

LONG RANGE AGENDA
July 29, 2021

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PGCPB AGENDA

7/29/2021

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. **NOTE: NO ACTION WILL BE TAKEN ON THIS
ITEM. SPEAKER REGISTRATION UNAVAILABLE
FOR THIS ITEM.**

COUNTYWIDE WAYFINDING STUDY UPDATE

Councilmanic Districts: All

Request: Briefing

STAFF RECOMMENDATION: INFORMATION
(DODGSHON/HARTSFIELD)

PGCPB AGENDA

7/29/2021

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. **SE-4847 ACE EASTOVER SQUARE**
Council District: 08 Municipality: None
Location: In the southeast quadrant of the intersection of MD 210 (Indian Head Highway) and Oxon Run Drive.
Planning Area: 76A Zone: C-S-C
Gross Acreage: 25.21 Date Accepted: 5/27/2021
Applicant: Populus Financial Group
Request: Relocation of a check cashing business into an existing 3,900-square-foot space in Eastover Square Shopping Center.

STAFF RECOMMENDATION: APPROVAL to Transmit
Technical Staff Report to the ZHE
(BRADEN IV)

- 4E. **SE-4834 ROYAL FARMS #411, KENT VILLAGE**
Council District: 05 Municipality: None
Location: On the southwest quadrant of the intersection of MD 202 (Landover Road) and Kent Town Place.
Planning Area: 72 Zone: C-S-C
Gross Acreage: 4.48 Date Accepted: 4/16/2021
Applicant: RF Landover, LLC
Request: A special exception for a 4,649-square-foot food and beverage store, in combination with eight fuel gas station pumps, with a variance to Section 27-358(a)(2) to allow the gas station to be less than 300 feet from an outdoor playground.

STAFF RECOMMENDATION: APPROVAL to Transmit
Technical Staff Report to the ZHE
(BRADEN IV)

PGCPB AGENDA
7/29/2021

Prince George's County Planning Department
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BOARD ACTION AND VOTE

FINAL PLATS OF SUBDIVISION (Inquiries call 301-952-3530)

- 4F. **5-21051 ASPEN-MARYLAND, PARCELS 1 AND 2**
Council District: 03
2 Parcels, M-U-I / D-D-O Zones (0.85 acres)
4-20017 and DSP-20031
Fee-in-lieu: No
Located on the north and south sides of Knox Road, at its
intersection with Guilford Drive.
York Acquisitions, LLC, Applicant
Bohler Engineering, Engineer

Action must be taken on or before 8/20/2021.

STAFF RECOMMENDATION: APPROVAL
(VATANDOOST)

PGCPB AGENDA

7/29/2021

Prince George's County Planning Department
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BOARD ACTION AND VOTE

REGULAR AGENDA

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

5. **PERMISSION TO PRINT THE PRELIMINARY BOWIE-MITCHELLVILLE AND VICINITY MASTER PLAN AND TRANSMIT THE PUBLIC FACILITIES REFERRAL TO THE COUNTY EXECUTIVE**

Councilmanic District: 04, 06, 09

Request: Permission to print the Bowie-Mitchellville and Vicinity Master Plan, and Transmit the Public Facilities Referral to the County Executive

STAFF RECOMMENDATION: APPROVAL
(LESTER/ROWE)

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

6. **NOTE: THIS ITEM WILL BE HEARD BEFORE ITEM 7 (PGCPB NO. 2021-88).**

DSP-19072 QUE FOR THE PEOPLE (FEDERALIST FIG)

(TCP EXEMPT)

Council District: 02 Municipality: Hyattsville

Location: On the west side of US 1 (Baltimore Avenue), approximately 89 feet north of Jefferson Street.

Planning Area: 68 Zone: D-D-O/M-U-I

Gross Acreage: 0.27 Date Accepted: 5/21/2021

Applicant: 5504 Baltimore Avenue, LLC

Request: Redevelopment and expansion of an existing commercial structure for an eating and drinking establishment, excluding drive-through service.

Planning Board Action Limit: 7/29/2021

STAFF RECOMMENDATION: APPROVAL with conditions
(BOSSI/GUINN)

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PGCPB AGENDA

7/29/2021

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

7. **NOTE: THIS ITEM WILL BE HEARD AFTER ITEM 6 (DSP-19072).**

**DRAFT RESOLUTION – CASE HEARD ON
JULY 29, 2021**

PGCPB NO. 2021-88 - DSP-19072 QUE FOR THE PEOPLE
(FEDERALIST PIG)

STAFF RECOMMENDATION: APPROVAL
(BOSSI/GUINN)

8. **NOTE: THIS ITEM IS COMPANION WITH ITEM 9 (DDS-668) AND ITEM 10 (DPLS-479).**

DSP-20010 SEABROOK – PARCEL F
(TCP-EXEMPT)

Council District: 03 Municipality: N/A

Location: In the southwest quadrant of the intersection of
MD 564 (Lanham Severn Road) and Seabrook Road.

Planning Area: 70 Zone: C-M

Gross Acreage: 0.55 Date Accepted: 5/27/2021

Applicant: Storch Management

**Request: Construct 3,350 square feet of retail space and a
1,600-square-foot eating and drinking establishment with a
drive through on Parcel F.**

Planning Board Action Limit: 9/3/2021

STAFF RECOMMENDATION: APPROVAL with conditions
(BISHOP)

PGCPB AGENDA

7/29/2021

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

9. **NOTE: THIS ITEM IS COMPANION WITH ITEM 8 (DSP-20010) AND ITEM 10 (DPLS-479).**

DDS-668 SEABROOK – PARCEL F

Council District: 03 Municipality: N/A

Location: In the southwest quadrant of the intersection of MD 564 (Lanham Severn Road) and Seabrook Road.

Planning Area: 70 Zone: C-M

Gross Acreage: 0.55 Date Accepted: 5/27/2021

Applicant: Storch Management

Request: Departure from design standards to reduce the width of the loading space driveway from 22 feet to 16 feet.

STAFF RECOMMENDATION: APPROVAL
(BISHOP)

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

10. **NOTE: THIS ITEM IS COMPANION WITH ITEM 8 (DSP-20010) AND ITEM 9 (DDS-668).**

DPLS-479 SEABROOK – PARCEL F

Council District: 03 Municipality: None

Location: In the southwest quadrant of the intersection of MD 564 (Lanham Severn Road) and Seabrook Road.

Planning Area: 70 Zone: C-M

Gross Acreage: 0.55 Date Accepted: 5/27/2021

Applicant: Storch Management

Request: Departure from parking and loading spaces to reduce the number of provided parking spaces from 31 to 24.

STAFF RECOMMENDATION: APPROVAL
(BISHOP)

PGCPB AGENDA

7/29/2021

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)

11. **4-20031 BROOKS DRIVE SOUTH**
(TCP)
Council District: 07 Municipality: None
Location: At the northwest quadrant of the intersection of MD 4 (Pennsylvania Avenue) and Brooks Drive.
Planning Area: 75A Zone: R-10
Gross Acreage: 3.46 Date Accepted: 5/27/2021
Applicant: Oakcrest West, LLC
Request: Two parcels for 8,619 square feet of commercial development.

Planning Board Action Limit: 9/5/2021

STAFF RECOMMENDATION:

- 4-20031 - APPROVAL with conditions
- TCP1-001-13-02 - APPROVAL with conditions

(DIAZ-CAMPBELL)

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

12. **DSP-18003-01 LANDY PROPERTY**
(TCP)
Council District: 02 Municipality: Hyattsville
Location: In the northwest quadrant of the intersection of Belcrest Road and Toledo Terrace, east of Northwest Drive, and south of Dean Drive.
Planning Area: 68 Zone: R-20/T-D-O
Gross Acreage: 24.60 Date Accepted: 5/27/2021
Applicant: Stanley Martin Companies, LLC
Request: Infrastructure DSP for 200 single-family attached (townhouse) units.

Planning Board Action Limit: 9/3/2021

STAFF RECOMMENDATION:

- DSP-18003-01 - APPROVAL with conditions
- TCP-097-00-03 - APPROVAL with conditions

(ZHANG)

PGCPB AGENDA

7/29/2021

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

BOARD ACTION AND VOTE

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

13. **NOTE: THIS CASE WAS CONTINUED FROM THE PLANNING BOARD MEETING OF JUNE 3, 2021.**

A-10059 DOBSON FARMS

Council District: 09 Municipality: None

Location: On the south side of McKendree Road, approximately 230 feet west of its intersection with US 301 (Crain Highway).

Planning Area: 85A Zone: R-A/R-E/ /to R-S

Gross Acreage: 581.06 Date Accepted: 2/17/2021

Applicant: D.R. Horton

Request: Rezone property from the Residential-Agricultural (R-A) and Residential-Estate (R-E) Zones to the Residential Suburban Development (R-S) Zone.

STAFF RECOMMENDATION: APPROVAL
(SPRADLEY)

PGCPB AGENDA
SUPPLEMENTAL
7/29/2021

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

BOARD ACTION AND VOTE

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

14. **NOTE: THIS CASE WAS CONTINUED FROM THE PLANNING BOARD MEETING OF JULY 22,2021.**

DSP-20023 HEPPE PROPERTY

(TCP)

Council District: 06 Municipality: None

Location: On the south side of Westphalia Road,
approximately 1,040 feet west of D'arcy Road.

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

Gross Acreage: 3.82 Date Accepted: 3/23/2021

Applicant: Strittmatter Land, LLC

Request: Construction of 37 residential townhouses.

Planning Board Action Limit: 7/22/2021

STAFF RECOMMENDATION:

- DSP-20023 – APPROVAL with conditions
- TCP-010-2021 – APPROVAL with conditions

(BISHOP)

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

15. **DRAFT RESOLUTION – CASE HEARD ON
JULY 22, 2021**

PGCPB NO. 2021-@ - CDP-8304-02 15151 SWEITZER
LANE PROPERTY

STAFF RECOMMENDATION: APPROVAL
(CAPERS)

PGCPB AGENDA
SUPPLEMENTAL
7/29/2021

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

16. **DRAFT RESOLUTION – CASE HEARD ON
JULY 22, 2021**

PGCPB NO. 2021-@ - DSP-19028 CALM RETREAT

STAFF RECOMMENDATION: APPROVAL
(CAPERS)

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

17. **DRAFT RESOLUTION – CASE HEARD ON
JULY 15, 2021**

PGCPB NO. 2021-95 – 4-19039 HARGROVE
INDUSTRIAL

STAFF RECOMMENDATION: APPROVAL
(CONNER)

**THE PLANNING
BOARD
IS IN RECESS
IN AUGUST**