

**LONG RANGE AGENDA**  
**April 11, 2024 – May 2, 2024**

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PGCPB AGENDA

4/11/2024

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

BOARD ACTION AND VOTE

REGULAR AGENDA

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

5. **DSP-20005 WASHINGTON PENTECOSTAL ASSEMBLY**  
(TCP-Exempt)

Council District: 05 Municipality: Bladensburg  
Location: Northeast of the intersection of US 1 (Baltimore Avenue) and Upshur Street

Planning Area: 69

Growth Policy Area: Established Communities

Zoning Prior: M-X-T/D-D-O/I-D-O Zoning: IE/IDO

Gross Acreage: 0.58 Date Accepted: 02/05/2024

Applicant: Washington Pentecostal Assembly, Inc.

**Request: Conversion of an existing building to a place of worship with architectural modifications**

Planning Board Action Limit: 4/14/2024

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

6. **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: 04/16/2024

PGCPB AGENDA

4/11/2024

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

BOARD ACTION AND VOTE

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

7. **NOTE: THIS ITEM WAS CONTINUED FROM THE PLANNING BOARD MEETING OF MARCH 14, 2024.**

**CSP-11006-01 SALUBRIA CENTER**

(TCP)

Council District: 08 Municipality: None

Location: On the east side of Oxon Hill Road, approximately 1,000 feet south of I-95/495 (Capital Beltway) and MD 210

Planning Area: 80

Growth Policy Area: Established Communities

Zoning Prior: M-X-T Zoning: IE

Gross Acreage: 50.04 Date Accepted: 01/09/2024

Applicant: Pinnacle Harbor, L.L.C.

**Request: Amend CSP-11006 to add a 7.4-acre lot with an existing office building and develop a new eating or drinking establishment, with drive-through service, and a new day care center for children.**

Planning Board Action Limit: 5/3/2024

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

8. **Proposed Designation of three Prince George's County Historic Sites: Nancy Tabbs House (Documented Property 66-000-01), 5011 Navahoe Street, College Park; Elwood and Wilmer Gross House (Documented Property 66-000-02), 5110 Pierce Avenue, College Park; and George Henry and Agnes Gross House (Documented Property 66-000-03), 8002 54th Avenue, College Park; based on Historic Preservation Commission recommendations (December 19, 2023) and joint public hearing with County Council (March 12, 2024) and pursuant to Subtitle 29-120.01.**

PGCPB AGENDA

4/11/2024

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

BOARD ACTION AND VOTE

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

9. **Four reservations will expire on June 30, 2024, at various locations.** They consist of the following:
  - a. Parcel A of Branch Avenue/Surratts Road Interchange  
Summit Creek
  - b. Parcels B, C, G, and E of Branch Avenue/Surratts Road  
Interchange  
Summit Creek
  - c. One Part of Lot 4, Northwest of US 301 (Crain Highway)  
and Village Drive for the US 301 Upgrade  
Bowling Heights
  - d. Parcel A and Parcel B of Mill Branch Road and US 301  
(Crain Highway) for the proposed F-10 US 301 upgrade

TENTATIVE PGCPB AGENDA

4/18/2024

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)

5. **4-23002 PROJECT TURTLE**  
(TCP-EXEMPT)(VARIATIONS)  
Council District: 03 Municipality: College Park  
Location: On the east side of US 1 (Baltimore Avenue),  
between Melbourne Place and Navahoe  
Street  
Planning Area: 66  
Growth Policy Area: Established Communities  
Zoning Prior: M-U-I/D-D-O/APA-4/APA-6  
Zoning: LTO-e/NAC/APAO-4/APAO-6  
Gross Acreage: 2.71 Date Accepted: 02/13/2024  
Applicant: 8133 Baltimore Owner LLC  
**Request: One parcel for 13,684 square feet of commercial  
development, 2,219 square feet of institutional development,  
and 299 multifamily (student housing) dwelling units.**

Planning Board Action Limit: 4/23/2024

OFFICE OF THE PLANNING DIRECTOR (Inquiries call 301-952-3594)

6. **Legislative Drafting Request LDR-68-2024 was withdrawn  
by the Sponsor on April 3, 2024 – THIS ITEM WILL NOT  
BE CONSIDERED**

TENTATIVE PGCPB AGENDA

4/25/2024

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)

5. **DSP-19031-02 POPEYES**

(TCP)

Council District: 09 Municipality: None

Location: On the west side of MD 631 (Old Brandywine Road),  
in the southeast quadrant of its intersection with the confluence  
of MD 381 (Brandywine Road) and MD 373 (Accokeek Road)

Planning Area: 85A

Growth Policy Area: Established Communities

Zoning Prior: C-M/C-S-C Zoning: CS/CGO

Gross Acreage: 4.427 Date Accepted: 01/18/2024

Applicant: Three Roads Corner, LLC

**Request: Amend DSP-19031 to develop a 2,923-square-foot  
eating and drinking establishment with a drive through on  
Parcel 3.**

Planning Board Action Limit: 5/12/2024

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

6. **DSP-23029 CUBE SMART**

(TCP Exempt)

Council District: 01 Municipality:

Location: 1000 feet southwest of the intersection of US 1  
(Baltimore Avenue) and Cherry Lane

Planning Area: 62

Growth Policy Area: Established Communities

Zoning Prior: I-1 Zoning: IE

Gross Acreage: 11.88 Date Accepted: 02/16/2024

Applicant: Cubesmart, L.P

**Request: Convert existing warehouse to self-storage/  
consolidated storage**

Planning Board Action Limit: 4/26/2024

TENTATIVE PGCPB AGENDA

4/25/2024

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)

7. **Proposed Minor Plan Amendment and Sectional Map Amendment (SMA) to the 1989 Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity, and Adopted SMA for Planning Areas 65, 66, and 67**

Councilmanic District: 03  
Municipality: College Park

**Request: Conduct a Work Session to review the testimony received at the March 19, 2024 Joint Public Hearing on the Proposed Minor Plan Amendment and concurrent SMA.**

TENTATIVE 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) (VARIATION)**

Council District: 03/05 Municipality: N/A

Location: 4020 Garden City Drive New Carrollton

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 development of 610,000 square feet of office, 50,000 square feet of retail, a 250-room hotel, and 1,000 multifamily dwelling units**

Planning Board Action Limit: 5/6/2024



TENTATIVE 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: West of Cross Road Trail, approximately 2.7 miles south of its intersection with US 301.  
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 9,200 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

TENTATIVE PGCPB AGENDA

5/2/2024

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

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 .

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: 4 Hill Road Capitol Heights.  
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 8,770 square feet of commercial development**

Planning Board Action Limit: 7/2/2024

TENTATIVE 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?)

Council District: 01 Municipality: None

Location: In the 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: 4/18/2024