LONG RANGE AGENDA
March 12, 2020 – April 2, 2020

4-18001 MAGRUDER POINTE
4-18031 ACCOKEEK PROPERTY
4-19005 THE FAIRWAYS AT GLENN DALE ESTATES
4-19017 BRANDYWINE COMMERCIAL CENTER
4-19031 EAST PINES
BUSINESS IMPROVEMENT DISTRICT (BID) TOOLKIT
CNU- 53400-2019 CRESCENT SQUARE APARTMENTS
CNU-51768-2019 CRESCENT SQUARE APARTMENTS
COMMUNITY PLANNING, NEIGHBORHOOD REVITALIZATION AND PLACEMAKING
SECTION PROJECT UPDATES
CSP-19008 WOODYARD STATION
CSP-19009 5600 AGER ROAD
DDS-660 DEWEY PROPERTY
DDS-661 CHICK-FIL-A BRANDYWINE
DPLS-465 EZ STORAGE (CAPITOL HEIGHTS)
DPLS-468 CLINTON VETERINARY HOSPITAL
DSP-04013-01 EZ STORAGE (CAPITOL HEIGHTS)
DSP-04067-09 WOODMORE COMMONS
DSP-16004 OAKLAWN
DSP-18037 CLINTON VETERINARY HOSPITAL
DSP-19009 WESTPHALIA EAST
DSP-19023 SOUTH LAKE
DSP-19024 SOUTH LAKE (ARCHITECTURE UMBRELLA)
DSP-19043 ROYAL FARMS #356
DSP-19050 DEWEY PROPERTY
DSP-19053 5600 AGER ROAD (PROPERTY)
JANUARY 2020 CYCLE OF AMENDMENTS, 2018 WATER AND SEWER SERVICE AREA
CHANGES
PROCESSING DEADLINES FOR MARCH 12, 2020

New Information Cut-Off 2/6/20

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

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

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

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

STAFF RECOMMENDATION: BRIEFING (DODGSHON/STACHURA)
COMMUNITY PLANNING DIVISION (Inquiries call 301-952-3972)

3D. **BUSINESS IMPROVEMENT DISTRICT (BID) TOOLKIT**
   Council Districts: Countywide
   Request: Brief Planning Board on project at March 12, 2020 meeting

**STAFF RECOMMENDATION: BRIEFING ON THE PROJECT**
(AKINS/HRA ADVISORS)

The Prince George’s County Planning Department awarded a consultant contract to HR&A an economic development, real estate, and public policy consulting firm to assist us in the development of a Business Improvement District Toolkit. The purpose of the Business Improvement District (BID) Toolkit is to provide municipalities, transit districts, community development corporations or other entities a road map and step by step guide that could be used to organize, implement and finance a BID that promotes targeted commercial improvements and investment as well as neighborhood/commercial corridor vitality. The toolkit/guidebook will provide opportunities for the end user to implement a mechanism to assist in promoting economic development in and around our transit district and business/commercial corridors.
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)

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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 - @
   • TCP1-001-2020 - @
   (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)
   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 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 4/28/2020.

   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 37 single-family detached models, 6 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 – APPROVAL with conditions  
   • CSP-02004 – APPROVAL with conditions  
   (BOSSI/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 4/19/2020.  
   
   **STAFF RECOMMENDATION:**  
   • DSP-18037 – APPROVAL with conditions  
   • AC-20002 Section 4.6 – DISAPPROVAL  
   • AC-20002 Section 4.7 – APPROVAL  
   (BURKE)
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: APPROVAL
(BURKE)
PROCESSING DEADLINES FOR
MARCH 26, 2020

New Information Cut-Off 2/20/20

Sign Posting 2/25/20
5. **NOTE: THIS CASE IS COMPANION WITH ITEM 6 (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, LLLP, 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)

6. **NOTE: THIS CASE IS COMPANION WITH ITEM 5 (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)
7. **NOTE: THIS CASE IS COMPANION WITH ITEM 8 (DSP-19053).**

**NOTE: THIS CASE MUST BE HEARD BEFORE ITEM 8 (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)

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8. **NOTE: THIS CASE IS COMPANION WITH ITEM 7 (CSP-19009).**

**NOTE: THIS CASE MUST BE HEARD AFTER ITEM 7 (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)
TENTATIVE PGCPB AGENDA
3/26/2020

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

BOARD ACTION AND VOTE

DETAILS 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)

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.
TENTATIVE PGCPB AGENDA
4/2/2020

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

BOARD ACTION AND VOTE

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

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)
BALD 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 - @
• TCP2-042-2019-01 - @
(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 Eagle Partners, Applicant
Request: Departure from Design Standards for the size of the parking spaces 9 feet by 18 feet.

STAFF RECOMMENDATION: APPROVAL
(HURLBUTT)
TENTATIVE PGCPB AGENDA
4/2/2020

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

BOARD ACTION AND VOTE

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)

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)
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)
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 5/16/2020.

STAFF RECOMMENDATION:
• DSP-04067-09 - @
• TCP2-082-051-05 - @
(BISHOP)

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 5/13/2020.

STAFF RECOMMENDATION:
• DSP-19009 – APPROVAL with conditions
• TCP2-029-12-10 - @
(HURLBUTT)