LONG RANGE AGENDA
January 16, 2020 – February 6, 2020

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NOTE: THIS ITEM IS COMPANION WITH ITEM 6 (DPLS-464).

DSP-18054 PMG 8600 ARDWICK ARDMORE ROAD
(TCP-EXEMPT) (AC)
Council District: 05 Municipality: None
Located northwest quadrant of the intersection of MD 704 (Martin Luther King Jr. Highway) and Ardwick Ardmore Road. (PA 72)
I-1 Zone (1.04 acres) (9/10/2019)
PMG 1027 LLC, Applicant
Request: Construction of a gas station and a 2,400 square foot food and beverage store.

Action must be taken on or before 1/23/2020.

STAFF RECOMMENDATION:
• DSP-18054 – APPROVAL with conditions
• AC-19020 – APPROVAL with conditions
(BISHOP)

NOTE: THIS ITEM IS COMPANION WITH ITEM 5 (DSP-18054).

DPLS-464 PMG 8600 ARDWICK ARDMORE ROAD
Council District: 05 Municipality: None
Located northwest quadrant of the intersection of MD 704 (Martin Luther King Jr. Highway) and Ardwick Ardmore Road. (PA 72)
I-1 Zone (1.04 acre) (9/10/2019)
PMG 1027 LLC, Applicant
Request: Departure from the required number of loading spaces.

STAFF RECOMMENDATION: DISAPPROVAL (BISHOP)
7. **4-19019 NORTHGATE**  
   (TCP) (VARIANCE)  
   Council District: 03   Municipality: College Park  
   Located on the west side of US 1 (Baltimore Avenue), at the intersection with Quebec Street. (PA 66)  
   M-U-I/D-D-O Zones (2.05 acres) (10/17/2019)  
   8430 Baltimore Avenue, LLC, Applicant  
   **Request:** 1 parcel for the development of 296 multifamily dwellings and 1,084 square feet of commercial development.

   Action must be taken on or before 3/20/20.

   **STAFF RECOMMENDATION:**  
   - 4-19019 – APPROVAL with conditions  
   - TCP1-001-012-2019 – APPROVAL with conditions  
   - VARIANCE – APPROVAL  
     (DIAZ-CAMPBELL)

8. **MANDATORY REFERRAL NO. MR-1921F**  
   (E.A. FERNANDEZ IDEA FACTORY)  
   Council District: 3   Municipality: College Park  
   General Plan: Employment Areas  
   Location 4462 Stadium Drive College Park,  
   MD 20742 (PA 66)  
   Zone: R-R (0.75 acres)  
   Date Accepted: 11/21/2019  
   University of Maryland, Applicant  

   **Request:** The University of Maryland in College Park is proposing the construction of the 61,240 square-foot E.A. Fernandez IDEA Factory on approximately 0.75 acres located at 4462 Stadium Drive on the campus of the University of Maryland College Park in College Park, MD.

   Action must be taken on or before January 18, 2020.

   **STAFF RECOMMENDATION:**  
   Transmit staff report to applicant  
   (KOWALUK)
9. **MANDATORY REFERRAL NO. MR-1933F**  
   (Smithsonian Institution, Washington D.C.)

   Council District: 7  Municipality: N/A  
   General Plan: Established Communities  
   Located: 4210 Silver Hill Road, 
   Camp Springs, MD 20746  
   (PA:76A)  
   Zone: R-O-S (110 acres)  
   (Date Accepted: 11/13/19)  
   Smithsonian Institution Washington, Applicant

   **Request:** Prepare a draft Master Plan for its 110-acre acre campus located at 4210 Silver Hill Road. The goal of the master plan is to improve the stewardship of the Smithsonian’s collections and address current and future space requirements in a strategic and integrated manner. The 110-acre site is within the O-S Zone.

   Action must be taken on or before January 23, 2020.

   **STAFF RECOMMENDATION:**  
   Transmit staff report to applicant  
   (OSEI)
PROCESSING DEADLINES FOR JANUARY 23, 2020

New Information Cut-Off 12/19/19

Sign Posting 12/24/19
5. **4-18027 COLLEGE PARK MARRIOTT**  
   (TCP-EXEMPT) (VARIATION)  
   Council District: 03  Municipality: College Park  
   Located on the northwest corner of the intersection of  
   Campus Drive and Corporal Frank S. Scott Drive. (PA 66)  
   M-U-I/T-D-O Zones (2.11 acres) (8/28/2019)  
   New County Hotel LLC, Applicant  
   **Request:** 1 Parcel for development of a 165-room hotel  
   and 8,000 square feet of commercial development.  

   Action must be taken on or before 2/2/20.  

   **STAFF RECOMMENDATION:**  
   - 4-18027 - @  
   - VARIATION - @  
   (SIMON)  

6. **DSP-19025 NORTHGATE**  
   (TCP)  
   Council District: 03  Municipality: College Park  
   Located on west side of US 1 (Baltimore Avenue), at the  
   intersection with Quebec Street. (PA 66)  
   D-D-O/M-U-I Zones (2.05 acres) (11/15/2019)  
   8430 Baltimore Avenue, LLC, Applicant  
   **Request:** Development of an apartment building with  
   approximately 296 multifamily dwelling units and  
   1,084-square-foot of commercial space.  

   Action must be taken on or before 2/8/20.  

   **STAFF RECOMMENDATION:**  
   - DSP-19025 – APPROVAL with conditions  
   - TCP II-038-2019 – APPROVAL with conditions  
   (BOSSI)
7. DSP-06001-03 COMMONS AT ADDISON ROAD
(TCP)
Council District: 07  Municipality: None
Located at the southwest quadrant of the intersection of
Central Avenue and Addison Road. (PA 75A)
C-S-C/D-D-O/R-55 Zones (2.98 acres) (4/10/2019)
6301 Central Avenue, LLC, Applicant
Request: Development of a mixed-use building including
193 multifamily residential units, approximately
11,000 square feet of ground floor commercial, and a
reduction in the required amount of residential parking.

Action limit has been waived indefinitely.

STAFF RECOMMENDATION:
• DSP-06001-03 - @
• TCPII-013-2019 - @
(BISHOP)

8. 4-18025 PRESERVES AT WINGATE
(TCP) (VARIANCE)
Council District: 04  Municipality: None
Located 3000 feet northeast from the intersection of Lanham
Road and Springfield Road. (PA 70)
R-E Zone (22.40 acres) (8/30/2019)
Jasim Aligabi, Applicant
Request: 18 lots for single-family detached development.

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

STAFF RECOMMENDATION:
• 4-18025 - @
• TCPI-010-2019 - @
• VARIANCE - @
(SIMON)
Prince George's County Planning Department
Andree Green Checkley, County Planning Director

TENTATIVE PGCPB AGENDA
1/23/20

BOARD ACTION AND VOTE

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

9. **4-18016 CRAIN COMMONS**
   (TCP) (VARIANCE)
   Council District: 09  Municipality: None
   Located on the east side of Northbound US 301, approximately 160 feet south of its intersection with Croom Road. (PA 82A)
   C-S-C/R-R Zones (15.36 acres) (8/13/2019)
   Petroleum Marketing Group, Inc., Applicant
   **Request:** 76 Lots & 12 Parcels for single-family attached and commercial development.

   Action must be taken on or before 2/20/2020.

   **STAFF RECOMMENDATION:** DISAPPROVAL
   • 4-18016 - @
   • TCP-@ - @
   • VARIANCE - @
   (DIAZ-CAMPBELL)

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

10. **BOWIE AND VICINITY MASTER PLAN**

   Initiation of an area master plan for Planning Areas 71A, 71B, 74A, and 74B; endorsement of the project Goals, Concepts, and Guidelines, the proposed Public Participation Program; and a request for an eight-month extension of time to prepare the Bowie and Vicinity Master Plan

   Council Districts: 04, 06, 09

   **STAFF RECOMMENDATIONS:** APPROVAL of the initiation and transmittal of the draft resolution of initiation, the Goals, Concepts, Guidelines, and Public Participation Program to the District Council for their review and approval.

   APPROVAL of request to the District Council for an eight-month extension of time to prepare the Bowie and Vicinity Master Plan. (ROWE/LESTER)
PROCESSING DEADLINES FOR 
JANUARY 30, 2020

New Information Cut-Off @

Sign Posting @
5. **NOTE: THIS ITEM WILL BE HEARD AT 10:00 A.M.**

**CDP-0501-02 PARKSIDE**
Council District: 06  Municipality: None
Located approximately 3,000 feet east of the intersection of Westphalia Road and MD 4 (Pennsylvania Avenue). (PA 78)

SHF Project Owner, LLC, Applicant

**Request:** Revise condition #25 to change the threshold for the number of building permit from 2,000 to 2500 for construction of commercial space in the L-A-C Zone.

Action must be taken on or before 2/11/20.

**STAFF RECOMMENDATION:** APPROVAL (ZHANG)
6. MANDATORY REFERRAL NO. MR-1931F
   (BOWIE STATE UNIVERSITY LIVING LEARNING RESIDENTIAL HALL AND ENTREPRENEURSHIP CENTER)
   Council District: 4 Municipality: None
   General Plan: Established Communities
   Location 13300 Jericho Park Road, Bowie, MD 20715
   (PA 71A)
   Zone: O-S (21.40 acres)
   Date Accepted: 12/5/2019
   Maryland Economic Development Corporation, Applicant

   Request: The Maryland Economic Development Corporation (MEDCO) is proposing the construction of the 168,000 square-foot Bowie State University Living Learning Residence Hall and Entrepreneurship Center on approximately 21.40 acres located at 13300 Jericho Park Road on the campus of Bowie State University in Bowie, MD.

   Action must be taken on or before January 31, 2020.

   STAFF RECOMMENDATION:
   Transmit staff report to applicant
   (KOWALUK)
PROCESSING DEADLINES FOR FEBRUARY 6, 2020

New Information Cut-Off @

Sign Posting @
TENTATIVE PGCPB AGENDA
2/6/20

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

BOARD ACTION AND VOTE

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

4-19023 BELTWAY PLAZA
(TCP)
Council District: 04 Municipality: Greenbelt
Located on the north side of MD 193 (Greenbelt Road), at the northeast quadrant of its intersection with Cherrywood Lane. (PA 67)
M-U-I/D-D-O Zones (53.88 acres) (10/7/2019)
GB Mall Limited Partnership/Quantum Management Co., Applicant
Request: 139 lots and 59 parcels for mixed-use development of 249 attached units; 2,251 multifamily dwelling units and 700,000 square feet of commercial development
Action must be taken on or before 3/10/2020.

STAFF RECOMMENDATION:
• 4-19023 – @
• TCP1-013-2019 – @
(DIAZ-CAMPBELL)

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

4-19029 GREATER MORNING STAR APOSTOLIC CHURCH & THE VENUE
(TCP) (VARIATIONS)
Council District: 06 Municipality: None
Located on the north side of Ritchie Marlboro Road in the northwest quadrant of its intersection with White House Road. (PA 73)
I-3/R-55/R-5 Zones (54.00 acres) (11/14/2019)
Greenwood Park, LLC, Applicant
Request: Subdivide Church property into 194 lots and 6 parcels for townhouse development.

Action must be taken on or before 2/11/19.

STAFF RECOMMENDATION:
• 4-19029 - @
• TCP1-067-97-02- @ - @
• VARIATIONS - @
(SIMON)
CONCEPTUAL SITE PLAN (Inquiries call 301-952-3530)

CSP-18007 HOPE VILLAGE CENTER
(TCP)
Council District: 09 Municipality: None
Located southeast quadrant of the intersection of MD 223 (Woodyard Road) and Marlboro Pike. (PA 82A) M-X-T Zone (37.61 acres) (11/19/2019)
VMD-Upper Marlboro, LLC, Applicant
Request: Mixed use development with 38 single-family attached residential units and 78,760 square foot of commercial for hotel, retail, assisted living, and institutional uses.

Action must be taken on or before 2/12/20.

STAFF RECOMMENDATION:
• CSP-18007 - @
• TCP1-015-2019 - @
(HURLBUTT)

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

4-18026 BRANDYWINE CORNER
(TCP)
Council District: 09 Municipality: None
Located on the west side of Branch Avenue, at the southwest quadrant of its intersection with Moores Road. (PA 85A) C-M Zone (5.09 acres) (11/18/2019)
Brandywine Corner, LLC, Applicant
Request: Two parcels for 18,946 square feet of commercial development.

Action must be taken on or before 2/11/20.

STAFF RECOMMENDATION:
• 4-18026 - @
• TCP1-014-2019 - @
(DIAZ-CAMPBELL)
TENTATIVE PGCPB AGENDA
2/6/20

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

BOARD ACTION AND VOTE

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

SDP-1202-07 CANTER CREEK
(TCP)
Council District: 09 Municipality: None
Located on west side of Frank Tippet Road, approximately 1,000 feet south of its intersection with Rosaryville Road.
(PA 82A)
R-S/M-I-O Zones (48.00 acres) (11/18/2019)
Walton Canter Creek Development, LLC, Applicant
Request: Approval of phases 3 & 4 consisting of 161 single family detached dwellings.

Action must be taken on or before 2/12/20.

STAFF RECOMMENDATION:
• SDP-1202 - @
• TCP II-11-002-02-04 - @
(BURKE)

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

4-19032 AMBER RIDGE
(TCP) (VARIANCE)
Council District: 04 Municipality: Bowie
Located on west side of southbound US 301 (Crain Highway), approximately 1200 feet south of its intersection with Mitchellville Road. (PA 74B)
M-X-T Zone (19.03 acres) (11/18/2019)
CBR Amber Ridge, LLC, Applicant
Request: 200 Lots and 24 Parcels for townhouse and commercial development.

Action must be taken on or before 2/11/20.

STAFF RECOMMENDATION:
• 4-19032 - @
• TCP2-001-2017-01 - @
• VARIANCE - @
(DIAZ-CAMPBELL)
TENTATIVE PGCPB AGENDA
2/6/20

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

BOARD ACTION AND VOTE

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

DSP-18049 WALKER MILL ROAD BUSINESS PARK
(TCP)
Council District: 07 Municipality: Capitol Heights
Located on the north side of Walker Mill Road, approximately 1,200 feet southwest from the intersection of Hazelwood Drive. (PA 75B)
I-I Zone (1.99 acres) (11/19/2019)
D.E.N. United General Construction, LLC, Applicant
Request: Construction of a 160 square foot contractors office with outdoor storage for construction material and equipment.

Action must be taken on or before 2/12/2020.

STAFF RECOMMENDATION:
• DSP-18049 - @
• TCP-2-039-2019 - @
(BISHOP)

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

4-19003 PECAN RIDGE
(TCP) (VARIANCE)
Council District: 04 Municipality: None
Located on the south side of Lloyd Station Road, approximately 315 feet from its intersection with MD 197 (Laurel-Bowie Road). (PA 71A)
R-R Zone (41.70 acres) (11/6/2019)
Caruso Homes, Inc., Applicant
Request: Conservation subdivision with 80 lots and 12 parcels for single family detached development

Action must be taken on or before 1/30/20.

STAFF RECOMMENDATION:
• 4-19003 - @
• TCP-@ - @
• VARIANCE - @
(SIMON)