

**LONG RANGE AGENDA**  
**May 2, 2024 – May 23, 2024**

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PGCPB AGENDA

5/2/2024

Prince George's County Planning Department  
Lakisha Hull, AICP, LEED AP BD+C, Planning Director

BOARD ACTION AND VOTE

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

5. **Staff Draft West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment**

Councilmanic District: 02

**Request: Permission to Print and Release to the Public the Staff Draft West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment and to Transmit the Public Facilities Referral to the County Executive**

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

6. **4-23032 NEW CARROLLTON TOWN CENTER (TCP)(VARIATIONS)**

Council District: 03/05 Municipality: N/A

Location: On the north side of US 50 (John Hanson Highway), along Pennsy Drive and Garden City Drive.

Planning Area: 72

Growth Policy Area: Established Communities

Zoning Prior: M-X-T/T-D-O Zoning: RTO-H-C

Gross Acreage: 21.59 Date Accepted: 02/26/2024

Applicant: New Carrollton Developer, LLC

**Request: 12 parcels for mixed-use development of 1,000 multifamily dwelling units and 810,000 square feet of commercial uses.**

Planning Board Action Limit: 5/6/2024

PGCPB AGENDA

5/2/2024

Prince George's County Planning Department  
Lakisha Hull, AICP, LEED AP BD+C, Planning Director

BOARD ACTION AND VOTE

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

7. **PPS-2023-026 IGLESIA DE JESUCRISTO PALABRA MIEL**  
(TCP)  
Council District: 09 Municipality: N/A  
Location: On the west side of Cross Road Trail, approximately 2.7 miles south of its intersection with US 301 (Robert Crain Highway).  
Planning Area: 86A  
Growth Policy Area: Rural and Agricultural Area  
Zoning Prior: O-S Zoning: AG  
Gross Acreage: 43.38 Date Accepted: 01/04/2024  
Applicant: Iglesia de Jesucristo Palabra Miel  
**Request: 1 parcel for 10,247 square feet of institutional development**

Planning Board Action Limit: 5/24/2024

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

8. **PPS-2023-005 MICHAEL'S RETREAT**  
(TCP)  
Council District: 09 Municipality: N/A  
Location: On the north side of Accokeek Road, approximately 600 feet west of its intersection with MD 5 (Branch Avenue)  
Planning Area: 85A  
Growth Policy Area: Established Communities  
Zoning Prior: R-T/R-R Zoning: RSF-A/RR  
Gross Acreage: 30.41 Date Accepted: 02/26/2024  
Applicant: A Decesaris Holding Company, LLC  
**Request: 155 lots and 18 parcels for development of 155 single-family attached dwellings**

Planning Board Action Limit: 5/6/2024

PGCPB AGENDA

5/2/2024

Prince George's County Planning Department  
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BOARD ACTION AND VOTE

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

9. **MRF-2023-009 TEMPLETON ELEMENTARY SCHOOL REPLACEMENT**  
Council District: 05 Municipality: Bladensburg  
Location: 6001 Carters Lane  
Planning Area: 69  
Growth Policy Area: Established Communities  
Zoning Prior: R-55 Zoning: RSF-65  
Gross Acreage: 8.63 Date Accepted: 03/20/2024  
Applicant: Prince George's County Public Schools  
**Request: Demolition of the existing school building, parking lot, and associated infrastructure to construct a new educational facility.**

Action must be taken on or before 5/20/2024

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

10. **4-22014 HILL ROAD PROPERTY (TCP)(VARIATION)(VARIANCE)**  
Council District: 07 Municipality: N/A  
Location: In the northwest quadrant of the intersection MD 214 (Central Avenue) and Hill Road.  
Planning Area: 72  
Growth Policy Area: Established Communities  
Zoning Prior: M-I-O/R-18C/R-T  
Zoning: MIO/RMF-20/RSF-A  
Gross Acreage: 3.71 Date Accepted: 02/13/2024  
Applicant: Retail RE Central Hill LLC  
**Request: Two parcels and one outlot for development of 8,574 square feet of commercial development**

Planning Board Action Limit: 7/2/2024

PGCPB AGENDA  
5/2/2024

Prince George's County Planning Department  
Lakisha Hull, AICP, LEED AP BD+C, Planning Director

BOARD ACTION AND VOTE

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

11. **DSP-89016-06 AUTO SPA EXPRESS**  
(TCP-EXEMPT)  
Council District: 01 Municipality: None  
Location: Southeast quadrant of the intersection of Contee Road  
and Mid Atlantic Boulevard.  
Planning Area: 62  
Growth Policy Area: Established Communities  
Zoning Prior: I-1 Zoning: IE  
Gross Acreage: 1.25 Date Accepted: 02/08/2024  
Applicant: WLR Automotive Group, Inc.  
**Request: Demolition of an existing car wash and associated  
site features for construction of a proposed car wash and  
associated site features**  
  
Planning Board Action Limit: 5/16/2024

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

12. **2018 Water & Sewer Service Area Changes**  
**December 2023 Cycle of Amendments**  
CR-023-2024  
  
Planning Board Action Limit: 5/2/2024

**THE PLANNING BOARD**

**MEETING OF**

**MAY 9, 2024**

**HAS BEEN CANCELED**

**TENTATIVE PGCPB AGENDA**

5/16/2024

Prince George's County Planning Department  
Lakisha Hull, AICP, LEED AP BD+C, Planning Director

BOARD ACTION AND VOTE

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

5. **NOTE: THIS ITEM WILL BE HEARD BEFORE ITEM 6 (PGCPB NO. @)**

**SDP-9802-H9 CAMERON GROVE LOT 30 BLOCK A (TCP?)**

Council District: 06 Municipality: N/A

Location: 13601 Missoula Court

Planning Area: 79

Growth Policy Area: Established Communities

Zoning Prior: R-L Zoning: LCD

Gross Acreage: 0.09 Date Accepted: 02/26/2024

Applicant: Whitney Gischel

**Request: Homeowner minor amendment to install a 16-foot by 13-foot sunroom on a new deck foundation**

Action must be taken on or before @.

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

6. **NOTE: THIS ITEM WILL BE HEARD AFTER ITEM 5 (SDP-9802-H9).**

**DRAFT RESOLUTION – CASE HEARD ON MAY 16, 2024**

PGCPB NO. @ – SDP-9802-H9 CAMERON GROVE LOT 30 BLOCK A

TENTATIVE PGCPB AGENDA

5/16/2024

Prince George's County Planning Department  
Lakisha Hull, AICP, LEED AP BD+C, Planning Director

BOARD ACTION AND VOTE

CONSERVATION PLAN (Inquiries call 301-952-3530)

7. **CBP-2023-001 VISTA WAY PHASE II DRAINAGE IMPROVEMENTS**  
Council District: 08 Municipality: @  
Location: 400 Vista Way Fort Washington  
Planning Area: 80  
Growth Policy Area: Established Communities  
Zoning Prior: @ Zoning: LDO/RR  
Gross Acreage: 1.41 Date Accepted: 03/13/2024  
Applicant: Gadisa Yami  
**Request: Install storm drainage improvements to alleviate flooding conditions affecting several private residential properties.**

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

8. **SDP-1901-02 PRESERVE AT WESTPHALIA (TCP)**  
Council District: 06 Municipality: None  
Location: Northwest quadrant of the intersection of Westphalia Road and Ritchie Marlboro Road  
Planning Area: 78  
Growth Policy Area: Established Communities  
Zoning Prior: L-A-C/R-M Zoning: LCD  
Gross Acreage: 63.66 Date Accepted: 03/12/2024  
Applicant: Stanley Martin Companies, LLC  
**Request: Amendment to SDP-1901 for development of a clubhouse, swimming pool, and parking on Parcel R and minor modifications to previously approved recreation facilities**

Action must be taken on or before 5/21/2024



TENTATIVE PGCPB AGENDA

5/16/2024

Prince George's County Planning Department  
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BOARD ACTION AND VOTE

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

9. **NOTE: THIS ITEM WAS CONTINUED FROM THE PLANNING BOARD MEETING OF APRIL 11, 2024.**

**DSP-23012 WALKER MILL SELF STORAGE**  
(TCP)

Council District: 06 Municipality: None

Location: In the southwest quadrant of the intersection of Walker Mill Road and Ritchie Road

Planning Area: 75A

Growth Policy Area: Established Communities

Zoning Prior: I-1/M-I-O Zoning: IE/MIO

Gross Acreage: 7.67 Date Accepted: 02/06/2024

Applicant: Walker Mill Road Project, LLC

**Request: Development of 107,122 square feet of consolidated storage, with 1,750 square feet of retail/community space and 28 parking spaces for RV/camping trailers**

Planning Board Action Limit: 5/31/2024

EXTENSION REQUEST FOR A PRELIMINARY PLAN (Inquiries call 301-952-3530)

10. **NOTE: This Preliminary Plan of Subdivision was approved by the Planning Board on July 7, 2022 and is valid through July 28, 2024. Matt Tedesco, by letter dated March 27, 2024 and email dated April 16, 2024, requested a 1-year extension of this approval. If this request is approved, the PPS will be valid through July 28, 2025.**

**4-21010 MARLBORO GATEWAY**

Council District: 06 Municipality: N/A

Location: Northwest of the intersection of US 301 (Crain Highway) and MD 725 (Marlboro Pike)

Planning Area: 79

Growth Policy Area: Established Communities

Zoning Prior: M-X-T Zoning: RMF-48

Gross Acreage: 19.76 Extension File Date: 03/27/2024

Applicant: Green Century Partners, LLC

TENTATIVE PGCPB AGENDA

5/16/2024

Prince George's County Planning Department  
Lakisha Hull, AICP, LEED AP BD+C, Planning Director

BOARD ACTION AND VOTE

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

11. **Suitland Legacy Mixed-Use Town Center (LMUTC) Design  
Review Committee Nominations**

Nominations by Councilmember Oriadha

District 7

TENTATIVE PGCPB AGENDA

5/23/2024

Prince George's County Planning Department  
Lakisha Hull, AICP, LEED AP BD+C, Planning Director

BOARD ACTION AND VOTE

EXTENSION REQUEST FOR A PRELIMINARY PLAN (Inquiries call 301-952-3530)

5. **NOTE: This Preliminary Plan of Subdivision was approved by the Planning Board on @ and is valid through @. @, by letter dated @, requested a @-year extension of this approval. This request was approved, and the plan was valid through @. If this request is approved, the PPS will be valid through @.**

**4-21025 BROAD CREEK TOWNHOUSES AT HENSON CREEK TRANSIT VILLAGE**

(TCP?)

Council District: 08 Municipality: @

Location: At the northwest corner of Oxon Hill Road and Livingston Road

Planning Area: 80

Growth Policy Area: Established Communities

Zoning Prior: O-S/R-T Zoning:

Gross Acreage: 14.87 Extension File Date: @

Applicant: Abdhussen Ejtemai

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

6. **4-23013 SALUBRIA CENTER**  
(TCP)  
Council District: 08 Municipality: N/A  
Location: In the northeast quadrant of the intersection of Oxon Hill Road and Harborview Drive  
Planning Area: 80  
Growth Policy Area: Established Communities  
Zoning Prior: M-X-T Zoning: IE  
Gross Acreage: 9.14 Date Accepted: 03/18/2024  
Applicant: Pinnacle Harbor, L.L.C.  
**Request: 3 parcels for 129,284 square feet of commercial development**

Planning Board Action Limit: 9/6/2024

TENTATIVE PGCPB AGENDA

5/23/2024

Prince George's County Planning Department  
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BOARD ACTION AND VOTE

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

7. **MRF-2023-005 LEONARDTOWN STUDENT HOUSING  
UMD**

Council District: 03 Municipality: College Park  
Location: South of Campus Drive, north of Norwich Place,  
between Dickinson Road (west) and Rhode Island Avenue  
(east)

Planning Area: 66

Growth Policy Area: Established Communities

Zoning Prior: M-U-I Zoning: LTO-E

Gross Acreage: 7.46 Date Accepted: 03/25/2024

Applicant: University of Maryland

**Request: Development of a 454-unit multifamily apartment  
building for graduate student housing. The building will be  
5 to 6 floors in height with 322,090 square feet**

Action must be taken on or before 5/23/2024

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

**4-23046 CENTRAL INDUSTRIAL PARK  
(TCP-EXEMPT)(VARIATION)**

Council District: 06 Municipality: None

Location: On the east side of Westhampton Avenue,  
approximately 200 feet south of its intersection with MD 214  
(Central Avenue)

Planning Area: 75A

Growth Policy Area: Established Communities

Zoning Prior: D-D-O/I-1/M-I-O Zoning: LTO-e/MIO

Gross Acreage: 1.63 Date Accepted: 03/19/2024

Applicant: American Resource Management Group LP

**Request: One parcel for 22,028 square feet of industrial  
development.**

Planning Board Action Limit: 9/6/2024