

**LONG RANGE AGENDA**  
**April 22, 2021 – May 13, 2021**

**4-19006 CLINTON MARKET PLACE NORTH..... 13**

**4-20007 SCHULTZ ROAD SENIOR HOUSING..... 7**

**4-20008 HEPPE PROPERTY..... 14**

**4-20013 KATHMANDU VILLAGE..... 10**

**4-20023 ADDITION TO DEER PARK HEIGHTS..... 10**

**4-20024 WESTPHALIA ROW..... 4**

**BALTIMORE-WASHINGTON SUPERCONDUCTING MAGLEV DRAFT ENVIRONMENTAL  
IMPACT STATEMENT..... 12**

**CDP-0302-H1 BALMORAL, LOT 24 BLOCK C - VALA DECK..... 3**

**CSP-07001-03 WESTPHALIA ROW..... 4**

**DPLS-488 EAST PINES..... 9**

**DSP-08039-10 WESTPHALIA ROW..... 4**

**DSP-19041 EAST PINES..... 9**

**DSP-20015 FREEWAY AIRPORT..... 11**

**DSP-20041 SUTTLAND CARWASH..... 13**

**MR-1945F HALL PROPERTY SOLAR ARRAY..... 8**

**MR-2024F CHEMISTRY BUILDING WING 1 REPLACEMENT..... 8**

**MR-2105F GODDARD SPACE FLIGHT CENTER (NASA) MASTER PLAN..... 12**

**PLANNING ASSISTANCE TO MUNICIPALITIES AND COMMUNITIES (PAMC)..... 14**

**SDP-1701-05 TIMOTHY BRANCH..... 11**

**SDP-2001 801 PRINCE GEORGES BOULEVARD PROPERTY – OFFICE WAREHOUSE..... 7**

**SE-4838 GROVE AT GLENARDEN SENIOR LIVING..... 6**

**TAKOMA LANGLEY IMPLEMENTATION STUDY UPDATE WITH AN OVERVIEW OF 3D  
MODELING..... 5**

**VISION ZERO PRINCE GEORGE’S..... 2**

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)

3C. **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)

|

PGCPB AGENDA

4/22/2021

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 CASE WAS CONTINUED FROM THE PLANNING BOARD MEETING OF APRIL 1, 2021.**

**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 Governor's Park Lane,  
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: Proposed elevated deck at the rear of an  
existing single-family detached dwelling.**

Planning Board Action Limit: 4/22/2021

STAFF RECOMMENDATION: @  
(BUTLER)

PGCPB AGENDA

4/22/2021

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

BOARD ACTION AND VOTE

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

6. **NOTE: THIS CASE WAS CONTINUED FROM THE PLANNING BOARD MEETING OF APRIL 1, 2021.**

**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: 01/28/2021

Applicant: Westphalia Row Partners, LLC

**Request: Removal of 10,000 square feet of commercial/retail uses in Phase III and replace it with 19 single-family attached dwelling units.**

Planning Board Action Limit: 4/08/2021.

STAFF RECOMMENDATION: APPROVAL with conditions  
(ZHANG)

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

7. **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 - APPROVAL with conditions
- TCP2-055 - 08-05 - APPROVAL with conditions

(ZHANG)

**TENTATIVE PGCPB AGENDA**

4/29/2021

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

**BOARD ACTION AND VOTE**

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

3C. **TAKOMA LANGLEY IMPLEMENTATION STUDY  
UPDATE WITH AN OVERVIEW OF 3D MODELING**

Councilmanic Districts: 02

**Request: Briefing**

STAFF RECOMMENDATION: INFORMATION  
(DODGSHON/HARTSFIELD/ROTONDO)

**TENTATIVE PGCPB AGENDA**

4/29/2021

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

BOARD ACTION AND VOTE

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: APPROVAL to Transmit Technical Staff Report to the ZHE with conditions (SIEVERS)

**TENTATIVE PGCPB AGENDA**

4/29/2021

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

BOARD ACTION AND VOTE

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

5. **SDP-2001 801 PRINCE GEORGES BOULEVARD  
PROPERTY – OFFICE WAREHOUSE**

(TCP)

Council District: 04 Municipality: Upper Marlboro

Location: Northwest corner of the intersection of Prince Georges  
Boulevard and Branch Court.

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

Gross Acreage: 7.44 Date Accepted: 2/16/2021

Applicant: Collington Center, LLC

**Request: Construction of 120,455 square-foot  
office/warehouse.**

Action must be taken on or before 4/29/2021.

STAFF RECOMMENDATION:

- SDP-2001- APPROVAL with conditions
- TCP2-067-96-08 - APPROVAL with conditions  
(BOSSI)

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

6. **4-20007; 8230 SCHULTZ ROAD SENIOR HOUSING**  
(TCP)

Council District: 09 Municipality: None

Location: Southwest quadrant of the intersection of  
Springbrook Lane and Schultz Road.

Planning Area: 81A Zone: R-80

Gross Acreage: 3.53 Date Accepted: 2/24/2021

Applicant: 8230 Schultz Road, LLC

**Request: 1 parcel for the development of 90 apartment  
dwellings for elderly or handicapped families.**

Planning Board Action Limit: 5/5/2021

STAFF RECOMMENDATION:

- 4-20007 APPROVAL with conditions
- TCP-002-2021 - APPROVAL with conditions  
(GUPTA)

TENTATIVE PGCPB AGENDA

4/29/2021

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

BOARD ACTION AND VOTE

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

7. **MR-1945F HALL PROPERTY SOLAR ARRAY**

Council District: 09 Municipality: None

Location: Croom Road.

Planning Area: 86B Zone: O-S

Gross Acreage: 26.69 Date Accepted: 3/3/2021

Applicant: Standard Solar, Inc.

**Request: Installation of Solar Panel Array on agricultural field.**

Planning Board Action Limit: 5/3/2021

STAFF RECOMMENDATION: Transmit the Recommendation to the Applicant  
(Kowaluk)

8. **MR-2024F CHEMISTRY BUILDING WING 1 REPLACEMENT**

Council District: 03 Municipality: College Park

Location: Chemistry building at University of Maryland.

Planning Area: 66 Zone: R-R

Gross Acreage: 1011.13 Date Accepted: 3/3/2021

Applicant: University of Maryland

**Request: A single permanent structure, 105,00 Gross Square Feet with chemistry research labs, offices, and conferencing space, 4 above-grade floors one occupied sub-basement and mechanical penthouse.**

Planning Board Action Limit: 5/3/2021

STAFF RECOMMENDATION: Transmit the Recommendation to the Applicant  
(KOWALUK)

**TENTATIVE PGCPB AGENDA**

4/29/2021

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

BOARD ACTION AND VOTE

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

9. **NOTE: THIS ITEM IS COMPANION WITH ITEM 10 (DPLS-488).**

**DSP-19041 EAST PINES**

(TCP-EXEMPT) (AC)

Council District: 03 Municipality: None

Location: On the east side of Riverdale Road, approximately 600 feet west of Veterans Parkway.

Planning Area: 69 Zone: R-18

Gross Acreage: 3.24 Date Accepted: 2/22/2021

Applicant: DVG Apartments

**Request: Proposed mixed-use building and attached parking structure to include 224 multifamily dwelling units and 13,960 square feet of ground floor commercial/retail space.**

Planning Board Action Limit: 5/3/2021

STAFF RECOMMENDATION:

- DSP-19041 – APPROVAL with conditions
- AC-21001 – APPROVAL with conditions (BOSSI)

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

10. **NOTE: THIS ITEM IS COMPANION WITH ITEM 9 (DSP-19041).**

**DPLS-488 EAST PINES**

Council District: 03 Municipality: None

Location: On the east side of Riverdale Road, approximately 600 feet west of Veterans Parkway.

Planning Area: 69 Zone: R-18

Gross Acreage: 3.24 Date Accepted: 2/22/2021

Applicant: DVG Apartments

**Request: Departure from parking and loading spaces to reduce the number of required parking spaces from 553 to 303.**

STAFF RECOMMENDATION: APPROVAL  
(BOSSI)

**TENTATIVE PGCPB AGENDA**

5/6/2021

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)

5. **4-20013 KATHMANDU VILLAGE**

(TCP)

Council District: 06 Municipality: None

Location: On the west side of Alberta Drive, approximately 940 feet north of its intersection with Ritchie Road.

Planning Area: 75A Zone: M-I-O/R-80

Gross Acreage: 11.47 Date Accepted: 3/3/2021

Applicant: Kathmandu Village

**Request: 30 lots and 3 parcels for development of 30 single family detached dwelling.**

Planning Board Action Limit: 5/12/2021

STAFF RECOMMENDATION:

- 4-20013 - @
- TCP1-003-2021 - @
- VARIANCE - @

(DIAZ-CAMPBELL)

6. **4-20023 ADDITION TO DEER PARK HEIGHTS**

(TCP – EXEMPT)

Council District: 07 Municipality: None

Location: on the northeast quadrant at the intersection of Deer Park Drive and Akron Street.

Planning Area: 76A Zone: R-35

Gross Acreage: 0.77 Date Accepted: 3/3/2021

Applicant: West Holdings, LLC

**Request: 8 lots for development of 8 one-family semidetached dwellings.**

Planning Board Action Limit: 5/12/2021.

STAFF RECOMMENDATION: @

(HEATH)

**TENTATIVE PGCPB AGENDA**

5/6/2021

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

**BOARD ACTION AND VOTE**

**SPECIFIC DESIGN PLAN (Inquiries call 301-952-3530)**

**7. SDP-1701-05 TIMOTHY BRANCH**

(TCP)

Council District: 09 Municipality: None

Location: south side of MD 381 (Brandywine Road),  
approximately 1,000 feet east of its intersection with Short  
Cut Road.

Planning Area: 85A Zone: R-M

Gross Acreage: 54.24 Date Accepted: 3/2/2021

Applicant: Timothy Branch Inc.

**Request: Development of 253 dwelling units within the  
R-2 and RM-4 areas.**

Action must be taken on or before 5/11/2021.

**STAFF RECOMMENDATION:**

- SDP-1701-05 - APPROVAL with conditions
- TCP2-068-93-07- APPROVAL with conditions  
(BOSSI)

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

**8. DSP-20015 FREEWAY AIRPORT**

(Infrastructure)

(TCP?) (AC-21003)

Council District: 06 Municipality: Bowie

Location: On the southwest quadrant of the intersection of  
US 5 (John Hanson Highway) and Church Road.

Planning Area: 74A Zone: R-A

Gross Acreage: 131.50 Date Accepted: 2/12/2021

Applicant: Freeway Realty, LLC

**Request: Infrastructure DSP for 416 single-family  
attached and 93 single-family detached units for a total of  
509 units.**

Planning Board Action Limit: 5/6/2021

**STAFF RECOMMENDATION:**

- DSP-20015 - APPROVAL with conditions
- TCP-@ - APPROVAL with conditions
- AC - 21003 APPROVAL  
(ZHANG)

TENTATIVE PGCPB AGENDA

5/6/2021

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

BOARD ACTION AND VOTE

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

9. **MR-2105F GODDARD SPACE FLIGHT CENTER  
(NASA) MASTER PLAN**

Council District 4 Municipality: N/A  
General Plan: Established Communities  
Located: PA 67  
Zone: R-O-S  
Date Accepted: 3/10/2021  
Applicant: (NASA) Goddard Space Flight Center at  
Greenbelt

**Request: This is a referral from the National Capital  
Planning Commission (NCPC) to review a draft master  
plan update to the 2003 Master Plan for the Goddard  
Space Flight Center. (NASA)**

Action must be taken on or before 5/6/2021.

STAFF RECOMMENDATION: Transmit staff report to the  
applicant  
(OSEI)

10. **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)

**TENTATIVE PGCPB AGENDA**

5/13/2021

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

BOARD ACTION AND VOTE

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

**DSP-20041 SUTLAND CARWASH**

(TCP?)

Council District: 07 Municipality: Morningside

Location: On the west side of Suitland Road, approximately  
417 feet north of its intersection with Marianne Drive.

Planning Area: 76A Zone: C-M

Gross Acreage: 2.73 Date Accepted: 3/4/2021

Applicant: Andre Reveley

**Request: Proposing the development of a carwash.**

Planning Board Action Limit: 5/13/2021

STAFF RECOMMENDATION:

- DSP-20041 - @
- TCP-@ - @

(BUTLER)

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

**4-19006 CLINTON MARKET PLACE NORTH**

(TCP)

Council District: 09 Municipality: None

Location: Southwest quadrant of the intersection of  
Piscataway Road and Brandywine Road.

Planning Area: 81A Zone: M-X-T

Gross Acreage: 21.27 Date Accepted: 3/9/2021

Applicant: Piscataway Clinton, LLC

**Request: 123 lots and 22 parcels for single-family  
attached development, 108 multi-family units, and 19,178  
square feet of commercial development.**

Planning Board Action Limit: 5/18/2021

STAFF RECOMMENDATION:

- 4-19006 - @
- TCP1-002-2019-01 - @
- VARIATION – 24-128(b)(7) - @
- VARIATION- 24-121(a)(3) - @

(HEATH)

**TENTATIVE PGCPB AGENDA**

5/13/2021

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)

**4-20008 HEPPE PROPERTY**

(TCP?) (VARIANCE)

Council District: 06 Municipality: None

Location: On the south side of Westphalia Road, west of the intersection with Melwood Road.

Planning Area: 78 Zone: R-R/M-I-O

Gross Acreage: 3.82 Date Accepted: 3/8/2021

Applicant: Strittmatter Land, LLC

**Request: 37 lots and 5 parcels for the development of 37 townhouse units.**

Planning Board Action Limit: 5/17/2021

STAFF RECOMMENDATION:

- 4-20008 - @
- TCP1-005-2021 - @
- VARIANCE - @

(DIAZ-CAMPBELL)

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

**PLANNING ASSISTANCE TO MUNICIPALITIES AND COMMUNITIES (PAMC)**

Councilmanic Districts: All

**Request: Approve funding to initiate four (4) new PAMC projects: Town of Edmonston, Institute of Public Health Initiatives, Greater Accokeek Civic Association/Alice Ferguson Foundation/Acchokeek Foundation, and the City of College Park.**

STAFF RECOMMENDATION: APPROVAL  
(IRMINGER/STACHURA)