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

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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)
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)

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)
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
5. CP-93009-01 KIT TRELL 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)

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
Andree Green Checkley, Esq., Planning Director

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

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)

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)
DEPARTURE FROM DESIGN STANDARDS (Inquiries call 301-952-3530)


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
Andree Green Checkley, Esq., Planning Director

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)
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
Andree Green Checkley, Esq., Planning Director

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)