## LONG RANGE AGENDA
**January 23, 2020 – February 13, 2020**

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5. **4-18027 COLLEGE PARK MARRIOTT**  
(TCP-EXEMPT) (VARIATION)  
Council District: 03  
Municipality: College Park  
Located in the northwest quadrant 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 – APPROVAL with conditions  
- VARIATION – APPROVAL (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  
- TCPII-038-2019 – APPROVAL with conditions (BOSSI)
7. **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 – APPROVAL with conditions
   - TCPI-010-2019 – APPROVAL
   - VARIANCE – APPROVAL
   (SIMON)

8. **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 2/02/2020.

   **STAFF RECOMMENDATION:**
   - 4-18016 – DISAPPROVAL
   - TCP-@ – DISAPPROVAL
   - VARIANCE – DISAPPROVAL
   (DIAZ-CAMPBELL)
9. **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)
COUNTYWIDE PLANNING DIVISION (Inquiries call 301-952-3680)

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 @
5. 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-1 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)  
4-19029 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-T 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)
6. **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)

7. **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)
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 - @
• TCPII-11-002-02-04 - @
(BURKE)

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

8. 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: 195 Lots and 26 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

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

9. 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)

10. 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: 55 parcels for mixed-use development of 2,500
    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)
PROCESSING DEADLINES FOR FEBRUARY 13, 2020

New Information Cut-Off @

Sign Posting @
DETIALD SITE PLAN (Inquiries call 301-952-3530)

DSP-16004 OAKLAWN
(TCP) (VARIANCE)
Council District: 08  Municipality: None
Located on east side of Allentown Road, approximately 400 feet south of the intersection of Allentown Road and Tucker Road. (PA 76B)
R-R Zone (1.61 acres) (11/20/2019)
Daniel Mwavua, Applicant
Request: Architecture for three single-family detached dwelling unit flag lots.

Action must be taken on or before 2/13/20.

STAFF RECOMMENDATION:
•  DSP-16004 - @
•  TCP2-040-2019 - @
•  VARIANCE - @
(BUSH)

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

4-19005 THE FAIRWAYS AT GLENN DALE ESTATES
(TCP) (VARIANCES)
Council District: 04  Municipality: None
Located on the east side of Prospect Hill Road, approximately 1600 feet northeast of its intersection with Glenn Dale Boulevard. (PA 70)
O-S/R-18C Zones (125.16 acres) (11/25/2019)
Fairways Glenn Dale MD, LP, Applicant
Request: 272 Lots and 9 Parcels for the development of 210 single-family detached and 62 single-family attached dwellings.

Action must be taken on or before 2/18/20.

STAFF RECOMMENDATION:
•  4-19005 - @
•  TCP1-016-2019 - @
•  VARIANCES-25-119(d)(4) - @
(SIMON)
Four (4) reservations will expire on June 30, 2020, at various locations. They consist of the following:

Two (2) for Branch Avenue/Surratts Road Interchange

One (1) Part of Lot 4, Northwest of US 301 and Village Drive for the US 301 Upgrade

One (1) Parcel A and Parcel B of Mill Branch Road and Crain Highway (US 301) for the proposed F-10 US 301 upgrade

STAFF RECOMMENDATION: APPROVAL to submit affidavits to the owners of the properties for consent to continue certain reservations for additional periods of time as noted in the staff Memorandum dated January 10, 2020, and to provide an opportunity for the County Executive and the County Council to comment on the renewals.

(DASOG)

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)