

LONG RANGE AGENDA
July 4, 2019 – July 25, 2019

CP-06001-01 SWAN CREEK CLUB DEVELOPMENT, LOT 9C..... 9

DDS-657 WESTPHALIA CENTER (SNAPPER)..... 7

DPLS-462 7-ELEVEN MARLBORO PIKE..... 6

DSP-09013-01 QUINCY MANOR.....7

DSP-13009-15 RIVERDALE PARK STATION (CAFRTIZ PROPERTY)..... 9

DSP-17048-01 CAPITAL COURT - CLUBHOUSE..... 5

DSP-18052 SWAN CREEK DEVELOPMENT, LOT 9C.....8

DSP-19008 WESTPHALIA CENTER (SNAPPER).....6

DSP-81010-02 GLEN ORA PARCEL R (WINDSOR GREEN COMMUNITY CENTER)..... 4, 5

DSP-99044-17 MALL AT PRINCE GEORGES PLAZA (MILLER ALE HOUSE)..... 11

Mandatory Referral No. MR-1909F..... 13

Mandatory Referral No. MR-1910F..... 12

SA-130001-02 RIVERDALE PARK STATION (CAFRTIZ PROPERTY).....10

SDP-0511-04 COLLINGTON CENTER..... 11

SE-4822 7-ELEVEN MARLBORO PIKE.....8

SP-130003 RIVERDALE PARK STATION (CAFRTIZ PROPERTY)..... 10

THE PLANNING

BOARD

MEETING OF

JULY 4, 2019

HAS BEEN

CANCELED

THE PLANNING

BOARD

MEETING OF

JULY 11, 2019

HAS BEEN

CANCELED

TENTATIVE PGCPB AGENDA

7/18/19

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

BOARD ACTION AND VOTE

Zoning Section Item (Inquiries call 301-952-3530)

4D. **NOTE: TRANSMIT STAFF REPORT TO ZONING HEARING EXAMINER**

SE-4816 ROYAL FARMS #220 ACCOKEEK

Council District: 09 Municipality: None

The subject property is located on the west side of Indian Head Highway, in the southwest quadrant of its intersection with Livingston Road. (PA 83)

(2.94± acres) (4/29/2019)

C-S-C Zone

Two Farms Inc., Applicant

Request: Special Exception to permit a gas station and food and beverage in C-S-C Zone.

STAFF RECOMMENDATION: APPROVAL
(CANNADY II)

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

5. **DSP-81010-02 GLEN ORA PARCEL R (WINDSOR GREEN COMMUNITY CENTER)**

(TCP-EXEMPT)

Council District: 04 Municipality: Greenbelt

Located on the south side of MD 193 (Greenbelt Road), approximately 1,150 feet east of Hanover Parkway. (PA 67)

R-30 Zone (3.32 acres) (5/9/2019)

Windsor Green Homeowners Association, Applicant

Request: Construction of a 848 square-foot addition to an existing community building and a relocation of the existing maintenance yard.

Action must be taken on or before 7/18/19.

STAFF RECOMMENDATION: APPROVAL with conditions
(BISHOP)

PGCPB AGENDA

7/18/19

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

BOARD ACTION AND VOTE

REFUND OF FILING FEE FOR A DETAILED SITE PLAN

(Inquiries call 301-952-3530)

6. **DSP-81010-02 GLEN ORA PARCEL R (WINDSOR GREEN COMMUNITY CENTER)**
(TCP-EXEMPT)
Council District: 04 Municipality: Greenbelt
Located on the south side of MD 193 (Greenbelt Road), approximately 1,150 feet east of Hanover Parkway. (PA 67)
R-30 Zone (3.32 acres) (5/9/2019)
Windsor Green Homeowners Association, Applicant
Request: Refund of Filing Fee.

STAFF RECOMMENDATION: APPROVAL
(BISHOP)

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

7. **DSP-17048-01 CAPITAL COURT - CLUBHOUSE**
(TCP)
Council District: 06 Municipality: None
Located approximately 448 feet west of the intersection of Harry S Truman Drive and Court Lane. (PA 73)
C-O Zone (1.12 acres) (5/31/2019)
SDLM, LLC, Applicant
Request: Development of a 4,120 square foot club house and recreational facility for residential development.

Action must be taken on or before 9/9/2019.

STAFF RECOMMENDATION:

- DSP-17048-01 – APPROVAL with conditions
- TCP-@ - @

(BISHOP)

TENTATIVE PGCPB AGENDA

7/18/19

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

BOARD ACTION AND VOTE

DEPARTURE FROM PARKING AND LOADING STANDARDS

(Inquiries call 301-952-3530)

8. **DPLS-462 7-ELEVEN MARLBORO PIKE**
Council District: 07 Municipality: None
The subject property is located at the intersection of
Marlboro Pike and Walker Mill Road. (PA 75A)
(0.81± acre) (5/13/2019)
C-S-C Zone
7-Eleven Inc., Applicant
**Request: Departure from Parking and Loading
Standards for the reduction of three parking spaces.**

STAFF RECOMMENDATION: APPROVAL
(CANNADY II)

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

9. **NOTE: THIS ITEM IS COMPANION WITH ITEM @
(DDS-657).**

DSP-19008 WESTPHALIA CENTER (SNAPPER)
(TCP)

Council District: 06 Municipality: None
Located at the intersection of MD 4 (Pennsylvania Avenue)
and Melwood Road, approximately 800 feet north of
Woodyard Road. (PA 78)
M-X-T/M-I-O Zones (78.64 acres) (5/16/2019)
Walton Development and Management, Inc., Applicant
**Request: Proposed bulk retailing as part of regional
urban community.**

Action limit has been waived to 10/10/19.

STAFF RECOMMENDATION: @

- DSP-19008 - @
- TCP2-029-12-05 - @

(HURLBUTT)

PGCPB AGENDA

7/18/19

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

BOARD ACTION AND VOTE

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

10. **NOTE: THIS ITEM IS COMPANION WITH ITEM @ (DSP-19008).**

DDS-657 WESTPHALIA CENTER (SNAPPER)
(TCP)

Council District: 06 Municipality: None
Located at the intersection of MD 4 (Pennsylvania Avenue) and Melwood Road, approximately 800 feet north of Woodyard Road. (PA 78)

M-X-T/M-I-O Zones (78.64 acres) (6/14/2019)

Walton Development and Management, Inc., Applicant

Request: Departure from design standards for universal size parking space of 9 x 18 feet.

Action limit has been waived to 10/10/19.

STAFF RECOMMENDATION: @

- DSP-19008 - @
- TCP2-029-12-05 - @

(HURLBUTT)

DSP-09013-01 QUINCY MANOR
(TCP-EXEMPT)

Council District: 05 Municipality: None
Located on north and south sides of Newton Street, Madison Way and 55th Avenue, approximately 200 feet south of intersection of Quincy Street and 55th Avenue. (PA 69)

R-35/R-18/D-D-O Zones (17.03 acres) (5/7/2019)

QM Portfolio Owner, LLC, Applicant

Request: Amend previously approved residential revitalization DSP to remove all unbuilt townhouses and validate existing multifamily development.

Action must be taken on or before 10/1/2019.

STAFF RECOMMENDATION: APPROVAL with condition
(ZHANG)

POSTING NOT REQUIRED

POSTING REQUIRED

POSTED

NOT POSTED

CONTINUED TO THIS DATE

CONTINUED INDEF.

Move to (date) _____

Notice Mailed? _____

CB-1 mailed: Not Yet

TENTATIVE PGCPB AGENDA

7/25/19

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

BOARD ACTION AND VOTE

Zoning Section Item (Inquiries call 301-952-3530)

4D. **NOTE: TRANSMIT STAFF REPORT TO ZONING HEARING EXAMINER**

SE-4822 7-ELEVEN MARLBORO PIKE

Council District: 07 Municipality: None

The subject property is located at the intersection of Marlboro Pike and Walker Mill Road. (PA 75A)

(0.81± acre) (5/13/2019)

C-S-C Zone

7-Eleven Inc., Applicant

Request: Special Exception for development of a food and beverage store in combination with a gas station.

STAFF RECOMMENDATION:

- SE-4822 – APPROVAL
- AC-19007 – APPROVAL

(CANNADY II)

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

NOTE: THIS CASE IS COMPANION WITH ITEM @ (CP-06001-01).

DSP-18052 SWAN CREEK DEVELOPMENT, LOT 9C
(TCP – EXEMPT)

Council District: 08 Municipality: None

Located on the west side of Hatton Point Road, approximately 450 feet southwest of the intersection of Swan Creek Road. (PA 80)

L-D-O/R-E Zones (1.02 acres) (4/11/2019)

AMSB, Applicant

Request: Construct a single-family detached dwelling within CBCA.

Action limit has been waived to 9/19/19.

STAFF RECOMMENDATION: @

(BURKE)

TENTATIVE PGCPB AGENDA

7/25/19

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

BOARD ACTION AND VOTE

CONSERVATION PLAN (Inquiries call 301-952-3530)

NOTE: THIS CASE IS COMPANION WITH ITEM @ (DSP-18052).

CP-06001-01 SWAN CREEK CLUB DEVELOPMENT, LOT 9C (VARIANCES)

Council District: 08 Municipality: None
Located on the west side of Hatton Point Road, approximately 450 feet southwest of the intersection of Swan Creek Road. (PA 80)
L-D-O/R-E Zones (1.02 acres) (4/11/2019)
AMSB, Applicant
Request: Construct a single-family detached dwelling with CBCA variances.

STAFF RECOMMENDATION:

- CP-06001-01 – @
- VARIANCES – @

(BURKE)

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

NOTE: THIS CASE IS COMPANION WITH ITEM @ (SA-130001-02) AND ITEM @ (SP-130003).

DSP-13009-15 RIVERDALE PARK STATION (CAFRTZ PROPERTY) (TCP)

Council District: 03 Municipality: Riverdale Park
Located on the east side of US 1 (Baltimore Avenue), approximately 1,400 feet from its intersection with East-West Highway. (PA 68)
M-U-TC Zone (37.34 acres) (5/22/2019)
Calvert Tract, LLC, Applicant
Request: Revision to add 2 multifamily building, with 400 square feet of restaurant/retail use to be located in a trolley car.

- POSTING NOT REQUIRED
- POSTING REQUIRED
 - POSTED
 - NOT POSTED
- CONTINUED TO THIS DATE
- CONTINUED INDEF.

Move to (date) _____

Notice Mailed? _____

CB-1 mailed: Not Yet

Action limit has been waived to 10/16/19.

STAFF RECOMMENDATION:

- DSP-13009-15 - @
- TCP2-010-13-03 - @

(HURLBUTT)

TENTATIVE PGCPB AGENDA

7/25/19

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

BOARD ACTION AND VOTE

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

NOTE: THIS CASE IS COMPANION WITH ITEM @ (DSP-13009-15) AND ITEM @ (SP-130003).

SA-130001-02 RIVERDALE PARK STATION (CAFRTIZ PROPERTY)

(TCP)

Council District: 03 Municipality: Riverdale Park
Located on the east side of US 1 (Baltimore Avenue), approximately 1,400 feet from its intersection with East-West Highway. (PA 68)

M-U-TC Zone (37.34 acres) (5/22/2019)

Calvert Tract, LLC, Applicant

Request: Increase the maximum height of building from six to seven stories and reduce the percentage of windows facing public streets.

Action limit has been waived to 10/16/19.

STAFF RECOMMENDATION: @
(HURLBUTT)

SPECIAL PERMIT (Inquiries call 301-952-3470)

NOTE: THIS CASE IS COMPANION WITH ITEM @ (DSP-13009-15) AND ITEM @ (SA-130001-02).

SP-130003 RIVERDALE PARK STATION (CAFRTIZ PROPERTY)

(TCP)

Council District: 03 Municipality: Riverdale Park
Located on the east side of US 1 (Baltimore Avenue), approximately 1,400 feet from its intersection with East-West Highway. (PA 68)

M-U-TC Zone (37.34 acres) (5/22/2019)

Calvert Tract, LLC, Applicant

Request: To allow multifamily building without ground floor retail.

Action limit has been waived to 10/16/19.

STAFF RECOMMENDATION: @
(HURLBUTT)

TENTATIVE PGCPB AGENDA

7/25/19

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

BOARD ACTION AND VOTE

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

**DSP-99044-17 MALL AT PRINCE GEORGES PLAZA
(MILLER ALE HOUSE)**

Council District: 02 Municipality: Hyattsville
Located 1,800 feet west of the intersection of East-West
Highway and Belcrest Road. (PA 68)
M-U-I/T-D-O Zones (51.03 acres) (5/30/2019)
Millers Ale House, Inc., Applicant
**Request: Construction of an 8,285 square foot eating and
drinking establishment on a pad site.**

Action must be taken on or before @.

STAFF RECOMMENDATION: @
(BISHOP)

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

**SDP-0511-04 COLLINGTON CENTER
(TCP)**

Council District: 04 Municipality: None
Located on the southwestern quadrant of the intersection of
Queens Court and US 301 (Crain Highway). (PA 74A)
E-I-A Zone (51.45 acres) (5/31/2019)
MRPI Queens Court, LLC, Applicant
**Request: Construction of a 130,143 square foot
consolidated storage facility and ancillary office.**

Action must be taken on or before 9/9/19.

STAFF RECOMMENDATION:
• SDP-0511-04 - @
• TCP2-052-06-03 - @
(BURKE)

TENTATIVE PGCPB AGENDA

7/25/2019

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

BOARD ACTION AND VOTE

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

Mandatory Referral No. MR-1910F

City of Mt. Rainier Civic Building

Council District: 2 Municipality: City of Mount Rainier

General Plan: Established Communities

Located: 3409 Rhode Island Avenue, Mount Rainier

(PA 68, City of Mount Rainier)

Zones: M-U-TC

(Date Accepted: 5/31/2019)

Tom Haller, Gibbs and Haller

Request: The project seeks to renovate the existing Potts Hall building and construct a lobby link addition which will connect Potts Hall with the existing City Hall.

Action must be taken on or before July 31, 2019.

STAFF RECOMMENDATION: APPROVAL

Transmit staff report to applicant

(RYAN)

TENTATIVE PGCPB AGENDA

7/25/2019

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

BOARD ACTION AND VOTE

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

Mandatory Referral No. MR-1909F

Spectrum Solar Project

Council District: 7 Municipality: N/A

General Plan: Established Communities

Located: 4700 Full Gospel Boulevard, Oxon Hill
(PA 76A, The Heights)

Zones: M-X-T

(Date Accepted: 5/29/2019)

Tom Haller, Gibbs and Haller

Request: The proposed solar energy generation system and facility will provide approximately 5.6 megawatts of electrical energy to connect with existing PEPCO distribution grid infrastructure. The applicant is seeking a Certificate of Public Need and Convenience (CPCN) from the Maryland Public Service Commission Community as a Community Solar Energy Generation System.

Action must be taken on or before July 28, 2019.

STAFF RECOMMENDATION: APPROVAL

Transmit staff report to applicant

(HANCOCK)