

LONG RANGE AGENDA
January 30, 2020 – February20, 2020

4-18026 BRANDYWINE CORNER.....	4
4-19003 PECAN RIDGE.....	6
4-19005 THE FAIRWAYS AT GLENN DALE ESTATES.....	10
4-19023 BELTWAY PLAZA.....	6
4-19032 AMBER RIDGE.....	5
CDP-0501-02 PARKSIDE.....	2
CSP-18007 HOPE VILLAGE CENTER.....	5
DSP-18049 WALKER MILL ROAD BUSINESS PARK.....	4
DSP-19052 THE MANSIONS AT MELFORD TOWN CENTER.....	12
FOUR (4) RESERVATIONS WILL EXPIRE ON JUNE 30, 2020, AT VARIOUS LOCATIONS 7, 9	
MANDATORY REFERRAL NO. MR-1931F.....	2
MANDATORY REFERRAL NO. MR-1938F.....	13
SDP-1202-07 CANTER CREEK.....	12

TENTATIVE PGCPB AGENDA

1/30/20

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

BOARD ACTION AND VOTE

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

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)
L-A-C/R-M Zones (757 acres) (11/18/2019)

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)

TENTATIVE PGCPB AGENDA

2/6/20

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

BOARD ACTION AND VOTE

PROCESSING DEADLINES FOR FEBRUARY 6, 2020

New Information Cut-Off

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TENTATIVE PGCPB AGENDA

2/6/20

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-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)

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 – APPROVAL with conditions
- TCP1-014-2019 – APPROVAL with conditions

(DIAZ-CAMPBELL)

TENTATIVE PGCPB AGENDA

2/6/20

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

BOARD ACTION AND VOTE

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

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)

**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 – APPROVAL with conditions
- TCP2-001-2017-01 – APPROVAL with conditions
- VARIANCE - DISAPPROVAL

(DIAZ-CAMPBELL)

TENTATIVE PGCPB AGENDA

2/6/20

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. **4-19003 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 3/11/2020.

STAFF RECOMMENDATION:

- 4-19023 – APPROVAL with conditions
- TCP1-013-2019 – APPROVAL with conditions

(DIAZ-CAMPBELL)

TENTATIVE PGCPB AGENDA

2/6/20

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. **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.
(MASOG)

TENTATIVE PGCPB AGENDA

2/13/20

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

BOARD ACTION AND VOTE

PROCESSING DEADLINES FOR FEBRUARY 13, 2020

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TENTATIVE PGCPB AGENDA

2/13/20

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. **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

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(MASOG)

TENTATIVE PGCPB AGENDA

2/13/20

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)

6. **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)

TENTATIVE PGCPB AGENDA

2/20/20

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

BOARD ACTION AND VOTE

**PROCESSING DEADLINES FOR
FEBRUARY 20, 2020**

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TENTATIVE PGCPB AGENDA

2/20/20

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-19052 THE MANSIONS AT MELFORD TOWN CENTER

(TCP)

Council District: 04 Municipality: Bowie

Located on the east side of Curie Drive, approximately 424 feet north of Melford Boulevard. (PA 71B)

M-X-T Zone (11.12 acres) (11/27/2019)

St. John Properties, Inc., Applicant

Request: 435 multifamily dwelling units in nine buildings and one 12,000 square foot clubhouse with a swimming pool and other recreational facilities.

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

STAFF RECOMMENDATION:

- DSP-19052 - @
- TCP2-036-99-15 - @

(ZHANG)

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 - @
- TCPII-002-02-04 - @

(BURKE)

PGCPB AGENDA

02/20/2020

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

BOARD ACTION AND VOTE

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

MANDATORY REFERRAL NO. MR-1938F

(Prince George's County Liberty Sports Park)

Council District: 4 Municipality: N/A

General Plan: Established Community

Located: 201 Prince George's Boulevard, Upper Marlboro, MD 20774 (PA 74A)

Zone: E-I-A/R-O-S (53.72 acres)

Date Accepted: 01/10/2020

Owner: Prince George's County and The Maryland-National Capital Park and Planning Commission

Applicant: Green Branch Management Group

Request: Construction of a multi-purpose facility for education and development of sports programs and competitions on a year-round facility with 10 lighted fields (6 turf and 4 grass). The fields will primarily be used for lacrosse, soccer, football, rugby and field hockey together with the necessary infrastructure to accommodate games, practices, clinics and tournaments.

Action must be taken on or before March 10, 2020.

STAFF RECOMMENDATION:
(MARTIN)