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February 27, 2020 – March 19, 2020

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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. **NOTE: THIS ITEM IS COMPANION WITH ITEM 6 (DDS-665).**

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)

PGCPB AGENDA
2/27/2020

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)

6. **NOTE: THIS ITEM IS COMPANION WITH ITEM 5 (DSP-19044).**

DDS-665 PARK PLACE

Council District: 01 Municipality: None

Located on the south side of Muirkirk Road. (PA 60)

I-3 Zone (17.6 acres) (10/2/2019)

Konterra Associates, LLC, Applicant

Request: Departure from Design Standards to reduce the parking space size from 19 X 9-1/2 to 18 X 8.

STAFF RECOMMENDATION: 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 RESOLUTIONS – CASES WILL BE HEARD
ON FEBRUARY 27, 2020.**

PGCPB NO. @ - DSP-19044 – PARK PLACE

PGCPB NO. @ - DDS-665 – 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-1202-07 – APPROVAL with conditions
- TCPII-002-02-04 – APPROVAL with conditions

(BURKE)

DETAILED 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 – APPROVAL with conditions
- TCPII-013-2019 – APPROVAL with conditions

(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

PGCPB AGENDA
3/12/2020

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)

5. **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 – APPROVAL with conditions
- TCP-@ - APPROVAL
- VARIATION - DISAPPROVAL

(DIAZ-CAMPBELL)

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

6. **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 3/13/2020.

STAFF RECOMMENDATION:

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

(BURKE)

PGCPB AGENDA
3/12/2020

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)

7. **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 3/13/2020.

STAFF RECOMMENDATION: @
(SIEVERS)

TENTATIVE PGCPB AGENDA

3/19/2020

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

BOARD ACTION AND VOTE

PROCESSING DEADLINES FOR MARCH 19, 2020

New Information Cut-Off

2/13/20

Sign Posting

2/18/20

NOTE: MEETING MAY START IN THE AFTERNOON.

TENTATIVE PGCPB AGENDA

3/19/2020

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

**JANUARY 2020 CYCLE OF AMENDMENTS,
2018 WATER AND SEWER SERVICE AREA
CHANGES**

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

TENTATIVE PGCPB AGENDA

3/19/2020

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

DSP-19023 SOUTH LAKE

(TCP) (CSP)

Council District: 04 Municipality: Bowie

Located at the southwest quadrant of the intersection of MD 214 (Central Avenue) and US 301 (Robert S. Crain Highway). (PA 74A)

E-I-A Zone (282.97 acres) (1/15/2020)

South Lake Partners LLC, Applicant

Request: Development of 1,035 dwelling units as part of a mixed-use planned community, and revision to Conceptual Site Plan.

Action must be taken on or before 3/25/20.

STAFF RECOMMENDATION:

- DSP-19023 - @
- TCP2-26-05-03 - @
- CSP-02004 - @

(BOSSI/ZHANG)

DSP-19024 SOUTH LAKE (ARCHITECTURE UMBRELLA)

Located at the southwest quadrant of the intersection of MD 214 (Central Avenue) and US 301 (Robert S. Crain Highway). (PA 74A)

E-I-A Zone (282.97 acres) (1/15/2020)

South Lake Partners LLC, Applicant

Request: Architecture umbrella DSP for 28 single-family detached models, 2 single-family attached models by NVR and Ryan Homes and 3 single-family attached models by the Mid Atlantic Builders.

Action must be taken on or before 3/25/20.

STAFF RECOMMENDATION: APPROVAL with

conditons

(ZHANG)

TENTATIVE PGCPB AGENDA

3/19/2020

Prince George's County Planning Department
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BOARD ACTION AND VOTE

ZONING CASE TO BE HEARD (Inquiries call 301-952-3530)

**CNU-51768-2019 CRESCENT SQUARE
APARTMENTS**

Council District: 04 Municipality: Greenbelt
Located on the south side of Parkway Road, west of its
intersection with Crescent Road. (PA 67)
(.63 acre) (1/16/2020)
R-18/R-P-C Zones
Crescent Square Apartments, Applicant
**Request: Certification of Non-Conforming multifamily
use.**

STAFF RECOMMENDATION: @
(DIAZ-CAMPBELL)

**CNU- 53400-2019 CRESCENT SQUARE
APARTMENTS**

Council District: 04 Municipality: Greenbelt
Located on the south side of Crescent Road and west of its
intersection with Garden Way Court. (PA 67)
(1.17 acres) (1/16/2020)
R-18/R-P-C/R-T Zones
Crescent Square Apartments, Applicant
**Request: Certification of a Non-Conforming multifamily
use.**

STAFF RECOMMENDATION: @
(DIAZ-CAMPBELL)

TENTATIVE PGCPB AGENDA

3/19/2020

Prince George's County Planning Department
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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)