# LONG RANGE AGENDA
March 5, 2020 – March 26, 2020

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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)

DRAFT RESOLUTIONS – CASES WILL BE HEARD
ON FEBRUARY 27, 2020.

PGCPB NO. @ - DSP-19044 – PARK PLACE
PGCPB NO. @ - DDS-665 – PARK PLACE

STAFF RECOMMENDATION: @
(BUSH)
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, at its intersection with Youderian Drive. (PA 74A)
   (2.29 acres) (12/16/2019)
   R-E Zone
   Collingbrook Development, LLC, Applicant
   **Request:** Departure of 7 square feet from the required 12-square-foot sign letter area maximum.

   STAFF RECOMMENDATION: APPROVAL with conditions
   (SIEVERS)
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-1202-07 – APPROVAL with conditions  
   • TCP II-002-02-04 – APPROVAL with conditions  
   (BURKE)  

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 – APPROVAL with conditions  
   • TCP II-013-2019 – APPROVAL with conditions  
   (BISHOP)
PROCESSING DEADLINES FOR MARCH 12, 2020

New Information Cut-Off

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

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

STAFF RECOMMENDATION: BRIEFING (DODGSHON/STACHURA)
5. **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 – APPROVAL with conditions  
   • TCP-@ - APPROVAL  
   • VARIATION - DISAPPROVAL  
   (DIAZ-CAMPBELL)  

6. **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 119**  
   townhouses, 46 multi-family dwelling units, 112  
   apartments for the elderly, and 2,500 square feet of  
   commercial space.  
   Action must be taken on or before 3/13/2020.  
   STAFF RECOMMENDATION:  
   • CSP-19003 - @  
   • TCP-001-2020 - @  
   (BURKE)
7. **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)  
   Werrein 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 3/13/2020.  
   
   **STAFF RECOMMENDATION:** @  
   (SIEVERS)

8. **NOTE: THIS CASE WAS CONTINUED FROM**  
   **THE PLANNING BOARD MEETING OF**  
   **FEBRUARY 13, 2020.**

4-19005 THE FAIRWAYS AT GLENN DALE  
ESTATES  
(TCP) (VARIANCE)  
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 2/18/2020.  

**STAFF RECOMMENDATION:**  
• 4-19005 – APPROVAL with conditions  
• TCP1-016-2019 – APPROVAL with conditions  
• VARIANCE – APPROVAL  
(CONNER)
PROCESSING DEADLINES FOR
MARCH 19, 2020

New Information Cut-Off 2/13/20

Sign Posting 2/18/20

NOTE: MEETING MAY START IN THE AFTERNOON.
5. **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)

6. **DSP-19024 SOUTH LAKE (ARCHITECTURE UMBRELLA)**
   Council District: 04 Municipality: None
   Located at the southwest quadrant of the intersection of
   MD 214 (Central Avenue) and US 301 (Robert S. Crain
   Highway). (PA 74A)
   E-I-A Zone (282.97 acres) (1/15/2020)
   South Lake Partners LLC, Applicant
   **Request:** Architecture umbrella DSP for 28 single-family
   detached models, 2 single-family attached models, 2 two-
   over-two models by NVR and Ryan Homes and 3 single-
   family attached models by the Mid Atlantic Builders.

   Action must be taken on or before 3/25/2020.

   **STAFF RECOMMENDATION:** APPROVAL with
   conditions
   (ZHANG)
7. **DSP-19023 SOUTH LAKE**  
(TCP) (CSP)  
Council District: 04  Municipality: Bowie  
Located at the southwest quadrant of the intersection of MD 214 (Central Avenue) and US 301 (Robert S. Crain Highway). (PA 74A)  
E-I-A Zone (282.97 acres) (1/15/2020)  
South Lake Partners LLC, Applicant  
Request: Development of 1,035 dwelling units as part of a mixed-use planned community, and revision to Conceptual Site Plan.

Action must be taken on or before 3/25/20.

**STAFF RECOMMENDATION:**  
- DSP-19023 – APPROVAL with conditions  
- TCP2-26-05-03 - @  
- CSP-02004 - @  
(BOSSE/ZHANG)

8. **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)

9. **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)**

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

10. **JANUARY 2020 CYCLE OF AMENDMENTS, 2018 WATER AND SEWER SERVICE AREA CHANGES**

**STAFF RECOMMENDATION: APPROVAL of staff comments for transmittal to the County Council. (THOMPSON)**
PROCESSING DEADLINES FOR MARCH 26, 2020

New Information Cut-Off 2/20/20

Sign Posting 2/25/20
TENTATIVE PGCPB AGENDA
3/26/2020

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-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 units.

Action must be taken on or before 4/2/20.

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

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

NOTE: THIS CASE IS COMPANION WITH ITEM @ (DSP-19053).

NOTE: THIS CASE MUST BE HEARD BEFORE ITEM @ (DSP-19053).

CSP-19009 5600 AGER ROAD
(TCP – EXEMPT)
Council District: 02  Municipality: Hyattsville
Located in the northwest quadrant of the intersection of Ager Road and Jamestown Road. (PA 68)
M-X-T/T-D-O Zones (0.32 acre) (1/17/2020)
Hyattsville West One, LLC, Applicant

Request: Revision to allowed uses for this property.

Action must be taken on or before 3/27/20.

STAFF RECOMMENDATION:  @
(BOSSI)
NOTE: THIS CASE IS COMPANION WITH ITEM @ (CSP-19009).

NOTE: THIS CASE MUST BE HEARD AFTER ITEM @ (CSP-19009).

DSP-19053 5600 AGER ROAD (PROPERTY)
(TCP – EXEMPT)
Council District: 02  Municipality: Hyattsville
Located in the northwest quadrant of the intersection of Ager Road and Jamestown Road. (PA 68)
M-X-T/T-D-O Zones (0.32 acre) (1/17/2020)
Mariachiara “Meri” Baroni, Applicant
Request: Revision to allowed uses for this property.
Action must be taken on or before 3/27/20.

STAFF RECOMMENDATION: @
(BOSSI)
NOTE: THIS CASE IS COMPANION WITH ITEM @ (DPLS-465).

DSP-04013-01 EZ STORAGE (CAPITOL HEIGHTS)
(TCP)
Council District: 06  Municipality: None
Located on the east side of Ritchie Road, 700 feet south of Edgeworth Drive. (PA 75A)
I-1 Zone (3.94 acres) (1/17/2020)
Capitol Heights Land, LLLL, Applicant
Request: 50,000 square foot addition to the existing consolidated storage facility.
Action must be taken on or before 3/27/20.

STAFF RECOMMENDATION:
• DSP-04013-01 - @
• TCP2-087-04-01 - @
(BURKE)
DEPARTURE FROM PARKING AND LOADING SPACES
(Inquiries call 301-952-3530)

NOTE: THIS CASE IS COMPANION WITH ITEM @
(DSP-04013-01).

DPLS-465 EZ STORAGE (CAPITOL HEIGHTS)
Council District: 06  Municipality: None
Located on the east side of Ritchie Road, approximately
700 feet south of the Edgeworth Drive. (PA 75A)
I-1 Zone (3.94 acre) (1/17/2020)
Capitol Heights Land, LLLP, Applicant
Request: Departure from the numbers of parking and
loading spaces.

STAFF RECOMMENDATION: @
(BURKE)

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

DSP-04067-09 WOODMORE COMMONS
(TCP)
Council District: 05  Municipality: None
Located in the northeast quadrant of the intersection of MD
202 (Landover Road) an St. Joseph’s Drive. (PA 73)
M-X-T Zone (9.34 acres) (1/22/2020)
Balk Hill Ventures, LLC, Applicant
Request: 284 dwelling units in seven multifamily
buildings, 4,000 square foot clubhouse, and surface
parking.

Action must be taken on or before 4/1/2020.

STAFF RECOMMENDATION:
• DSP-04067-09 - @
• TCP2-082-051-05 - @
(BISHOP)
DETAILED SITE PLAN (Inquiries call 301-952-3530)

DSP-19009 WESTPHALIA EAST
(TCP)
Council District: 06  Municipality: None
Located on the west side of Melwood Road, approximately 1,388 feet north of route 4 (Pennsylvania Avenue). (PA 78) M-I-O/M-X-T Zones (58.03 acres) (1/22/2020)
Westphalia Development MD, LLC, Applicant
Request: Construction of 76 single-family detached homes, 416 townhouses, and 165 (two-over-two) two family attached dwellings.

Action must be taken on or before 4/1/2020.

STAFF RECOMMENDATION:
• DSP-19009 - @
• TCP2-029-10 - @
(HURLBUTT)

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

4-19017 BRANDYWINE COMMERCIAL CENTER
(TCP?)
Council District: 09  Municipality: None
Located on the east, northbound side of US 301 south of the intersection of US 301 and MD 5 (Branch Avenue). (PA 85A) I-1 Zone (9.80 acres) (1/22/2020)
Generation Properties, LLC, Applicant
Request: 4 Lots for 150,150 square feet of industrial development.

Action must be taken on or before 3/31/2020.

STAFF RECOMMENDATION:
• 4-19017 - @
• TCP-@ - @
(SIEVERS)
PROCESSING DEADLINES FOR APRIL 2, 2020

New Information Cut-Off 2/27/20

Sign Posting 3/3/20

NOTE: PLANNING BOARD MEETING WILL START AT 1:30 P.M.
NOTE: THIS CASE IS COMPANION WITH ITEM @ (DDS-660).

DSP-19050 DEWEY PROPERTY
(TCP?)
Council District: 02 Municipality: Hyattsville
Located on the north side of Toledo Road, approximately 241 feet west of Adelphi Road. (PA 68)
M-U-I/T-D-O Zones (21.16 acres) (1/23/2020)
BSLD Eagle Partners, Applicant
Request: Mixed-use building consist of 321 multifamily dwelling units and 1,258 square feet of retail.

Action must be taken on or before 4/2/2020.

STAFF RECOMMENDATION:
• DSP-19050 - @
• TCP-@ - @
(HURLBUTT)

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

NOTE: THIS CASE IS COMPANION WITH ITEM @ (DSP-19050).

DDS-660 DEWEY PROPERTY
Council District: 02 Municipality: Hyattsville
Located on the north side of Toledo Road, approximately 240 feet west of Adelphi Road. (PA 68)
M-U-I/T-D-O Zones (21.16 acres) (1/23/2020)
Bald Eagles Partners, Applicant
Request: Departure from Design Standards for the size of the parking spaces 9 feet by 18 feet.

STAFF RECOMMENDATION: APPROVAL (HURLBUTT)
DEPARTURE FROM DESIGN STANDARDS (Inquiries call 301-952-3530)

**DDS-661 CHICK-FIL-A BRANDYWINE**
Council District: 09    Municipality: None
Located on the west side of US 301 (Crain Highway) at its intersection with Albert Road. (PA 85A)
C-S-C Zone (1.04 acres) (1/28/2020)
Chick-Fil-A, Applicant
Request: Departure from Section 4.2 of the Landscape Manual to permit a landscape strip less than 5 feet in width.

STAFF RECOMMENDATION: @ (SIEVERS)

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

**4-19031 EAST PINES**
(TCP – EXEMPT) (VARIATION)
Council District: 03    Municipality: None
Located on south side of Riverdale Road, at the intersection of 67th Place and Riverdale Road. (PA 69)
R-18/R-55 Zones (3.24 acres) (1/31/2020)
DGV Apartments LLC, Applicant
Request: 1 Parcel for 250 multifamily dwelling units and 25,000 square feet of commercial development.

Action must be taken on or before 4/10/2020.

STAFF RECOMMENDATION:
- 4-19031 - @
- TCP-@ - @
- VARIATION - @
(DIAZ-CAMPBELL)
ZONING CASE TO BE HEARD (Inquiries call 301-952-3530)

**CNU-51768-2019 CRESCENT SQUARE APARTMENTS**
Council District: 04 Municipality: Greenbelt
Located on the south side of Parkway Road, west of its intersection with Crescent Road. (PA 67)
(.63 acre) (1/16/2020)
R-18/R-P-C Zones
Crescent Square Apartments, Applicant
Request: Certification of Non-Conforming multifamily use.

STAFF RECOMMENDATION: @
(DIAZ-CAMPBELL)

**CNU- 53400-2019 CRESCENT SQUARE APARTMENTS**
Council District: 04 Municipality: Greenbelt
Located on the south side of Crescent Road and west of its intersection with Garden Way Court. (PA 67)
(1.17 acres) (1/16/2020)
R-18/R-P-C/R-T Zones
Crescent Square Apartments, Applicant
Request: Certification of a Non-Conforming multifamily use.

STAFF RECOMMENDATION: @
(DIAZ-CAMPBELL)