LONG RANGE AGENDA
February 20, 2020 – March 12, 2020

4-18001 MAGRUDER POINTE................................................................................................................................. 12
4-18031 ACCOKEEK PROPERTY.............................................................................................................................. 13
COMMUNITY PLANNING, NEIGHBORHOOD REVITALIZATION AND PLACEMAKING
SECTION PROJECT UPDATES................................................................................................................................. 5
CSP-19008 WOODYARD STATION.......................................................................................................................... 13
DPLS-468 CLINTON VETERINARY HOSPITAL......................................................................................................... 8
DSDS-696 COLLINGBROOK AT RODENHAUSER...................................................................................................... 9
DSDS-704 ROYAL FARMS #356................................................................................................................................ 14
DSP-06001-03 COMMONS AT ADDISON ROAD..................................................................................................... 10
DSP-18029 PMG 4775 ALLENTOWN ROAD............................................................................................................... 12
DSP-18037 CLINTON VETERINARY HOSPITAL...................................................................................................... 8
DSP-19043 ROYAL FARMS #356............................................................................................................................. 14
DSP-19044 PARK PLACE......................................................................................................................................... 5
DSP-19052 THE MANSIONS AT MELFORD TOWN CENTER......................................................................................... 2
FY 2020 HISTORIC PROPERTY GRANT PROGRAM AWARD RECOMMENDATIONS........................................... 9
MANDATORY REFERRAL NO. MR-1938F.................................................................................................................... 3
SDP-1202-07 CANTER CREEK................................................................................................................................... 10
5. **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 and amenities.

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

   **STAFF RECOMMENDATION:**
   - DSP-19052 – APPROVAL with conditions
   - TCP2-036-99-15 – APPROVAL with conditions
   (ZHANG)
6. **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)
PROCESSING DEADLINES FOR
FEBRUARY 27, 2020

New Information Cut-Off 1/23/20

Sign Posting 1/28/20
COMMUNITY PLANNING DIVISION (Inquiries call 301-952-3972)

3C. COMMUNITY PLANNING, NEIGHBORHOOD REVITALIZATION AND PLACEMAKING SECTION
PROJECT UPDATES

STAFF RECOMMENDATION: BRIEFING
(DODGSHON/STACHURA)

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

5. DSP-19044 PARK PLACE
(TCP) (AC) (VARIANCE)
Council District: 01 Municipality: None
Located on the south side of Muirkirk Road, approximately 680 feet west of Van Dusen Road. (PA 60)
I-3 Zone (17.46 acres) (10/2/2019)
Konterra Associates, LLC, Applicant
Request: Construction of 128,810 square feet of flexible industrial space to be used for office/warehouse/distribution.

Action must be taken on or before 2/29/20.

STAFF RECOMMENDATION:
• DSP-19044 – APPROVAL with conditions
• TCP2-029-2019 – APPROVAL with conditions
• AC – APPROVAL with conditions
• VARIANCE – APPROVAL with conditions
(BUSH)
PROCESSING DEADLINES FOR MARCH 5, 2020

New Information Cut-Off 1/30/20

Sign Posting 2/4/20
PGCPB AGENDA
3/5/2020

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

BOARD ACTION AND VOTE

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


PGCPB NO. @ - DSP-19044 – PARK PLACE

STAFF RECOMMENDATION: @ (BUSH)

NOTE: 1-WEEK RESOLUTION
NOTE: THIS CASE IS COMPANION WITH ITEM @ (DPLS-468).

DSP-18037 CLINTON VETERINARY HOSPITAL
(TCP - EXEMPT) (AC)
Council District: 09 Municipality: None
Located on the east side of Brandywine Road, approximately 395 feet south of its intersection with Clinton Manor Drive. (PA 81A)
R-80 Zone (0.52 acre) (12/11/2019)
Veterinary Realty LLC, Applicant
Request: Construction of a 2,340 square foot addition to an existing animal hospital.

Action must be taken on or before 3/5/20.

STAFF RECOMMENDATION:
- DSP-18037 - @
- AC-20002 Section 4.6 – DISAPPROVAL
- AC-20002 Section 4.7 – APPROVAL
  (BURKE)

DEPARTURE FROM PARKING AND LOADING SPACES
(Inquiries call 301-952-3530)

NOTE: THIS CASE IS COMPANION WITH ITEM @ (DSP-18037).

DPLS-468 CLINTON VETERINARY HOSPITAL
Council District: 09 Municipality: None
Located on east side of Brandywine Road, approximately 395 feet south of its intersection with Clinton Manor Drive. (PA 81A)
R-80 Zone (0.52 acre) (12/11/2019)
Veterinary Realty LLC, Applicant
Request: Departure from Parking and Loading spaces to reduce the number of required parking spaces by three spaces.

STAFF RECOMMENDATION: @
  (BURKE)
5. **FY 2020 HISTORIC PROPERTY GRANT PROGRAM AWARD RECOMMENDATIONS**

   Council District: 1,2,3,4,5,9

   **STAFF RECOMMENDATION:** APPROVAL of Historic Preservation Commission’s Historic Property Grant Program Award recommendations. (TANA/BERGER)

6. **DSDS-696 COLLINGBROOK AT RODENHAUSER**

   Council District: 04  Municipality: None
   Located east of Church Road, approximately 1,000 feet south of its intersection with US 50. (PA 74A)
   (2.29 acres) (12/16/2019)
   R-E Zone
   Collingbrook Development, LLC, Applicant
   **Request:** Departure from Sign Design Standards for two residential 9-foot gateway signs.

   **STAFF RECOMMENDATION:** @
   (SIEVERS)
SPECIFIC DESIGN PLAN (Inquiries call 301-952-3530)

7. **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 3/28/2020.

   **STAFF RECOMMENDATION:**  
   • SDP-1202 - @  
   • TCPII-002-02-04 - @  
   (BURKE)

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

8. **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)
PROCESSING DEADLINES FOR
MARCH 12, 2020

New Information Cut-Off 2/6/20

Sign Posting 2/11/20
TENTATIVE PGCPB AGENDA
3/12/2020

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-18029 PMG 4775 ALLENTOWN ROAD
(TCP – EXEMPT) (AC)
Council District: 07 Municipality: None
Located on west side of Allentown Road, approximately 200 feet north of its intersection with Suitland Road. (PA 76B)
C-M Zone (0.59 acre) 12/18/2019
PMIG 1002 LLC, Applicant
Request: Construction of an 184 square foot addition to a food and beverage store.

Action must be taken on or before 3/12/20.

STAFF RECOMMENDATION:
• DSP-18029 - @
• AC - @
(BUSH)

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

4-18001 MAGRUDER POINTE
(TCP – EXEMPT)
Council District: 02 Municipality: Hyattsville
Located in the southwest quadrant of the intersection of Hamilton Street and 40th Avenue, on the south side of Gallatin Street between 40th Avenue and 40th Street. (PA 68)
D-D-O/R-55 Zones (8.26 acres) (12/20/2019)
Werrlein WSSC LLC, Applicant
Request: 31 Lots & 2 Parcel and 1 outparcel for the development of 15 townhouses and 16 single family detached dwelling units.

Action must be taken on or before @.

STAFF RECOMMENDATION: @
(SIEVERS)
CONCEPTUAL SITE PLAN (Inquiries call 301-952-3530)

CSP-19008 WOODYARD STATION
(TCP)
Council District: 09  Municipality: None
Located on the north side of MD 223 (Woodyard Road),
approximately 0.40 mile west of the intersection from MD 5
(Branch Avenue), (PA 81A)
M-X-T Zone  (21.82 acres) (1/3/2020)
TAC Woodyard, LLC/Dror Bezalel Sole Member, Applicant
Request: Develop the M-X-T zoned site with 116
townhouses, 46 multi-family dwelling units, 112
apartments for the elderly, and 1,000 feet of commercial
space.

Action must be taken on or before 3/13/20.

STAFF RECOMMENDATION:
•    CSP-19003 - @
•    TCP-@ - @
(BURKE)

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

4-18031 ACCOKEEK PROPERTY
(TCP) (VARIATION)
Council District: 09  Municipality: None
Located adjacent to Indian Head Highway, approximately
0.25 mile from the intersection of Livingston Road and
Indian Head Highway. (PA 84)
R-R Zone  (9.18 acres) (1/8/2020)
ANFG Accokeek, LLC, Applicant
Request: 11 Lots & 2 Parcels for the development of 11
single-family detached dwellings.

Action must be taken on or before 3/18/20.

STAFF RECOMMENDATION:
•    4-18031 - @
•    TCP-@ - @
•    VARIATION - @
(DIAZ-CAMPBELL)
NOTE: THIS CASE IS COMPANION WITH ITEM @ (DSDS-704).

DSP-19043 ROYAL FARMS #356
(TCP?)
Council District: 05 Municipality: None
Located in the southwest quadrant of the intersection of Ardwick Ardmore Road and Pennsy Drive. (PA 72)
(3.00 acre) (1/9/2020)
I-1 Zone
Two Farms Inc., D/B/A/ Royal Farms, Applicant
Request: Construction of a food and beverage store in combination with a station.

Action must be taken on or before 3/19/20.

STAFF RECOMMENDATION:
- DSP-19043 - @
- TCP-@ - @
(BUSH)

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

NOTE: THIS CASE IS COMPANION WITH ITEM @ (DSP-19043).

DSDS-704 ROYAL FARMS #356
Council District: 05 Municipality: None
Located in the southwest quadrant of the intersection of Ardwick Ardmore Road and Pennsy Drive. (PA 72)
(3.00 acre) (1/9/2020)
I-1 Zone
Two Farms Inc., D/B/A/ Royal Farms, Applicant
Request: Departure from Sign Design Standards to increase the maximum height of the freestanding sign to 27 feet.

STAFF RECOMMENDATION: @
(BUSH)