LONG RANGE AGENDA
October 15, 2020 – November 5, 2020

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TCP2-014-2019-01 BLACK SWAMP CREEK STREAM RESTORATION.......... 2
5. **TCP2-014-2019-01 BLACK SWAMP CREEK STREAM RESTORATION**  
   Council District: 09  Municipality: None  
   Located east of MD 381 (Aquasco Road) and south of Baden-Westwood Road.  
   Zone: O-S (35.48 acres)  
   Date Accepted: 12/3/2019  
   Resource Environmental Solutions (RES), LLC.  
   Applicant  
   Corvias Prince George’s County Stormwater Partnership, LLC, Client  
   
   Request: Approval of a TCP2 on a property with a Historic Agricultural Resources Preservation Program (HARPP) Easement to allow for a Clean Water Partnership stream restoration project; and approval of a Subtitle 25 Variance to Sec.25-119(a)(8) to allow for the placement of woodland conservation easements over a previous conservation encumbrance.  
   
   **STAFF RECOMMENDATION:**  
   - TCP2-014-2019-01 - APPROVAL with conditions  
   - VARIANCE SUBTITLE 25 - APPROVAL  
   (FINCH)
6. **DSP-19054 THE HUB AT COLLEGE PARK**  
   (TCP – EXEMPT)  
   Council District: 03  
   Municipality: College Park  
   Located on the north side of Knox Road, approximately 200 feet east of its intersection with Guilford Drive. (PA 66)  
   D-D-O/M-U-I Zones (0.72 acre) (6/9/2020)  
   Core Campus Manager, LLC, Applicant  
   Request: Mixed use building with 161 multifamily dwelling units and 1,022 square feet of commercial space.  
   Action must be taken on or before 11/23/2020.  
   **STAFF RECOMMENDATION:**  
   (HURLEBUTT)

7. **NOTE: THIS ITEM MUST BE HEARD BEFORE ITEM 8 (RESOLUTION OF ENDORSEMENT).**

   **SOUTHERN GREEN LINE STATION AREA SECTOR PLAN AND SECTIONAL MAP AMENDMENT - DEVELOPMENT DISTRICT OVERLAY ZONE**

   Councilmanic Districts: 7 and 8

   Review Technical Staff Report and Analysis of Testimony from Joint Public Hearing. Direct Staff to prepare a Resolution of Endorsement.

   **STAFF RECOMMENDATION:** Direct staff to finalize a Resolution of Endorsement for the proposed Minor Amendment to the 2014 Southern Green Line Station Area Sector Plan and Sectional Map Amendment - District Development District Overlay Zone.  
   (BYRD)
8. **NOTE: THIS ITEM MUST BE HEARD AFTER ITEM 7 (STAFF REPORT ANALYSIS OF TESTIMONY).**

**SOUTHERN GREEN LINE STATION AREA SECTOR PLAN AND SECTIONAL MAP AMENDMENT - DEVELOPMENT DISTRICT OVERLAY ZONE**

Councilmanic Districts: 7 and 8

**STAFF RECOMMENDATION:** APPROVAL of the resolution to endorse the Proposed Minor Amendment to the 2014 Southern Green Line Station Area Sector Plan and Sectional Map Amendment (CR-83-2020) and transmit to the District Council.

(BYRD)

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9. **NOTE: THIS ITEM MUST BE HEARD BEFORE ITEM # 10 (REQUEST FOR RECONSIDERATION).**

**NOTE:** By letter dated September 21, 2020, Norman D. Rivera, Esquire is requesting a Waiver of the Planning Board Rules of Procedure for a reconsideration request submitted beyond 14 days of the final decision (Section 10a).

**4-14008 SKYLINE SUBDIVISION**

(TCP?)

Council District: 09  Municipality: Morningside

Located in the southwest quadrant of the intersection of Randolph Road and Suitland Road. (PA 76A)

7 Lots, R-80 & D-D-O Zones

(2.48 acres)  (10/8/2015)

DMD Holding Company, LLC., Applicant

(GUPTA)
REQUEST A RECONSIDERATION HEARING FOR A PRELIMINARY PLAN (Inquiries call 301-952-3530)

10. NOTE: THIS ITEM MUST BE HEARD AFTER ITEM # 9 (WAIVER OF THE RULES OF PROCEDURE).

NOTE: This Preliminary Plan of Subdivision was APPROVED by the Planning Board on October 8, 2015 and the Resolution was mailed out on November 3, 2015. Norman D. Rivera, Esquire requests a reconsideration hearing for 4-14008 SKYLINE SUBDIVISION (TCP?).

Council District: 09 Municipality: Morningside
Located in the southwest quadrant of the intersection of Randolph Road and Suitland Road. (PA 76A)
7 Lots, R-80 & D-D-O Zones (2.48 acres) (10/8/2015)
DMD Holding Company, LLC., Applicant

STAFF RECOMMENDATION: DISCUSSION (GUPTA)

DSP-19045 ROYAL FARMS GREENBELT (TCP)
Council District: 04  Municipality: Greenbelt
Located on the north side of MD 193 (Greenbelt Road), approximately 635 feet east of its intersection with Walker Drive. (PA 67)
C-O Zone (4.07 acres) (6/16/2020)
RF Greenbelt RE, LLC, Applicant
Request: Development of a 4,649 square foot food and beverage store, a gas station, and a separate 4,368 square foot commercial building.

Action must be taken on or before 11/09/2020.

STAFF RECOMMENDATION: @ (BOSSI)
5. SEPTEMBER 2020 CYCLE OF AMENDMENTS, 2018 WATER AND SEWER SERVICE AREA CHANGES

CR-98-2020 A Resolution Concerning the 2018 Water and Sewer Plan (September Cycle of Amendments)

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

6. MR-1937F WILLIAM SCHMIDT OUTDOOR EDUCATION CENTER

Council District: 99 Municipality: None
Located south of the intersection of Aquasco Road and Orme Road.
(PA 87A)
Zone: R-O-S (371.02 acres)
Date Accepted: 8/27/2020
Board of Education, Applicant

Request: New construction of 2 camping villages and dining hall with related site renovations at multiple locations on the property. Action must be taken on or before 10/26/2020.

STAFF RECOMMENDATION: Accept the Recommendation of Staff and Transmit to the Applicant (THOMPSON)
7. **MR-2022F PUBLIC SAFETY COMMUNICATION TOWER AQUASCO ROAD**
   Council District: 09  Municipality: None
   Located at the intersection of Aquasco Road and Horseshoe Road.
   (PA 86B)
   Zone: O-S (42.87 acres)
   Date Accepted: 9/18/2020
   Prince George’s Public Safety Communications, Applicant

   **Request:** Construction of a 499’ tall Communications Tower with associated equipment cabinets and above-ground fuel tanks, accessed by a 16-foot wide gravel driveway from Aquasco Road.

   Action must be taken on or before 11/17/2020.

   **STAFF RECOMMENDATION:** Accept the Recommendation of Staff and Transmit to the Applicant (PERRY)

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8. **DPLS-482 BISHOP MCNAMARA HIGH SCHOOL**
   Council District: 06  Municipality: None
   North side of Marlboro Pike, approximately 830 feet west of its intersection with Whitney Place. (PA 75A)
   C-S-C/R-55 Zones (14.53 acres) (9/1/2020)
   Bishop McNamara High School, Applicant

   **Request:** Waiver of 70 of the 239 required parking spaces

   **STAFF RECOMMENDATION:** APPROVAL (SIEVERS)
DEPARTURE FROM SIGN DESIGN STANDARDS (Inquiries call 301-952-3530)

9. **DSDS-709 BISHOP MCNAMARA HIGH SCHOOL**  
Council District: 06  Municipality: None  
Northeast of the intersection of Marlboro Pike and Xavier Lane. (PA 75A)  
(14.53 acres) (9/1/2020)  
C-S-C/R-55 Zones  
Bishop McNamara High School, Applicant  
**Request:** Departure of 3 square feet from the maximum sign area requirement.  

Action must be taken on or before 11/10/2020.  

**STAFF RECOMMENDATION:** @  
(SIEVERS)
5. **DSP-20006 CHECKERS LAUREL**  
   (TCP – EXEMPT)  
   Council District: 04    Municipality: None  
   Located on the east side of US 1 (Baltimore Avenue),  
   approximately 400 feet north of the intersection with  
   Mulberry Street. (PA 60)  
   C-S-C/R-55 Zones (0.84 acre) (8/12/2020)  
   Mar-Chek, Inc., Applicant  
   **Request:** Eating and drinking establishment with  
   drive-through service.  
   
   Action must be taken on or before 11/9/2020.  
   
   **STAFF RECOMMENDATION:** APPROVAL with  
   conditions  
   (BOSSI)  

6. **4-19049 PARLIAMENT PLACE**  
   (TCP?)  
   Council District: 05    Municipality: None  
   Located at the east intersection of MD 50 and MD-704  
   (Martin Luther King Jr. Highway). (PA 70)  
   I-1 Zone (11.72 acres) (7/30/2020)  
   4200 Parliament LLC, Applicant  
   **Request:** Three parcels for 366,312 square feet of  
   commercial and industrial development.  
   
   Action must be taken on or before 11/5/2020.  
   
   **STAFF RECOMMENDATION:**  
   •  4-19049 - @  
   •  TCP1-015-2020 - @  
   •  VARIANCE - @  
   (HEATH)
7. **4-20006 FREEWAY AIRPORT**
   TCP1-016-2020
   Council District: 06  Municipality: None
   Located at the southwest quadrant of the intersection of Route 50 and Church Road. (PA 74A)
   R-A Zone (131.50 acres) (8/20/2020)
   Freeway Realty LLC., Applicant
   **Request:** 509 Lots & 62 Parcels for single-family attached and detached development.

   Action must be taken on or before 11/10/2020.

   **STAFF RECOMMENDATION:**
   - 4-20006 - @
   - TCP1-016-2020 - @
   - VARIATION - @
   - VARIANCE - @
   (DIAZ-CAMPBELL)
TENTATIVE PGCPB AGENDA
11/05/2020

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

BOARD ACTION AND VOTE

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

ADELPHI ROAD PURPLE LINE STATION AREA SECTOR PLAN

Councilmanic District: 2, 3

STAFF RECOMMENDATION: APPROVAL to Initiate, and approval of a four-month extension to prepare, a sector plan for the area around the Adelphi Road-UMD/UMGC Purple Line Station in Planning Areas 66 and 68, and approval to transmit the Recommended Goals, Concepts, Guidelines, and Public Participation Program, a draft Resolution of Initiation, and a request for a four-month extension of the timeframe to prepare the Preliminary Adelphi Road Purple Line Station Area Sector Plan to the District Council.
(PUNASE)

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

DSP-07031-04 MELFORD PROPERTY POD 6
(TCP)
Council District: 04 Municipality: Bowie
Located in the southwest quadrant of the intersection of Marconi Drive and Melford Boulevard. (PA 71B)
M-X-T Zone (38.88 acres) (8/27/2020)
Encompass Health, Applicant
Request: A 61,809 square foot inpatient rehabilitation facility on Lots 5 and 6.

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

STAFF RECOMMENDATION:
• DSP-07031-04 - @
• TCP2-036-99-13 - @
(BISHOP)
TENTATIVE PGCPB AGENDA
11/05/2020

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-19077 6400 CENTRAL AVENUE EXXON
(TCP-EXEMPT)
Council District: 07 Municipality: Seat Pleasant
Located at the intersection of Addison Road and MD 214
(Central Avenue). (PA 72)
C-S-C/D-D-O Zones (0.58 acre) (8/24/2020)
Alliance Energy, LLC., Applicant
Request: Proposed canopy, signs, and new signs over
dispensers.

Action must be taken on or before 11/9/2020.

STAFF RECOMMENDATION: @
(BISHOP)

DSP-20026 WOODYARD STATION, PHASE 2
(TCP)
Council District: 09 Municipality: None
Located on the north side of Woodyard Road, approximately
2,100 feet west of MD 5 (Branch Avenue). (PA 81A)
M-I-O/M-X-T Zones (21.82 acres) (8/25/2020)
TAC Woodyard, LLC., Applicant
Request: Development for a 46 unit multifamily, and
112-unit apartment housing for the elderly.

Action must be taken on or before 11/9/2020.

STAFF RECOMMENDATION:
• DSP-20026 - @
• TCP2-014-2020-01 - @
(BURKE)
Prince George's County Planning Department
Andree Green Checkley, Esq., Planning Director

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

DSP-19062 WESTPHALIA TOWN CENTER NORTH
(TCP)
Council District: 06 Municipality: None
Located on the south side of Melwood Road, approximately 2,500 feet north of MD 4 (Pennsylvania Avenue). (PA 78)
M-X-T/M-I-O Zones (482.57 acres) (6/30/2020)
D.R. Horton, Applicant
Request: Develop 569 townhouse dwelling units and 60 single-family dwelling units within phase 4.

Action must be taken on or before 11/5/2020.

STAFF RECOMMENDATION:
• DSP-19062 - @
• TCP2-029-12-11
(HURLBUTT)

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

PLAN 2035 FIVE-YEAR REVIEW

Councilmanic Districts: All

Request: Briefing

STAFF RECOMMENDATION: BRIEFING
(DODGSHON)