

LONG RANGE AGENDA
June 25, 2020 – July 16, 2020

2018 Water and Sewer Service Area Changes,	8
4-19048 WAQSHINGTON GATEWAY	11
A-8589-04 BOWIE TOWN CENTER	12
CP-93009-01 KITTRELL PROPERTY, SWAN CREEK CLUB	6
DDS-660 DEWEY PROPERTY	10
DSP-08035-02 NORBOURNE PROPERTY	2
DSP-16004 OAKLAWN.....	8
DSP-19050 DEWEY PROPERTY	9
DSP-19050-01 DEWEY PROPERTY	11
DSP-19060 LANDOVER MCDONALD’S.....	7
DSP-19068 STANDARD AT COLLEGE PARK.....	3
MR-1929F HOMES AT OXON HILL	4
MR-2001F MULLIKIN SCHOOL BUS LOT	3
PRIORITY FUNDING AREA DESIGNATION	13
SDP-1601-03 PARKSIDE, SECTION 4	7
SDP-1803 7-ELEVEN AT BRANDYWINE VILLAGE	12
SE-4832 7-ELEVEN, DISTRICT HEIGHTS.....	2
V-18005 MARLBORO GARDENS.....	6

TENTATIVE PGCPB AGENDA

6/25/2020

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-4832 7-ELEVEN, DISTRICT HEIGHTS

Council District: 06 Municipality: None
Located on the north side of Marlboro Pike, at the northeast quadrant of its intersection with Boones Lane. (PA 75A) (2.35 acres) (C-S-C Zone) (3/19/2020)
7-Eleven Inc., Applicant

Request: Special Exception for the redevelopment of a food and beverage storage and new gas station.

STAFF RECOMMENDATION: APPROVAL with conditions
(DIAZ-CAMPBELL)

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

5. **DSP-08035-02 NORBOURNE PROPERTY**

(TCP – EXEMPT)

Council District: 09 Municipality: None
Located in the southwest quadrant of the intersection of MD 725 (Marlboro Pike) and MD 223 (Woodyard Road). (PA 77)
R-T Zone (30.42 acres) (5/5/2020)
Ryan Homes, Applicant

Request: An amendment for the addition of three new Ryan Homes architectural models

Action must be taken on or before 7/14/2020

STAFF RECOMMENDATION: APPROVAL with conditions
(BISHOP)

TENTATIVE PGCPB AGENDA

6/25/2020

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

6. **DSP-19068 THE STANDARD AT COLLEGE PARK**
(TCP Exempt)
Council District: 03 Municipality: College Park
Located on the south side of Hartwick Road,
approximately 459 feet west of US 1 (Baltimore
Avenue). (PA 66)
D-D-O/M-U-I Zones (1.85 acres) (4/22/2020)
The Standard at College Park, Applicant
**Request: Mixed use building with 283 multifamily
dwelling units and 5,997 square feet of commercial
uses.**

Action must be taken on or before 7/1/2020.

STAFF RECOMMENDATION: APPROVAL with
conditions
(HURLBUTT)

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

7. **MR-2001F MULLIKIN SCHOOL BUS LOT**
Council District: 04 Municipality: Bowie
Location: Mount Oak Road.
(PA 71B)
Zone: O-S (7.64 acres)
Date Accepted: 5/8/2020
Applicant: Board of Education
**Request: Two-story, 9,800 square foot admin/office
building with site access and parking improvements,
including infrastructure for electric busses.**

Action must be taken on or before 7/7/2020.

STAFF RECOMMENDATION: Transmit Recommendation
to the Applicant
(HASAN)

TENTATIVE PGCPB AGENDA

6/25/2020

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BOARD ACTION AND VOTE

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

8. **MR-1929F HOMES AT OXON HILL**
Council District: 07 Municipality: None
Location: The site is located along Southern Avenue, 1100
feet north of the intersection of Wheeler Road.
(PA 76A)
Zone: M-X-T (3.99 acres)
Date Accepted: 5/12/2020
Housing Authority of Prince George's County, Applicant

**Request: 165-unit senior apartment with up to 3000
square foot of retail space.**

Action must be taken on or before 7/11/2020.

STAFF RECOMMENDATION: Transmit
Recommendation to the Applicant
(THOMPSON)

THE PLANNING BOARD
MEETING OF
JULY 2, 2020
HAS BEEN CANCELED

TENTATIVE PGCPB AGENDA

7/9/2020

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

BOARD ACTION AND VOTE

CONSERVATION PLAN (Inquiries call 301-952-3530)

5. **CP-93009-01 KITTRELL PROPERTY, SWAN CREEK CLUB (VARIANCES)**

Council District: 08 Municipality: None
Located on the west side of Hatton Point at its intersection with Swan Creek Road. (PA 80)
L-D-O/R-E Zones (1.58 acres) (5/5/2020)
James H. Kittrell, Applicant
Request: Revision to a Conservation Plan for redevelopment of a single-family dwelling in the CBCA.

STAFF RECOMMENDATION:

- CP-93009-01 - @
- VARIANCES - @

(HEATH)

VACATION PETITION (Inquiries call 301-952-3530)

6. **V-18005 MARLBORO GARDENS**

Council District: 07 Municipality: None
Located approximately 100 feet south of the intersection of Nova Avenue and Marlboro Pike. (PA 75A)
R-18 Zone (11.70 acre)
MMT Limited, Applicant
Request: Vacate Parcels A-C of Marlboro Gardens subdivision (WWW 16-22) and part of Nova Avenue

STAFF RECOMMENDATION: @

(SIEVERS)

TENTATIVE PGCPB AGENDA

7/9/2020

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

7. **DSP-19060 LANDOVER MCDONALD'S**
(TCP Exempt)
Council District: 05 Municipality: None
Located on the north side of Central Avenue at its
intersection with Brightseat Road. (PA 72)
D-D-O/M-U-I Zones (1.32 acres) (4/28/2020)
McDonald's Corporation, Applicant
**Request: Raze all existing structures and rebuild an
eating and drinking establishment with drive-through
service.**

Action must be taken on or before 7/9/2020.

STAFF RECOMMENDATION: APPROVAL with
conditions
(BOSSI)

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

8. **SDP-1601-03 PARKSIDE, SECTION 4**
(TCP)
Council District: 06 Municipality: None
Located on the east and west side of Melwood Road,
approximately 314 feet south of Westphalia Road. (PA 78)
M-I-O/R-M Zones (96.49 acres) (5/1/2020)
SHF Project Owner, LLC, Applicant
**Request: Approval of revised layout including 187 single-
family detached and 96 single-family attached lots.**

Action must be taken on or before 7/10/2020.

STAFF RECOMMENDATION:
• SDP-1601-03 - @
• TCP2-014-2016-03 - @
(BISHOP)

TENTATIVE PGCPB AGENDA

7/9/2020

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 7/14/2020.

STAFF RECOMMENDATION:

- DSP-16004 - @
- TCP2-040-2019 - @
- VARIANCE - @

(HURLBUTT)

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

**2018 Water and Sewer Service Area Changes,
July 9, 2020 Cycle of Amendments**

CR-XX-2020

STAFF RECOMMENDATION: APPROVAL of staff comments for transmittal to the County Council.
(THOMPSON)

PGCPB AGENDA

7/16/2020

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 WAS CONTINUED INDEFINATELY FROM THE PLANNING BOARD MEETING OF APRIL 16, 2020.

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

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: Mixed-use building consisting of 321 multifamily dwelling units and 1,258 square feet of commercial/retail uses.

Action limit was waived indefinitely

STAFF RECOMMENDATION:

- DSP-19050 – APPROVAL with conditions
- TCP2-042-2019-01 – APPROVAL with conditions

(HURLBUTT)

PGCPB AGENDA

7/16/2020

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)

**NOTE: THIS CASE WAS CONTINUED
INDEFINATELY FROM THE PLANNING BOARD
MEETING OF APRIL 16, 2020.**

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

DDS-660 DEWEY PROPERTY

(TCP)

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 for a reduction in the parking space
size to 9 feet x 18 feet**

Action limit was waived indefinitely.

STAFF RECOMMENDATION: APPROVAL
(HURLBUTT)

PGCPB AGENDA

7/16/2020

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

DSP-19050-01 DEWEY PROPERTY

(TCP)

Council District: 02 Municipality: None

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) (5/12/2020)

Bald Eagle Partners, Applicant

Request: Mixed-use development of 321 multifamily units and 136 two-family attached units.

Action must be taken on or before 7/21/2020.

STAFF RECOMMENDATION:

- DSP-19050-01 – @

- TCP@ - @

(HURLBUTT)

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

4-19048 WASHINGTON GATEWAY

(TCP)

Council District: 05 Municipality: None

Located at the southwest intersection of Columbia Park

Road and Cabin Branch Drive. (PA 72)

I-2 Zone (17.90 acres) (5/15/2020)

Liberty Property Trust, Applicant

Request: One lot for 172,200 square feet of industrial development.

Action must be taken on or before 7/24/2020.

STAFF RECOMMENDATION:

- 4-19048 - @

- TCP1-008-2019 - @

(SIEVERS)

TENTATIVE PGCPB AGENDA

7/16/2020

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

SDP-1803 7-ELEVEN AT BRANDYWINE VILLAGE
(TCP)

Council District: 09 Municipality: None

Located in the northwest corner of the intersection of
Chadds Ford Drive and US 301 (Crain Highway). (PA 85A)
L-A-C Zone (9.20 acres) (5/12/2020)

7-Eleven, Applicant

**Request: Development of a food and beverage and
beverage store in combination with a gas station.**

Action must be taken on or before 7/21/2020.

STAFF RECOMMENDATION:

- SDP-1803- @
- TCP2-002-2014-06-@

(BOSSI)

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

4D. **A-8589-04 BOWIE TOWN CENTER**

Council District: 04 Municipality: Bowie

Located northwest of Evergreen Parkway, east of Town
Center Boulevard. (PA 71B)

M-A-C Zone (10.81 acres) (3/4/2020)

Seritage SRC Finance LLC, Applicant

**Request: Amendment to the basic plan for 670 additional
dwelling units to allow residential mixed-use
development within the retail center on lot 6 (former
Sears lot).**

STAFF RECOMMENDATION: @

(DIAZ CAMPBELL)

TENTATIVE PGCPB AGENDA

7/16/2020

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

PRIORITY FUNDING AREA DESIGNATION

Staff requests approval of proposed correspondence to the Maryland Department of Planning for amendment of the State Priority Funding Area to include properties in the Bowie MARC Campus Center and to transmit correspondence to the County Executive and County Council

Councilmanic District: 4

STAFF RECOMMENDATION: APPROVAL to send correspondence to the County Executive and County Council
(MCCRAY/ROWE)