

LONG RANGE AGENDA
May 27, 2021 – June 17, 2021

4-18011 WILDERCROFT.....	10
4-19051 TIMOTHY BRANCH.....	3
4-20008 HEPPE PROPERTY.....	11
4-20033 SUITLAND SELF STORAGE.....	2
A-10059 DOBSON FARMS.....	4
BRIEFING ON WEST HYATTSVILLE-QUEENS CHAPEL SECTOR PLAN.....	8
CNU-34625-2020 4919 WHEELER ROAD –OXON HILL.....	2
DDS-676 HAMPTON PARK.....	10
DSP-16052-03 HAMPTON PARK.....	9
DSP-19021 SOUTH LAKE COMMERCIAL – PHASE 1.....	11
MR-2032F CAPITOL HEIGHTS SOLAR (ADDISON ROAD).....	9
MR-2036F SOUTHERN K-8.....	5
MR-2039F WALKER MILL MIDDLE SCHOOL.....	5
PLANNING ASSISTANCE TO MUNICIPALITIES AND COMMUNITIES (PAMC).....	6
V-19002 RENARD LAKES (VACATE).....	4

TENTATIVE PGCPB AGENDA

5/27/2021

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

BOARD ACTION AND VOTE

ZONING CASE TO BE HEARD (Inquiries call 301-952-3530)

5. **CNU-34625-2020 4919 WHEELER ROAD –OXON HILL**
Council District: 07 Municipality: None
Location: Located on northeast corner of Wheeler Road and
Branaby Lane
Planning Area: 76A Zone: R-R
Gross Acreage: 21.27 Date Accepted: 3/9/2021
Applicant: Cynthia Bulka
Request: Two existing dwellings on one lot - non-conforming

STAFF RECOMMENDATION: APPROVAL of Request for
Continuance to @.
(BRADEN IV)

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

6. **4-20033 SUTLAND SELF STORAGE**
(TCP) (VARIATION)
Council District: 06 Municipality: None
Location: Southeast from the intersection of Forestville Road and
Federal Campus Drive, and directly adjacent to northwest of
I-95/495.
Planning Area: 76 Zone: I-1
Gross Acreage: 1.99 Date Accepted: 3/25/2021
Applicant: SSZ Suitland Self Storage, LLC
**Request: 1 Parcel for 115,000 square-feet of industrial and
commercial development.**

Planning Board Action Limit: 6/1/2021

STAFF RECOMMENDATION:

- 4-20033 – APPROVAL with conditions
- TCP1-006-2021 – APPROVAL with conditions
- VARIATION – 24-122(a) - APPROVAL

(HEATH)

TENTATIVE PGCPB AGENDA

5/27/2021

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. **4-19051 TIMOTHY BRANCH**
(TCP)
Council District: 09 Municipality: None
Location: On the south side of the intersection of Brandywine Road and Mattawoman Drive.
Planning Area: 85A Zone: L-A-C/M-I-O
Gross Acreage: 72.26 Date Accepted: 3/24/2021
Applicant: Timothy Branch Inc.
Request: 212 lots and 7 parcels for development of one family detached and semi-detached dwellings.

Planning Board Action Limit: 6/2/2021

STAFF RECOMMENDATION:

- 4-19051 - APPROVAL with conditions
- TCP1-151-90-04 - APPROVAL with conditions (DIAZ-CAMPBELL)

PGCPB AGENDA
6/3/2021

Prince George's County Planning Department
VOTE

BOARD ACTION AND

Andree Green Checkley, Esq., Planning Director

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

5. **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: DISAPPROVAL
(SPRADLEY)

VACATION PETITION (Inquiries call 301-952-3530)

6. **V-19002 RENARD LAKES (VACATE)**
**Petition to vacate the entirety of the Renard Lakes
Subdivision**
Council District: 09 Municipality: None
Location: Northwest quadrant of the intersection of US 301
and Dyson Road.
Planning Area: 85A Zone: R-S
Gross Acreage: 34.25 Date Accepted: 4/9/2021
Applicant: Renard Lakes Holdings, LLC

STAFF RECOMMENDATION: @
(DICRISTINA)

PGCPB AGENDA
6/3/2021

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-2039F WALKER MILL MIDDLE SCHOOL**
Council District: 06 Municipality: None
Location: 800 Karen Boulevard.
Planning Area: 75A Zone: R-55
Gross Acreage: 34.83 Date Accepted: 4/6/2021
Applicant: Board of Education
Request: Construction of new, approximately 145,000 square foot, two-story school building, softball field, and refurbished multi-purpose athletic field on a 34.83-acre site
Planning Board Action Limit: 6/3/2021

STAFF RECOMMENDATION: Transmit Recommendation to the Applicant
(THOMPSON)

8. **MR-2036F SOUTHERN K-8**
Council District: 08 Municipality: None
Location: Fort Washington Road at East Swan Creek Road.
Planning Area: 80 Zone: R-O-S
Gross Acreage: 23.52 Date Accepted: 4/6/2021
Applicant: Board of Education
Request: The proposed project consists of new construction of a 4-story, 234,000 square-foot K-8 school.

Planning Board Action Limit: 6/3/2021

STAFF RECOMMENDATION: Transmit recommendation to Applicant
(OSEI)

TENTATIVE PGCPB AGENDA

6/3/2021

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

BOARD ACTION AND VOTE

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

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

Councilmanic Districts: All

**Request: APPROVAL of PAMC project: Cultural
Heritage Tourism Study for Accokeek**

STAFF RECOMMENDATION: APPROVAL
(IRMINGER/STACHURA)

TENTATIVE PGCPB AGENDA

6/10/2021

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

BOARD ACTION AND VOTE

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

4D. DRAFT RESOLUTIONS – CASES HEARD ON
MAY 13, 2021

PGCPB NO. 2021-26 BRANCH AVENUE/SURRATTS
ROAD, PARCEL A SUMMIT CREEK

PGCPB NO. 2021-27 BRANCH AVENUE/SURRATTS
ROAD, PARCEL B, C, E & G, SUMMIT CREEK

PGCPB NO. 2021-28 US 301 UPGRADE, PART of
LOT 4, BOWLING HEIGHTS

PGCPB NO. 2021-29 US 301 UPGRADE, PARCEL A
AND B of MILL BRANCH RD. & CRAIN HIGHWAY

STAFF RECOMMENDATION: APPROVAL
(HOWERTON)

TENTATIVE PGCPB AGENDA

6/17/2021

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

BOARD ACTION AND VOTE

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

**BRIEFING ON WEST HYATTSVILLE-QUEENS
CHAPEL SECTOR PLAN**

Councilmanic District: 2

Request: Briefing

STAFF RECOMMENDATION: INFORMATION
(BENTON, HYSON, ROWE)

TENTATIVE PGCPB AGENDA
6/17/2021

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

BOARD ACTION AND VOTE

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

**MR-2032F CAPITOL HEIGHTS SOLAR
(ADDISON ROAD)**

Council District: 07 Municipality: None
Location: Addison Road South.
Planning Area: 75A Zone: R-A
Gross Acreage: 15.64 Date Accepted: 4/19/2021
Applicant: Distributed Solar Operations, LLC

**Request: Construction and operation of a ground-mounted
1,500 kilowatt alternating current photovoltaic community
solar energy generation facility.**

Planning Board Action Limit: 6/17/21

STAFF RECOMMENDATION: Transmit Recommendations to
the Applicant
(THOMPSON)

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

**NOTE: THIS ITEM IS COMPANION WITH ITEM @
(DDS-676).**

**DSP-16052-03 HAMPTON PARK
(TCP-EXEMPT) (AC)**

Council District: 06 Municipality: None
Location: At the southwest corner of the intersection of Central
Avenue and I-495.
Planning Area: 75A Zone: M-X-T
Gross Acreage: 24.55 Date Accepted: 4/1/2021
Applicant: Velocity Capital, LLC

**Request: The addition of a multifamily residential
component to the site.**

Planning Board Action Limit: 6/17/2021

STAFF RECOMMENDATION:

- DSP-16052-03 - @
- AC- 17005-01 - @

(BISHOP)

TENTATIVE PGCPB AGENDA

6/17/2021

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)

NOTE: THIS ITEM IS COMPANION WITH ITEM @ (DSP-16052-03).

DDS-676 HAMPTON PARK

Council District: 06 Municipality: None

Location: At the southwest corner of the intersection of Central Avenue and I-495.

Planning Area: 75A Zone: M-X-T

Gross Acreage: 24.55 Date Accepted: 4/1/2021

Applicant: Velocity Capital, LLC

Request: Departure from design standards to reduce parking size for the entire property.

STAFF RECOMMENDATION: @
(BISHOP)

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

4-18011 WILDERCROFT

(TCP)

Council District: 03 Municipality: None

Location: On the south side of River Dale Road, approximately 1,000 feet east of its intersection with US 295 (Baltimore Washington Parkway).

Planning Area: 69 Zone: C-A/R-80

Gross Acreage: 5.67 Date Accepted: 4/20/2021

Applicant: NPKS LLC

Request: Two parcels for 4,307 square feet of commercial development.

Planning Board Action Limit: 6/29/2021

STAFF RECOMMENDATION:

- 4-18011 - @
- TCP1-008-2021 - @

(HEATH)

TENTATIVE PGCPB AGENDA

6/17/2021

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: 7/26/2021

STAFF RECOMMENDATION:

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

(DIAZ-CAMPBELL)

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

DSP-19021 SOUTH LAKE COMMERCIAL – PHASE 1

(TCP) (AC)

Council District: 04 Municipality: Bowie

Location: On the southwest quadrant of the intersection of US 301 (Crain Highway) and MD 214 (Central Avenue).

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

Gross Acreage: 59.83 Date Accepted: 4/5/2021

Applicant: Karington, LLC

Request: Mixed use development for commercial and retail on Phase 1.

Planning Board Action Limit: 6/24/2021

STAFF RECOMMENDATION:

- DSP-19021 - @
- TCP2-126-05- @
- AC-@ - @

(BOSSI)