

LONG RANGE AGENDA
November 14, 2024 – December 5, 2024

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PGCPB AGENDA

11/14/2024

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

BOARD ACTION AND VOTE

REGULAR AGENDA

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

5. **4-24007 MELFORD TOWNS**
(TCP)(VARIATIONS)
Council District: 04 Municipality: Bowie
Location: On the south side of Lake Melford Avenue,
approximately 400 feet east of its intersection with Curie Drive
Planning Area: 71B
Growth Policy Area: Established Communities
Zoning Prior: M-X-T Zoning: TAC-e
Gross Acreage: 1.86 Date Accepted: 06/28/2024
Applicant: St. John Properties, Inc.
**Request: Twenty-nine lots and 4 parcels for development of
29 single-family attached dwellings**

Planning Board Action Limit: 12/16/2024(140-day)

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

6. **DSP-20050-02 STEPHEN'S CROSSING AT
BRANDYWINE**
(TCP)
Council District: 09 Municipality: None
Location: In the northeastern quadrant of the intersection of
Mattawoman Drive and MD 381 (Brandywine Road)
Planning Area: 85A
Growth Policy Area: Established Communities
Zoning Prior: M-X-T Zoning: RMF-48
Gross Acreage: 89.50 Date Accepted: 09/10/2024
Applicant: ESC Stephens L.C.
**Request: Amendment to develop 67 additional townhouse
units, eliminate 116 two-family attached residential units,
add a townhouse architectural model, and add a
roundabout at the intersection of Cattail Way and
Mattawoman Drive**

Planning Board Action Limit: 11/19/2024

SUPPLEMENTAL
PGCPB AGENDA
11/14/2024

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)

7. **NOTE: THIS CASE WAS MOVED FROM THE PLANNING BOARD MEETING OF NOVEMBER 7, 2024.**

DSP-23003 PENN PLACE 1

(TCP)

Council District: 07 Municipality: None

Location: On the south side of Penn Crossing Drive, east of its intersection with MD 4 (Pennsylvania Avenue)

Planning Area: 75A

Growth Policy Area: Established Communities

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

Gross Acreage: 7.54 Date Accepted: 08/14/2024

Applicant: Penn Place 1 Owner LLC

Request: Development of four buildings in the M-X-T Zone containing 168 multifamily units and 767 square feet of office space.

Planning Board Action Limit: 12/25/2024

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

8. **NOTE: THIS CASE WAS MOVED FROM THE PLANNING BOARD MEETING OF NOVEMBER 7, 2024.**

4-23041 REDEEMED CHRISTIAN CHURCH OF GOD

(TCP)(VARIATION)(VARIANCE)

Council District: 04 Municipality: N/A

Location: In the southeast quadrant of the intersection of Mount Oak Road and Church Road

Planning Area: 74A

Growth Policy Area: Established Communities

Zoning Prior: R-E Zoning: RE

Gross Acreage: 31.52 Date Accepted: 06/28/2024

Applicant: The Redeemed Christian Church of God (Victory Temple) Bowie, Maryland

Request: Eight lots and two parcels for eight single-family detached dwelling units and 117,355 square feet of institutional development

Planning Board Action Limit: 12/16/2024 (140-day)

SUPPLEMENTAL
PGCPB AGENDA
11/14/2024

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)

9. **NOTE: THIS CASE WAS MOVED FROM THE PLANNING BOARD MEETING OF NOVEMBER 7, 2024.**

DET-2024-004 HARMONY GARDEN

(TCP)(AC)

Council District: 01 Municipality: N/A

Location: South of the intersection of Old Baltimore Pike and Ammendale Road.

Planning Area: 62

Growth Policy Area: Established Communities

Zoning Prior: C-S-C Zoning: CGO

Gross Acreage: 7.75 Date Accepted: 08/14/2024

Applicant: Potomac Realty Company

Request: Development of 67 single-family attached dwelling units

Planning Board Action Limit: 12/25/2024

REMAND BY THE DISTRICT COUNCIL FOR A DETAILED SITE PLAN (Inquiries call 301-952-3530)

10. **NOTE: THIS CASE WAS MOVED FROM THE PLANNING BOARD MEETING OF NOVEMBER 7, 2024.**

NOTE: THIS CASE WAS APPROVED AT THE PLANNING BOARD MEETING ON APRIL 25, 2024 AND REMANDED BY THE DISTRICT COUNCIL ON SEPTEMBER 16, 2024.

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 drive-through service on Parcel 3

SUPPLEMENTAL
PGCPB AGENDA
11/14/2024

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. **NOTE: THIS CASE WAS MOVED FROM THE
PLANNING BOARD MEETING OF NOVEMBER 7, 2024.**

DSP-20008-01 HOPE VILLAGE - PHASE 2

(TCP)(AC)

Council District: 09 Municipality: N/A

Location: In the southeast quadrant of the intersection of
MD 223(Woodyard Road) and Marlboro Pike

Planning Area: 82A

Growth Policy Area: Established Communities

Zoning Prior: M-X-T/M-I-O Zoning: RMF-48/MIO

Gross Acreage: 34.24 Date Accepted: 08/07/2024

Applicant: CBR Woodyard, LLC

**Request: Approval of 249 single-family attached
(townhouses) dwelling units, including 3 architectural
models, and construction of recreation facilities.**

Planning Board Action Limit: 02/03/2025

SUPPLEMENTAL
PGCPB AGENDA
11/14/2024

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

BOARD ACTION AND VOTE

REQUEST FOR A RECONSIDERATION HEARING FOR A
PRELIMINARY PLAN OF SUBDIVISION
(Inquiries call 301-952-3530)

12. **NOTE: THIS CASE WAS MOVED FROM THE
PLANNING BOARD MEETING OF NOVEMBER 7, 2024.**

NOTE: This Preliminary Plan of Subdivision was approved by the Planning Board on September 5, 2024 and the Resolution was adopted by the Planning Board on September 26, 2024. Fort Washington Forward requests a reconsideration hearing for approval of 4-23008.

4-23008 CAPITAL BELTWAY II

Council District: 08 Municipality: N/A

Location: At the terminus of Taylor Acres Avenue, west of Livingston Road, approximately 0.25 mile north of the intersection of Oxon Hill Road and Livingston Road

Planning Area: 80

Growth Policy Area: Established Communities

Zoning Prior: I-1/O-S Zoning: IE/AG

Gross Acreage: 17.80 Date Accepted: 10/10/24

Applicant: Prologis, L.P.

Planning Board Action Limit: 11/9/2024

PGCPB AGENDA
11/14/2024

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 CASE WAS MOVED FROM THE PLANNING BOARD MEETING OF NOVEMBER 7, 2024.**

SDP-2205 PARKLAND AND ROCK CREEK

(TCP)(AC)

Council District: 06 Municipality: N/A

Location: On the north side of Westphalia Road, approximately one-third of a mile west of its intersection with Ritchie Marlboro Road.

Planning Area: 78

Growth Policy Area: Established Communities

Zoning Prior: R-M/L-A-C/M-I-O Zoning: LCD/MIO

Gross Acreage: 156.87 Date Accepted: 07/19/2024

Applicant: Stanley Martin Homes, LLC

Request: Development of 514 dwelling units consisting of 416 single-family attached and 98 single-family detached residential dwelling units.

Action must be taken on or before 11/21/2024.

PGCPB AGENDA
11/21/2024

Prince George's County Planning Department
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BOARD ACTION AND VOTE

REGULAR AGENDA

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

5. **PPS-2022-019 GLEN DALE SELF STORAGE**
(TCP)
Council District: 04 Municipality: N/A
Location: In the southwest quadrant of MD 193 (Glenn Dale Boulevard) and MD 564 (Lanham-Severn Road) intersection
Planning Area: 70
Growth Policy Area: Established Communities
Zoning Prior: C-M Zoning: CS
Gross Acreage: 3.34 Date Accepted: 09/18/2024
Applicant: Arland Property Company, LLC
Request: One parcel for 135,873 square feet of industrial development
- Planning Board Action Limit: 11/27/2024 (70-day)

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

6. **DET-2023-011 ADDISON PARK**
(TCP)(ACL)(MJD)
Council District: 07 Municipality: N/A
Location: On the south side of Old Central Avenue, approximately 1300 feet west of its intersection with Addison Road
Planning Area: 75A
Growth Policy Area: Established Communities
Zoning Prior: R-55/D-D-O Zoning: RSF-65
Gross Acreage: 4.40 Date Accepted: 06/28/2024
Applicant: Addison Park, L.P.
- Request: 293 multifamily dwelling units for the elderly**
- Planning Board Action Limit: Indefinite

PGCPB AGENDA
11/21/2024

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)

7. **DSP-24004 ENCLAVE AT WESTPHALIA**
(TCP)
Council District: 06 Municipality: N/A
Location: South of the future intersection of Dowerhouse Road
and Bridle Vale Road
Planning Area: 78
Growth Policy Area: Established Communities
Zoning Prior: M-X-T/M-I-O Zoning: RMF-20/MIO
Gross Acreage: 68.79 Date Accepted: 09/13/2024
Applicant: Stanley Martin Homes, LLC
**Request: 356 single-family attached subdivision with
associated infrastructure, amenities, and architecture**
- Planning Board Action Limit: 11/22/2024

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

8. **NOTE: THIS ITEM WAS CONTINUED FROM THE
PLANNING BOARD MEETING OF OCTOBER 24, 2024.**
- NOTE: THIS ITEM IS COMPANION WITH ITEM 9
(DDS-23001).**
- DSP-22001 MCDONALD'S AGER ROAD**
(TCP)(AC)
Council District: 02 Municipality: Hyattsville
Location: In the northwest quadrant of the intersection of East
West Highway and Ager Road
Growth Policy Area: Established Communities
Zoning Prior: C-S-C Zoning: CGO
Gross Acreage: 4.00 Date Accepted: 01/24/2024
Applicant: McDonald's USA, LLC
**Request: Development of an eating and drinking
establishment with drive-through service**
- Planning Board Action Limit: Indefinite

PGCPB AGENDA

11/21/2024

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

BOARD ACTION AND VOTE

DEPARTURE FROM DESIGN STANDARDS (Inquiries call 301-952-3530)

9. **NOTE: THIS ITEM WAS CONTINUED FROM THE PLANNING BOARD MEETING OF OCTOBER 24, 2024.**

NOTE: THIS ITEM IS COMPANION WITH ITEM 8 (DSP-22001).

DDS-23001 MCDONALD'S AGER ROAD

Council District: 02 Municipality: Hyattsville
Location: In the northwest quadrant of the intersection of East West Highway and Ager Road
Planning Area: 65
Growth Policy Area: Established Communities
Zoning Prior: C-S-C Zoning: CGO
Gross Acreage: 4.00 Date Accepted: 01/24/2024
Applicant: McDonald's USA, LLC
Request: Departure from design standards for buffer yard

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

10. **NOTE: THIS CASE WAS CONTINUED FROM THE PLANNING BOARD MEETING OF OCTOBER 31, 2024.**

DSP-23019 SWANN CROSSING

(TCP)
Council District: 07 Municipality: @
Location: The north side of Swann Road, approximately 1,400 feet east of its intersection with Silver Hill Road
Planning Area: 75A
Growth Policy Area: Established Communities
Zoning Prior: R-55/D-D-O Zoning: RSF-65
Gross Acreage: 12.74 Date Accepted: 08/02/2024
Applicant: Swann Road Investors, LLC
Request: Development of 57 single-family detached dwelling units

Planning Board Action Limit: 11/10/2024

**THE PLANNING BOARD
MEETING OF
NOVEMBER 28, 2024
HAS BEEN CANCELED**

TENTATIVE PGCPB AGENDA

12/5/2024

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)

5. **MRF-2024-005 OLD CRAIN SOLAR SITE**
Council District: 09 Municipality: NA
Location: 3610 Old Crain Highway, Upper Marlboro
Planning Area: 79
Growth Policy Area: Rural and Agricultural Area
Zoning Prior: O-S Zoning: AG
Gross Acreage: 15.70 Date Accepted: 10/04/2024
Applicant: Prince Georges Old Crain Solar 1, LLC
Request: Install 19-acre solar array facility on a 41-acre site with 4,875 panels
Action must be taken on or before 12/04/2024.

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

6. **PAMC (Planning Assistance to Municipalities and Communities) Program** Overview of recently completed projects and request to release of FY25 PAMC program funds to conduct new projects:
- a. Flooding and Stormwater Hazard and Risk Management Analysis for Brentwood and North Brentwood (Amendment to Approved FY24 Project)**
Planning Area: 68; Councilmanic District: 2
Municipalities: Town of North Brentwood;
Town of Brentwood
 - b. Seat Pleasant Economic Development Assessment**
Planning Area: 72; Councilmanic District: 7
Municipalities: Seat Pleasant
 - c. Accokeek Gateway Plan**
Planning Area: 83; Councilmanic District: 5
 - d. New Carrollton Active Transportation Connectivity Study**
Planning Area: 72; Councilmanic District: 7
Municipalities: New Carrollton
 - e. Fort Washington Branding and Wayfinding Plan**
Planning Area: 80, 81B; Councilmanic Districts: 8, 9

TENTATIVE PGCPB AGENDA

12/5/2024

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)

7. **SDP-0610-H7 OAK CREEK CLUB**
(TCP?)
Council District: 6 Municipality: N/A
Location: Located on the north side of Shannock Lane
approximately 160 feet west of its intersection with Sangerville
Circle
Planning Area: 79
Growth Policy Area: Establish Communities
Zoning Prior: R-55 Zoning: RSF-65
Gross Acreage: 0.30 Date Accepted: 9/20/2024
Applicant: Nicholas Wilson
**Request: Homeowner minor amendment for a 20x12 porch
with an 8x12 deck and steps**

Action must be taken on or before 12/06/2024.