

LONG RANGE AGENDA
February 20, 2020 – March 12, 2020

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PGCPB AGENDA

2/20/2020

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

BOARD ACTION AND VOTE

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

5. **DSP-19052 THE MANSIONS AT MELFORD TOWN CENTER**
(TCP)
Council District: 04 Municipality: Bowie
Located on the east side of Curie Drive, approximately 424 feet north of Melford Boulevard. (PA 71B)
M-X-T Zone (11.12 acres) (11/27/2019)
St. John Properties, Inc., Applicant
Request: 435 multifamily dwelling units in nine buildings and one 12,000 square-foot clubhouse with a swimming pool and other recreational facilities and amenities.

Action must be taken on or before 2/20/20.

STAFF RECOMMENDATION:

- DSP-19052 – APPROVAL with conditions
- TCP2-036-99-15 – APPROVAL with conditions

(ZHANG)

PGCPB AGENDA

02/20/2020

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

BOARD ACTION AND VOTE

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

6. **MANDATORY REFERRAL NO. MR-1938F**
(Prince George's County Liberty Sports Park)
Council District: 4 Municipality: N/A
General Plan: Established Community
Located: 201 Prince George's Boulevard, Upper Marlboro,
MD 20774 (PA 74A)
Zone: E-I-A/R-O-S (53.72 acres)
Date Accepted: 01/10/2020
Owner: Prince George's County and The
Maryland-National Capital Park and Planning
Commission
Applicant: Green Branch Management Group

Request: Construction of a multi-purpose facility for education and development of sports programs and competitions on a year-round facility with 10 lighted fields (6 turf and 4 grass). The fields will primarily be used for lacrosse, soccer, football, rugby and field hockey together with the necessary infrastructure to accommodate games, practices, clinics and tournaments.

Action must be taken on or before March 10, 2020.

STAFF RECOMMENDATION:
(MARTIN)

TENTATIVE PGCPB AGENDA

2/27/2020

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

BOARD ACTION AND VOTE

PROCESSING DEADLINES FOR FEBRUARY 27, 2020

New Information Cut-Off

1/23/20

Sign Posting

1/28/20

TENTATIVE PGCPB AGENDA

2/27/2020

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

BOARD ACTION AND VOTE

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

3C. **COMMUNITY PLANNING, NEIGHBORHOOD
REVITALIZATION AND PLACEMAKING SECTION
PROJECT UPDATES**

STAFF RECOMMENDATION: BRIEFING
(DODGSHON/STACHURA)

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

5. **DSP-19044 PARK PLACE**
(TCP) (AC) (VARIANCE)
Council District: 01 Municipality: None
Located on the south side of Muirkirk Road, approximately
680 feet west of Van Dusen Road. (PA 60)
I-3 Zone (17.46 acres) (10/2/2019)
Konterra Associates, LLC, Applicant
**Request: Construction of 128,810 square feet of flexible
industrial space to be used for office/warehouse/
distribution.**

Action must be taken on or before 2/29/20.

STAFF RECOMMENDATION:

- DSP-19044 – APPROVAL with conditions
- TCP2-029-2019 – APPROVAL with conditions
- AC – APPROVAL with conditions
- VARIANCE – APPROVAL with conditions

(BUSH)

TENTATIVE PGCPB AGENDA

3/5/2020

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

BOARD ACTION AND VOTE

PROCESSING DEADLINES FOR MARCH 5, 2020

New Information Cut-Off

1/30/20

Sign Posting

2/4/20

PGCPB AGENDA

3/5/2020

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

BOARD ACTION AND VOTE

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

**DRAFT RESOLUTION – CASE WILL BE HEARD ON
FEBRUARY 27, 2020.**

**NOTE: 1-WEEK
RESOLUTION**

PGCPB NO. @ - DSP-19044 – PARK PLACE

STAFF RECOMMENDATION: @
(BUSH)

TENTATIVE PGCPB AGENDA

3/5/2020

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 IS COMPANION WITH ITEM @ (DPLS-468).

DSP-18037 CLINTON VETERINARY HOSPITAL

(TCP - EXEMPT) (AC)

Council District: 09 Municipality: None

Located on the east side of Brandywine Road, approximately 395 feet south of its intersection with Clinton Manor Drive. (PA 81A)

R-80 Zone (0.52 acre) (12/11/2019)

Veterinary Realty LLC, Applicant

Request: Construction of a 2,340 square foot addition to an existing animal hospital.

Action must be taken on or before 3/5/20.

STAFF RECOMMENDATION:

- DSP-18037 - @
- AC-20002 Section 4.6 – DISAPPROVAL
- AC-20002 Section 4.7 – APPROVAL

(BURKE)

DEPARTURE FROM PARKING AND LOADING SPACES

(Inquiries call 301-952-3530)

NOTE: THIS CASE IS COMPANION WITH ITEM @ (DSP-18037).

DPLS-468 CLINTON VETERINARY HOSPITAL

Council District: 09 Municipality: None

Located on east side of Brandywine Road, approximately 395 feet south of its intersection with Clinton Manor Drive. (PA 81A)

R-80 Zone (0.52 acre) (12/11/2019)

Veterinary Realty LLC, Applicant

Request: Departure from Parking and Loading spaces to reduce the number of required parking spaces by three spaces.

STAFF RECOMMENDATION: @

(BURKE)

TENTATIVE PGCPB AGENDA

3/5/2020

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

BOARD ACTION AND VOTE

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

5. **FY 2020 HISTORIC PROPERTY GRANT PROGRAM
AWARD RECOMMENDATIONS**

Council District: 1,2,3,4,5,9

STAFF RECOMMENDATION: APPROVAL of Historic
Preservation Commission's Historic Property Grant Program
Award recommendations.
(TANA/BERGER)

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

6. **DSDS-696 COLLINGBROOK AT RODENHAUSER**

Council District: 04 Municipality: None

Located east of Church Road, approximately 1,000 feet
south of its intersection with US 50. (PA 74A)

(2.29 acres) (12/16/2019)

R-E Zone

Collingbrook Development, LLC, Applicant

**Request: Departure from Sign Design Standards for two
residential 9-foot gateway signs.**

STAFF RECOMMENDATION: @
(SIEVERS)

PGCPB AGENDA

3/5/2020

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

BOARD ACTION AND VOTE

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

7. **SDP-1202-07 CANTER CREEK**
(TCP)
Council District: 09 Municipality: None
Located on west side of Frank Tippet Road, approximately
1,000 feet south of its intersection with Rosaryville Road.
(PA 82A)
R-S/M-I-O Zones (48.00 acres) (11/18/2019)
Walton Canter Creek Development, LLC, Applicant
**Request : Approval of phases 3 & 4 consisting of 161
single family detached dwellings.**

Action must be taken on or before 3/28/2020.

STAFF RECOMMENDATION:

- SDP-1202 - @
- TCPII-002-02-04 - @

(BURKE)

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

8. **DSP-06001-03 COMMONS AT ADDISON ROAD**
(TCP)
Council District: 07 Municipality: None
Located at the southwest quadrant of the intersection of
Central Avenue and Addison Road. (PA 75A)
C-S-C/D-D-O/R-55 Zones (2.98 acres) (4/10/2019)
6301 Central Avenue, LLC, Applicant
**Request: Development of a mixed-use building including
193 multifamily residential units, approximately
11,000 square feet of ground floor commercial, and a
reduction in the required amount of residential parking.**

Action limit has been waived indefinitely.

STAFF RECOMMENDATION:

- DSP-06001-03 - @
- TCPII-013-2019 - @

(BISHOP)

TENTATIVE PGCPB AGENDA

3/12/2020

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

BOARD ACTION AND VOTE

PROCESSING DEADLINES FOR MARCH 12, 2020

New Information Cut-Off

2/6/20

Sign Posting

2/11/20

TENTATIVE PGCPB AGENDA

3/12/2020

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-18029 PMG 4775 ALLENTOWN ROAD

(TCP – EXEMPT) (AC)

Council District: 07 Municipality: None

Located on west side of Allentown Road, approximately 200 feet north of its intersection with Suitland Road. (PA 76B)

C-M Zone (0.59 acre) 12/18/2019)

PMIG 1002 LLC, Applicant

Request: Construction of an 184 square foot addition to a food and beverage store.

Action must be taken on or before 3/12/20.

STAFF RECOMMENDATION:

- DSP-18029 - @
- AC - @

(BUSH)

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

4-18001 MAGRUDER POINTE

(TCP – EXEMPT)

Council District: 02 Municipality: Hyattsville

Located in the southwest quadrant of the intersection of Hamilton Street and 40th Avenue, on the south side of Gallatin Street between 40th Avenue and 40th Street. (PA 68)

D-D-O/R-55 Zones (8.26 acres) (12/20/2019)

Werrlein WSSC LLC, Applicant

Request: 31 Lots & 2 Parcel and 1 outparcel for the development of 15 townhouses and 16 single family detached dwelling units.

Action must be taken on or before @.

STAFF RECOMMENDATION: @

(SIEVERS)

TENTATIVE PGCPB AGENDA

3/12/2020

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

BOARD ACTION AND VOTE

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

CSP-19008 WOODYARD STATION

(TCP)

Council District: 09 Municipality: None

Located on the north side of MD 223 (Woodyard Road), approximately 0.40 mile west of the intersection from MD 5 (Branch Avenue). (PA 81A)

M-X-T Zone (21.82 acres) (1/3/2020)

TAC Woodyard, LLC/Dror Bezalel Sole Member, Applicant

Request: Develop the M-X-T zoned site with 116 townhouses, 46 multi-family dwelling units, 112 apartments for the elderly, and 1,000 feet of commercial space.

Action must be taken on or before 3/13/20.

STAFF RECOMMENDATION:

- CSP-19003 - @
- TCP-@ - @

(BURKE)

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

4-18031 ACCOKEEK PROPERTY

(TCP) (VARIATION)

Council District: 09 Municipality: None

Located adjacent to Indian Head Highway, approximately 0.25 mile from the intersection of Livingston Road and Indian Head Highway. (PA 84)

R-R Zone (9.18 acres) (1/8/2020)

ANFG Accokeek, LLC, Applicant

Request: 11 Lots & 2 Parcels for the development of 11 single-family detached dwellings.

Action must be taken on or before 3/18/20.

STAFF RECOMMENDATION:

- 4-18031 - @
- TCP-@ - @
- VARIATION - @

(DIAZ-CAMPBELL)

TENTATIVE PGCPB AGENDA

3/12/2020

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 IS COMPANION WITH ITEM @ (DSDS-704).

DSP-19043 ROYAL FARMS #356

(TCP?)

Council District: 05 Municipality: None

Located in the southwest quadrant of the intersection of Ardwick Ardmore Road and Pennsy Drive. (PA 72)

(3.00 acre) (1/9/2020)

I-1 Zone

Two Farms Inc., D/B/A/ Royal Farms, Applicant

Request: Construction of a food and beverage store in combination with a station.

Action must be taken on or before 3/19/20.

STAFF RECOMMENDATION:

- DSP-19043 - @
- TCP-@ - @

(BUSH)

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

NOTE: THIS CASE IS COMPANION WITH ITEM @ (DSP-19043).

DSDS-704 ROYAL FARMS #356

Council District: 05 Municipality: None

Located in the southwest quadrant of the intersection of Ardwick Ardmore Road and Pennsy Drive. (PA 72)

(3.00 acre) (1/9/2020)

I-1 Zone

Two Farms Inc., D/B/A/ Royal Farms, Applicant

Request: Departure from Sign Design Standards to increase the maximum height of the freestanding sign to 27 feet.

STAFF RECOMMENDATION: @

(BUSH)