

LONG RANGE AGENDA
April 1, 2021 – April 22, 2021

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PGCPB AGENDA

4/1/2021

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)

5. **DDS-674 WELLSRING MANOR & SPA**
Council District: 06 Municipality: None
Location: On the east side of Drumsheugh Lane and about 400 feet north of the intersection of Largo Road (MD 202) and Mount Lubentia Way.

Planning Area: 73 Zone: R-R
Gross Acreage: 7.35 Date Accepted: 1/26/2021
Applicant: Wellspring Manor & Spa
Request: Departure from design standards to allow an 8-foot reduction in driveway width for a bed and breakfast.

STAFF RECOMMENDATION: APPROVAL with conditions (BRADEN IV)

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

6. **NOTE: THIS ITEM WILL BE HEARD AT 10:00 A.M.**

CDP-0302-H1 BALMORAL, LOT 24 BLOCK C - VALA DECK
(TCP)
Council District: 06 Municipality: None
Location: On the south side of Governors Park, approximately 2,160 feet west of its intersection with US 301 (Robert S Crain Highway).
Planning Area: 79 Zone: R-S
Gross Acreage: 0.22 Date Accepted: 2/11/2021
Applicant: Carine Vala
Request: An addition of a deck to an existing single-family home.

Planning Board Action Limit: 4/22/2021

STAFF RECOMMENDATION: APPROVAL of Request for Continuance to April 22, 2021 (BUTLER)

PGCPB AGENDA

4/1/2021

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-07001-03 WESTPHALIA ROW**
Council District: 06 Municipality: None
Location: On the southwest corner of the intersection of
Ritchie Marlboro Road and Sansbury Road.
Planning Area: 78 Zone: M-X-T
Gross Acreage: 20.67 Date Accepted: 2/5/2021
Applicant: Westphalia Row Partners, LLC
**Request: Remove 10,000 square feet of retail/office use in
Phase III and replace it with 19 townhouses.**

Planning Board Action Limit: 4/16/2021.

STAFF RECOMMENDATION: APPROVAL with
conditions
(ZHANG)

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

8. **Proposed Designation of two Prince George's County
Historic Sites: Jones-Sheridan House (Documented
Property 68-010-79), 5103 42nd Avenue, Hyattsville, and
Hierling House (Documented Property 68-010-93), 4230
Oglethorpe Street, Hyattsville, based on Historic Preservation
Commission recommendations (December 15, 2020) and joint
public hearing with County Council (February 23, 2021) and
pursuant to Subtitle 29-120.01.**

STAFF RECOMMENDATION: Recommendation of
APPROVAL to County Council of two proposed historic site
designations and of proposed letter transmitting Planning
Board action
(BERGER/GROSS)

PGCPB AGENDA

4/1/2021

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. **NOTE: THIS CASE WAS CONTINUED FROM THE
PLANNING BOARD MEETING OF MARCH 18, 2021.**

4-19014 COLLINGTON NASA-FCU

(TCP)

Council District: 04 Municipality: None

Location: East side of Prince George's Boulevard,
approximately 370 feet north of Trade Zone Avenue.

Planning Area: 74A Zone: E-I-A

Gross Acreage: 11.00 Date Accepted: 12/29/2020

Applicant: NASA Federal Credit Union

**Request: Two lots for 133,176 square feet of commercial
development.**

Planning Board Action Limit: 5/24/2021

STAFF RECOMMENDATION:

- 4-19014 – @
- TCP1-024-2020 – @

(GUPTA)

PGCPB AGENDA

4/8/2021

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-20031 ASPEN - MARYLAND**
(TCP – EXEMPT)
Council District: 03 Municipality: College Park
Location: On the north and south sides of the intersection of
Knox Road and Guilford Road.
Planning Area: 66 Zone: M-U-I/D-D-O
Gross Acreage: 0.85 Date Accepted: 2/2/2021
Applicant: York Acquisitions, Inc.
**Request: Construction of 129 multifamily dwelling units and
2,080 square foot of commercial/retail space in two buildings.**
- Planning Board Action Limit: 4/13/2021
- STAFF RECOMMENDATION: APPROVAL with conditions
(BISHOP)

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

6. **4-19044 METRO CITY**
(TCP)(VARIATION)
Council District: 07 Municipality: N/A
Location: 4,000 feet southwest from the intersection of MD 214
(Old Central Avenue) and Addison Road.
Planning Area: 75A Zone: M-X-T
Gross Acreage: 39.68 Date Accepted: 1/26/2021
Applicant: Metro City, LLC (Kushner Investment)
**Request: 72 lots and 11 parcels for single-family attached
development, 1,221 multi-family units and 147,400 square
foot of retail.**
- Planning Board Action Limit: 6/15/2021
- STAFF RECOMMENDATION:
- 4-19044 – APPROVAL with conditions
 - TCP-004-2017 – APPROVAL with conditions
 - VARIATION- 24-121(a)(3) – APPROVAL
- (HEATH)

TENTATIVE PGCPB AGENDA

4/8/2021

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

BOARD ACTION AND VOTE

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

**BOWIE-MITCHELLVILLE AND VICINITY
MASTER PLAN**

Councilmanic District: 04, 06, 09

**Request: Extension of the timeframe to prepare the
Bowie-Mitchellville and Vicinity Master Plan**

STAFF RECOMMENDATION: APPROVAL to request
from the District Council a six-week extension of the
timeframe to prepare the Bowie-Mitchellville and
Vicinity Master Plan pursuant to Section 27-213.02(e)
(LESTER/ROWE)

PGCPB AGENDA

4/15/2021

Prince George's County Planning Department
Andree Checkley, County Planning Director

BOARD ACTION AND VOTE

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

5. **BALTIMORE-WASHINGTON SUPERCONDUCTING
MAGLEV DRAFT ENVIRONMENTAL IMPACT
STATEMENT**

Council Districts: All

Request: Transmit comments to the Federal Railroad Administration (FRA) and the Maryland Department of Transportation (MDOT) on the Baltimore-Washington Superconducting MagLev (SCMAGLEV) Project Draft Environmental Impact Statement (DEIS). These comments were developed in conjunction with the Department of Parks and Recreation.

STAFF RECOMMENDATION: TRANSMIT COMMENTS
(BORDEN/HANCOCK/MARTIN/CONNELLY)

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

6. **4-20022 VISTA GARDENS WEST**
(TCP)

Council District: 05 Municipality: None

Location: Northeast corner of the intersection of MD 704
(Martin Luther King Jr. Highway) and Business Parkway.

Planning Area: 70 Zone: M-X-T

Gross Acreage: 6.80 Date Accepted: 2/12/2021

Applicant: Lanham Development Group, LLC

**Request: 13 parcels for 51 single-family attached dwellings
and 14,881 square feet of commercial development.**

Planning Board Action Limit: 4/23/2021

STAFF RECOMMENDATION:

- 4-20022 - @
- TCP1-048-96-03 - @

(HEATH)

PGCPB AGENDA

4/15/2021

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)

7. **4-20024 WESTPHALIA ROW**

(TCP)

Council District: 06 Municipality: None

Location: Southwest corner of the intersection of Ritchie Marlboro Road and Sansbury Road.

Planning Area: 78 Zone: M-X-T

Gross Acreage: 1.23 Date Accepted: 1/29/2021

Applicant: Westphalia Row Partners, LLC

Request: Subdivide Parcel Q into 19 townhouse lots and 4 HOA parcels.

Planning Board Action Limit: 6/18/2021

STAFF RECOMMENDATION:

- 4-20024 – APPROVAL with conditions
- TCP1-33-07-05 - APPROVAL with conditions
- VARIATION – 24-121(a)(4) - APPROVAL

- VARIATION – 24-122(a) - APPROVAL
- VARIATION – 24-128(b)(7)(A) - APPROVAL (GUPTA)

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

8. **NOTE: THIS ITEM WILL BE HEARD AT 10:00 A.M.**

CDP-0505-01 NATIONAL CAPITAL BUSINESS PARK

(TCP?)

Council District: 04 Municipality: None

Location: On the north side of Leeland Road, approximately 3,178 feet west of US 301 (Robert S. Crain Highway).

Planning Area: 74A Zone: R-S

Gross Acreage: 427.00 Date Accepted: 1/5/2021

Applicant: Manekin

Request: Approximately 3.5 million square feet of employment and institutional uses

Planning Board Action Limit: 04/15/2021

STAFF RECOMMENDATION: Approval with conditions (ZHANG)

PGCPB AGENDA

4/15/2021

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. **4-20021 BRANDYWINE WOODS**
(TCP) (VARIANCE) (VARIATION)
Council District: 09 Municipality: None
Location: On west side Tower Road, approximately 400 feet
from its intersection with MD 381 (Brandywine Road).
Planning Area: 85B Zone: R-R
Gross Acreage: 106.62 Date Accepted: 12/8/2020
Applicant: Tower Terra, LLC.
**Request: 165 lots and 17 parcels for the development of
165 single-family detached dwellings in an
environmental conservation subdivision.**

Planning Board Action Limit: 5/17/2021

STAFF RECOMMENDATION:

- 4-20021 – APPROVAL w/conditions
- TCP1-022-2020 - @
- VARIANCE - @
- VARIATION - @

(DIAZ-CAMPBELL)

TENTATIVE PGCPB AGENDA

4/22/2021

Prince George's County Planning Department
Andree Checkley, County Planning Director

BOARD ACTION AND VOTE

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

3@. **VISION ZERO PRINCE GEORGE'S**

Council Districts: All

**Request: Briefing on the Vision Zero Prince George's
program by the Department of Public Work &
Transportation (DPW&T)**

STAFF RECOMMENDATION: DISCUSSION
(BARNETT-WOODS & DPW&T)

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TENTATIVE PGCPB AGENDA

4/22/2021

Prince George's County Planning Department

VOTE

Andree Green Checkley, Esq., Planning Director

BOARD ACTION AND

ZONING SECTION ITEM (Inquiries call 301-952-3530)

4D. **NOTE: TRANSMIT STAFF REPORT TO ZONING HEARING EXAMINER**

SE-4838 GROVE AT GLENARDEN SENIOR LIVING

Council District: 08 Municipality: None

Location: 700 Watkins Park Drive Upper Marlboro

Planning Area: 76A Zone: R-E

Gross Acreage: 9.05 Date Accepted: 1/21/2021

Applicant: First Baptist Church of Glenarden

Request: Special Exception to permit a 4-story, 164-unit apartment housing for the elderly.

STAFF RECOMMENDATION: @
(SIEVERS)

4E. **NOTE: TRANSMIT STAFF REPORT TO ZONING HEARING EXAMINER**

ROSP-4196-01 MCDONALDS FOREST HEIGHTS

(AC)

Council District: 08 Municipality: Forest Heights

Located at the southwest intersection of Arapahoe Drive and Livingston Road. (PA 76A)

(.077 acre) (10/30/2020)

C-M Zone

McDonald's USA, LLC., Applicant

Request: Revision of a site plan to reconstruct an eating or drinking establishment with drive-through services.

STAFF RECOMMENDATION:

- ROSP-4196 – DISAPPROVAL
- DDS - @
- AC-20004 – APPROVAL of Section 4.6
- AC-20004 – DISAPPROVAL of Section 4.7

(SPRADLEY)

TENTATIVE PGCPB AGENDA

4/22/2021

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

BOARD ACTION AND VOTE

ZONING MAP AMENDMENT (Inquiries call 301-952-3530)

A-10059 DOBSON FARMS

Council District: 09 Municipality: None
Location: South side of McKendree Road and the west side of MD 301 (Crain Highway).
Planning Area: 85A Zone: R-A/R-E/R-R/to R-S
Gross Acreage: 731.70 Date Accepted: 2/17/2021
Applicant: D.R. Horton

Request: Change current zone from R-A, R-E, AND R-R to R-S zone.

STAFF RECOMMENDATION: @
(SPRADLEY)

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

DSP-08039-10 WESTPHALIA ROW

(TCP?)
Council District: 06 Municipality: None
Location: On the southwest corner of the intersection of Ritchie Marlboro Road and Sansbury Road.
Planning Area: 78 Zone: M-X-T
Gross Acreage: 20.67 Date Accepted: 2/5/2021
Applicant: Westphalia Row Partners, LLC

Request: Development of additional 19 townhouses in Phase III of Westphalia Row.

Planning Board Action Limit: 4/22/2021

STAFF RECOMMENDATION:

- DSP-08039-10 - @
- TCP-@ - @

(ZHANG)