

LONG RANGE AGENDA
April 18, 2024 – May 9, 2024

4-22014 HILL ROAD PROPERTY..... 8
4-23002 PROJECT TURTLE 2
4-23032 NEW CARROLLTON TOWN CENTER..... 6

DSP-19031-02 POPEYES..... 4
DSP-23022 MOUNT OAK ESTATES, LOT 22..... 3
DSP-23029 CUBE SMART 4
DSP-89016-06 AUTO SPA EXPRESS 9

Legislative Drafting Request LDR-68-2024..... 2

MRF-2023-009 TEMPLETON ELEMENTARY SCHOOL REPLACEMENT..... 8

PPS-2023-005 MICHAEL’S RETREAT 7
PPS-2023-026 IGLESIA DE JESUCRISTO PALABRA MIEL..... 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..... 5**

SDP-9802-H9 CAMERON GROVE LOT 30 BLOCK A..... 9

SPE-2023-004 FIRST LEARNING STAGES DAYCARE CENTER..... 11

**Staff Draft West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map
Amendment 6**

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**
Legislative Amendment to the Zoning Ordinance
Council District: All Municipality: All except Laurel
Location: Countywide

Request: Seek the Planning Board's recommendation on a proposed legislative amendment to the Zoning Ordinance that establishes a proximity restriction for new liquor stores proposed after October 1, 2024; they cannot be located within three miles of any existing liquor store.

Action must be taken on 4/18/2024.

PGCPB AGENDA
4/18/2024

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

BOARD ACTION AND VOTE

REQUEST FOR REFUND OF FILING FEE FOR A DETAILED SITE
PLAN (Inquiries call 301-952-3530)

7. **DSP-23022 MOUNT OAK ESTATES, LOT 22**
(TCP-Exempt)
Council District: 06 Municipality: City of Bowie
Location: 2908 Westbrook Lane Bowie
Planning Area: 74A
Growth Policy Area: Established Communities
Zoning Prior: R-A Zoning: AR
Gross Acreage: 4.07 Date Accepted: 03/07/2024
Applicant: Jerami Grant
Request: Refund of filing fee

Planning Board Action Limit: 5/16/2024

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

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

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

(TCP)(AC)

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)(VARIATIONS)**

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 8,574 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: 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

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

12. **NOTE: THIS ITEM WILL BE HEARD BEFORE ITEM 13 (PGCPB NO. @)**
- SDP-9802-H9 CAMERON GROVE LOT 30 BLOCK A**
(TCP?)
Council District: 06 Municipality: @
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 @.

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

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

13. **NOTE: THIS ITEM WILL BE HEARD AFTER ITEM 12 (SDP-9802-H9).**

DRAFT RESOLUTION – CASE HEARD ON MAY 2, 2024

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

TENTATIVE PGCPB AGENDA

5/9/2024

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

BOARD ACTION AND VOTE

ZONING SECTION ITEM (Inquiries call 301-952-3530)

4D. **SPE-2023-004 FIRST LEARNING STAGES DAYCARE CENTER**

Council District: 08 Municipality: None

Location: On the north side of White Oak Drive, approximately 200 feet west of the intersection with Livingston Road.

Planning Area: 76B

Growth Policy Area: Established Communities

Zoning Prior: C-O Zoning: CGO

Gross Acreage: 1.38 Date Accepted: 01/11/2024

Applicant: Karen Williamson

Request: Special exception for a daycare center for 20 children.