(HURLBUTT)

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

8. **NOTE: THIS ITEM WAS CONTINUED FROM THE PLANNING BOARD MEETING OF DECEMBER 3, 2020.**

4-20002 DOBSON RIDGE

(TCP)

Council District: 09 Municipality: None
Located on south side of McKendree Road, approximately 500 feet west of US 301 (Robert Crain Highway). (PA 85A)
R-T Zone (80.94 acres) (7/9/2020)
D.R. Horton, Applicant

Request: 196 lots and 16 parcels for single-family attached development.

Action must be taken on or before 01/09/2021.

STAFF RECOMMENDATION:

- 4-20002 – APPROVAL with conditions
- TCP1-013-2020 – APPROVAL with conditions

(HEATH)

PGCPB AGENDA

1/7/2021

Prince George's County Planning Department

Andree Green, County Planning Director

BOARD ACTION AND VOTE

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

9. **MR-1830F CANTER CREEK PARK**
Council District: 9 Municipality: N/A
General Plan: Established Communities
Located at Dressage Road, Upper Marlboro, MD 20772
(PA 82A)
Zone: R-S Zone (25.0 acres)
Date Accepted: 8/1/2020
M-NCPPC Department of Parks and Recreation, Applicant

Request: Construct a community park to include trails that link to future regional hiker/biker trails, an unstructured play area, play courts, terrace area, 5,000 square foot multi-age playground, a 26-space parking lot, and associated storm water management on approximately 25 acres. .

STAFF RECOMMENDATION: Transmit staff report to applicant
(KOWALUK)

PGCPB AGENDA

1/14/2021

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

BOARD ACTION AND VOTE

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

5. **MR-1923F WMATA GREENBELT**
Council District: 01 Municipality: None
Location: 5701 Sunnyside Avenue
(PA 61)
Zone: R-O-S (64.92 acres)
Date Accepted: 12/2/2020
HICAPS, Inc., Applicant

Request: 200-foot tower with 4 - 17-foot antennas, 12' x 34' communication shelter with enclosed backup generator and 1000-pound tank to support 700-MHZ radio system.

Action must be taken on or before 1/30/2021.

STAFF RECOMMENDATION: Transmit staff report to applicant
(THOMPSON)

6. **MR-1924F WMATA BRANCH**
Council District: 08 Municipality: None
Location: 0 Auth Way (5700 Capitol Gateway Dr)
(PA 76A)
Zone: I-1/M-I-O (14.00 acres)
Date Accepted: 12/2/2020
HICAPS, Inc., Applicant

Request: 200-foot tower with 4 - 17-foot antennas, 12' x 34' communication shelter, enclosed backup generator and 1000-pound tank to support 700-MHZ radio system.

Action must be taken on or before 1/30/2021.

STAFF RECOMMENDATION: Transmit staff report to applicant
(THOMPSON)

PGCPB AGENDA

1/14/2021

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

BOARD ACTION AND VOTE

RECONSIDERATION OF A PRELIMINARY PLAN (Inquiries call (301) 952-3530)

7. **NOTE: This preliminary plan was APPROVED by the Planning Board on October 8, 2015 and the Resolution was mailed out on November 3, 2015. Norman D. Rivera, Esquire requested a reconsideration of Condition 9 of the resolution pertaining to denial of access to Suitland Road except for one shared driveway access. The request was granted at the Planning Board meeting of October 15, 2020. This hearing is on the merits of that request.**

4-14008 SKYLINE SUBDIVISION

(TCP1-002-2015)

Council District: 09 Municipality: Morningside

Located in the southwest quadrant of the intersection of Randolph Road and Suitland Road. (PA 76A)

6 Lots, R-80 & D-D-O Zones

(2.48 acres) (10/8/2015)

DMD Holding Company, LLC., Applicant

STAFF RECOMMENDATION: DISCUSSION

(GUPTA)

ZONING SECTION ITEM (Inquiries call 301-952-3530)

8. **ROSP-4196-01 MCDONALDS FOREST HEIGHTS**
(AC)
Council District: 08 Municipality: Forest Heights
Located at the southwest intersection of Arapahoe Drive and Livingston Road. (PA 76A)
(.077 acre) (10/30/2020)
C-M Zone
McDonald's USA, LLC., Applicant
Request: Revision of a site plan to reconstruct an eating or drinking establishment with drive-through services.

STAFF RECOMMENDATION:

- ROSP-4196 - DISAPPROVAL
- AC-20004 - @

(SPRADLEY)

PGCPB AGENDA

1/14/2021

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

BOARD ACTION AND VOTE

REMAND BY THE DISTRICT COUNCIL FOR A SPECIFIC
DESIGN PLAN (Inquiries call 301-952-3530)

9. **NOTE: THIS CASE WAS APPROVED AT THE
PLANNING BOARD MEETING OF JULY 30, 2020
AND REMANDED BY DISTRICT COUNCIL ON
NOVEMBER 16, 2020.**

**SDP-1803 7-ELEVEN AT BRANDYWINE VILLAGE
(TCP)**

Council District: 09 Municipality: None

Located in the northwest corner of the intersection of
Chadds Ford Drive and US 301 (Crain Highway). (PA 85A)

L-A-C Zone (1.14 acres) (5/12/2020)

7-Eleven, Applicant

**Request: Development of a 3,062-square-foot food and
beverage store and a gas station.**

Action must be taken on or before 7/30/2020.

STAFF RECOMMENDATION:

- SDP-1803 – APPROVAL with conditions
- TCP2-002-2014-06 – APPROVAL with conditions
(BOSSI)

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

10. **NOTE: THIS ITEM WILL BE HEARD AT 10:00 A.M.**

CDP-0901-01 TIMOTHY BRANCH

(TCP?)

Council District: 09 Municipality: None

Located on the east side of US 301, southeast of its
intersection with MD 5 and MD 381. (PA 85A)

L-A-C Zone (72.43 acres) (10/26/2020)

Timothy Branch Inc., Applicant

**Request: An amendment to accommodate an active adult
community with a range of approximately 180 to 480
dwelling units.**

Action must be taken on or before 01/19/2021.

STAFF RECOMMENDATION: APPROVAL with
conditions
(BOSSI)

PGCPB AGENDA

1/14/2021

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

BOARD ACTION AND VOTE

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

11. **NOTE: THIS CASE WAS CONTINUED FROM THE
PLANNING BOARD MEETING OF DECEMBER 10, 2020.**

MR-1915A PRINCE GEORGE'S COUNTY MEN'S FACILITY

Council District: 07 Municipality: None

Located at 603 South Addison Road.

(PA 75A)

Zone: R-55 (2.63 acres)

Date Accepted: 7/15/2019

Prince George's County Office of Central Services, Applicant

Request: Replace existing men's facility.

STAFF RECOMMENDATION: Transmit Recommendation to the
Applicant
(RAY)

PGCPB AGENDA

1/21/2021

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

BOARD ACTION AND VOTE

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

5. **DSP-17034 CAPITAL CHRISTIAN FELLOWSHIP DAYCARE**
(TCP)
Council District: 03 Municipality: None
Located on the south side of the intersection of Greenbelt Road and Mission Drive. (PA 70)
R-R Zone (5.30 acres) (10/29/2020)
Capital Christian Daycare, Applicant
Request: An addition of an accessory daycare for 50 children use to the existing church.

Action must be taken on or before 1/22/2021.

STAFF RECOMMENDATION:

- DSP-17034 - Approval with conditions
- TCP-057-02-02 – Approval with conditions

(BISHOP)

6. **DSP-20001 WAWA #582**
(TCP – EXEMPT)
Council District: 04 Municipality: None
Located in the median strip of Crain Highway, at its intersection with Karington Center Boulevard. (PA 74A)
C-M Zone (4.73 acres) (11/03/2020)
WAWA, Inc., Applicant
Request: Validation of existing gas station use and alteration of existing freestanding sign.

Action must be taken on or before 1/27/2021.

STAFF RECOMMENDATION: @

(BUTLER)

PGCPB AGENDA

1/21/2021

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)

7. **4-20003 HOPE VILLAGE CENTER – ROYAL FARMS #282**
(TCP)
Council District: 09 Municipality: None
Located at the southeast quadrant of the intersection of Woodyard Road and Marlboro Pike. (PA 82A)
M-X-T Zone (37.59 acres) (11/05/2020)
VMD-Upper Marlboro, LLC, Applicant
Request: 2 parcels and 1 outparcel for 4,650 square feet of commercial development.

Action must be taken on or before 1/29/2021.

STAFF RECOMMENDATION:

- 4-20003 - @
- TCP1-015-2019 - @

(HEATH)

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

8. **DSP-20038 THE VENUE**
(TCP)
Council District: 06 Municipality: None
Located on the north side of Ritchie Marlboro Road, at the northwest quadrant of its intersection with White House Road. (PA 73)
I-3/R-55/R-T Zones (15.14 acres) (10/29/2020)
Greenwood Park, LLC, Applicant
Request: Development of 90 townhomes and associated infrastructure.

Action must be taken on or before 1/22/2021.

STAFF RECOMMENDATION:

- DSP-20038 – APPROVAL with conditions
- TCPII-053-02-02 - APPROVAL with conditions

(ZHANG)

PGCPB AGENDA

1/21/2021

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

BOARD ACTION AND VOTE

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

9. **DSP-19062 WESTPHALIA TOWN CENTER NORTH**
(TCP)

Council District: 06 Municipality: None

Located on the south side of Melwood Road, approximately
2,500 feet north of MD 4 (Pennsylvania Avenue). (PA 78)

M-X-T/M-I-O Zones (482.57 acres) (6/30/2020)

D.R. Horton, Applicant

**Request: Develop 569 townhouse dwelling units and
60-single-family dwelling units within phase 4.**

Action must be taken on or before 1/21/2020

STAFF RECOMMENDATION:

- DSP-19062 – APPROVAL with conditions
- TCP2-029-12-11 - @

(HURLBUTT)

TENTATIVE PGCPB AGENDA

1/28/2021

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-20035 WASTE MANAGEMENT CAPITOL FACILITY

(TCP) (AC)

Council District: 06 Municipality: None

Located on the east side of the intersection of D'Arcy Road and Sansbury Road. (PA 78)

I-1/I-2/M-I-O Zones (7.77 acres) (10/14/2020)

Waste Management of Maryland, Inc., Applicant

Request: Proposed administrative office, fleet parking, fueling, and maintenance.

Action must be taken on or before 2/14/2020.

STAFF RECOMMENDATION:

- DSP-20035 – Approval with Conditions
- TCP2035 -2020
- AC-20021 - @

(HURLBUTT)

NOTE: THIS ITEM IS COMPANION WITH ITEM @ (DDS-675).

DSP-95063-09 ROLLINGCREST, THE CHILDREN'S GUILD

(TCP – EXEMPT)

Council District: 02 Municipality: Hyattsville

Located on the west side of Sargent Road, approximately 580 feet north of its intersection with Chillum Road.

(PA 65)

R-55 Zone (9.14 acres) (11/05/2020)

The Children's Guild, Inc., Applicant

Request: An addition of a 5,524-square-foot modular classroom, increase the total enrollment from 154 to 190 students, and addition of new playground equipment.

Action must be taken on or before 1/29/2021.

STAFF RECOMMENDATION: @

(BISHOP)

TENTATIVE PGCPB AGENDA

1/28/2021

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

BOARD ACTION AND VOTE

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

NOTE: THIS ITEM IS COMPANION WITH ITEM @ (DSP-95063-09).

DDS-675 ROLLINGCREST, THE CHILDREN'S GUILD

Council District: 02 Municipality: Hyattsville
Located on the west side of Sargent Road, approximately 580 feet north of its intersection with Chillum Road.
(PA 65)

R-55 Zone (9.14 acres) (11/05/2020)

The Children's Guild, Inc., Applicant

Request: Departure from design standards to approve the reduction the landscape buffer between the property and adjacent single-family dwellings.

STAFF RECOMMENDATION: @
(BISHOP)

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

DSP-19038 HARRISON'S LAND (MAGNE'S ADDITION TO)

Council District: 09 Municipality: Morningside
Located on the northeast corner of Meadowview Drive and Walnut Lane. (PA 75A)

D-D-O/R-55 Zones (0.41 acre) (11/6/2020)

Zenith Investing, LLC, Applicant

Request: Proposed single-family residential dwelling.

Action must be taken on or before 1/29/2021.

STAFF RECOMMENDATION: APPROVAL with conditions
(BOSSI)

TENTATIVE PGCPB AGENDA

1/28/2021

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-18043 BRUSTER'S REAL ICE CREAM

(TCP)

Council District: 07 Municipality: Seat Pleasant

Located in the southeast quadrant of Martin Luther King Jr.

Highway, at its intersection with Addison Road. (PA 72)

M-U-I/D-D-O Zone (0.37 acre) (11/05/2020)

Jessrite Development, LLC, Applicant

Request: Approval of a 1,300-square-foot take-out eating and drinking establishment.

Action must be taken on or before 1/29/2021.

STAFF RECOMMENDATION:

- DSP-18043 - @
- TCP-@ - @

(ZHANG)

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

MR-2006F COLLEGE PARK WOODS COMMUNITY BUILDING

Council District: 03 Municipality: College Park

Location: Northwest of the intersection of Metzert Road and University Boulevard.

(PA 66)

Zone: R-80 (3.66 acres)

Date Accepted: 12/7/2020

Department of Public Works, City of College Park, Applicant

Request: Construction of a one-story community clubhouse.

Action must be taken on or before 2/5/2021.

STAFF RECOMMENDATION: Transmit staff report to applicant

(HASAN)