

LONG RANGE AGENDA
January 2, 2024 – January 23, 2025

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**THE PLANNING BOARD
MEETING OF
JANUARY 2, 2025
HAS BEEN CANCELED**

PGCPB AGENDA
1/9/2025

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

BOARD ACTION AND VOTE

FINAL PLATS OF SUBDIVISION (Inquiries call 301-952-3530)

4D. **5-23053 WESTPHALIA TOWN CENTER NORTH, PLAT 8**
33 Lots and 3 Parcels (2.39 acres)

5-23054 WESTPHALIA TOWN CENTER NORTH, PLAT 9
31 Lots and 1 Parcel (3.60 acres)

**5-23055 WESTPHALIA TOWN CENTER NORTH,
PLAT 10**
Right-of-way dedication (1.81 acres)

Council District: 06

TAC-E Zone (Prior Zone M-X-T), 4-08002 and DSP-19062

Fee-in-lieu: No

Located on the north side of MD 4 (Pennsylvania Avenue),
approximately 2,350 feet north of its intersection with
Woodyard Road (PA78)

DR Horton, Inc., Applicant

Rodgers Consulting, Inc., Engineer

Action must be taken on or before 01/31/2025.

STAFF RECOMMENDATION: APPROVAL
(VATANDOOST)

TENTATIVE PGCPB AGENDA

1/9/2025

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

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

6. **DSP-20003-02 MILL BRANCH CROSSING (POPEYES)
(TCP)**
Council District: 04 Municipality: Bowie
Location: East side of Saint Lola Lane, south of its intersection
with Saint Chelsey Avenue
Planning Area: 71B
Growth Policy Area: Established Communities
Zoning Prior: C-S-C Zoning: CGO
Gross Acreage: 2.65 Date Accepted: 10/22/2024
Applicant: Janjer Enterprises
**Request: Popeye's eating and drinking establishment with
drive-through service (approximately 3,042 square feet)**

Planning Board Action Limit: 1/15/2025

TENTATIVE PGCPB AGENDA

1/9/2025

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-2023-002 SILVER HILL CONSOLIDATED STORAGE**
(TCP EXEMPT)
Council District: 07 Municipality: N/A
Location: On the south side of Silver Hill Road, approximately 300 feet east of its intersection with St. Barnabas Road
Planning Area: 76A
Growth Policy Area: Established Communities
Zoning Prior: C-S-C/C-M/D-D-O Zoning: CGO/CS
Gross Acreage: 1.88 Date Accepted: 07/23/2024
Applicant: Suitland Self Storage LLC
Request: One parcel for 109,000 square feet of industrial development
- Planning Board Action Limit: 01/25/2025 (140-days)

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

8. **4-24003 GLENARDEN REDEVELOPMENT**
(TCP EXEMPT)
Council District: 05 Municipality: Glenarden
Location: In the northeast quadrant of the Evarts Street and Brightseat Road intersection
Planning Area: 72
Growth Policy Area: Established Communities
Zoning Prior: M-X-T Zoning: TAC-e
Gross Acreage: 7.14 Date Accepted: 10/10/2024
Applicant: Pennrose, LLC
Request: 73 lots and 19 parcels for single-family attached residential development
- Planning Board Action Limit: 3/14/2025 (140-day)

TENTATIVE PGCPB AGENDA
1/9/2025

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. **DSP-23006 CLINTON MARKET PLACE NORTH**
(TCP)(AC)
Council District: 09 Municipality: None
Location: In the southwest quadrant of the intersection of MD 223
(Piscataway Road) and Brandywine Road
Planning Area: 81A
Growth Policy Area: Establish Communities
Zoning Prior: M-X-T/M-I-O Zoning: RMF-48/MIO
Gross Acreage: 20.53 Date Accepted: 10/02/2024
Applicant: Piscataway Clinton, LLC.
Request: Development of 136 townhouse dwelling units, 92 two-over-two condominium units; approximately 10,000 square feet of new commercial/retail space; and a food or beverage store of approximately 5,619 square feet, with a gas station

Planning Board Action Limit: 1/9/2025

TENTATIVE PGCPB AGENDA
1/9/2025

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)

10. **NOTE: THIS ITEM WAS CONTINUED FROM THE PLANNING BOARD MEETING OF DECEMBER 12, 2024.**

DSP-21037-01 GLENWOOD HILLS
(TCP)

Council District: 06 Municipality: None

Location: On the southeast quadrant of the intersection of Central Avenue (MD 214) and Karen Boulevard

Planning Area: 75A

Growth Policy Area: Established Communities

Zoning Prior: M-X-T/R-55/M-I-O

Zoning: RMF-48/RSF-65/MIO

Gross Acreage: 266.90 Date Accepted: 10/14/2024

Applicant: BE Glenwood, LLC

Request: Amend DSP-21037 to develop five employment warehouse/distribution buildings on Parcels 1–6, Block C, and structures on Parcel 1, Block D

Planning Board Action Limit: 1/9/2024

STAFF RECOMMENDATION:

- DSP-21037-01 – APPROVAL with conditions
 - TCP2-038-2023-01 – APPROVAL with conditions
- (HUANG)

TENTATIVE PGCPB AGENDA

1/16/2025

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. **DET-2022-020 MCKENDREE ROAD**

(TCP)(AC)

Council District: 09 Municipality:

Location: On the north side of McKendree Road, approximately 420 feet west of its intersection with MD 301 (Robert S. Crain Highway)

Planning Area: 85A

Growth Policy Area: Established Communities

Zoning Prior: R-T Zoning: RSF-A

Gross Acreage: 12.86 Date Accepted: 10/29/2024

Applicant: Christopher Land LLC

Request: Develop 79 townhouse units, associated infrastructure and amenities

Planning Board Action Limit: 1/18/2025

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

6. **DSP-13008-02 GILPIN PROPERTY (PHASE III)**

(TCP)

Council District: 07 Municipality: N/A

Location: In the southeast quadrant of the intersection of Southern Avenue and Wheeler Road, approximately 720 feet north of Southview Drive

Planning Area: 76A

Growth Policy Area: Established Communities

Zoning Prior: I-1 Zoning: IE

Gross Acreage: 10.10 Date Accepted: 9/10/2024

Applicant: Arcland Property Company, LLC

Request: Development of an approximately 115,364 square foot consolidated storage building under the prior Zoning Ordinance

Planning Board Action Limit: 02/23/2025

TENTATIVE PGCPB AGENDA

1/16/2025

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 ITEM WAS CONTINUED FROM THE PLANNING BOARD MEETING OF NOVEMBER 21, 2024.**

NOTE: THIS ITEM IS COMPANION WITH ITEM 8 (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

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

8. **NOTE: THIS ITEM WAS CONTINUED FROM THE PLANNING BOARD MEETING OF NOVEMBER 21, 2024**

NOTE: THIS ITEM IS COMPANION WITH ITEM 7 (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

TENTATIVE PGCPB AGENDA

1/16/2025

Prince George's County Planning Department
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BOARD ACTION AND VOTE

WAIVER OF THE RULES OF PROCEDURE (Inquiries call 301-952-3530)

9. **NOTE: THIS ITEM MUST BE HEARD BEFORE ITEM 10 (REQUEST FOR RECONSIDERATION).**

NOTE: By letter dated @, @, is requesting a Waiver of the Planning Board Rules of Procedure for a reconsideration request submitted beyond 14 days of the final decision (Section 10a).

4-10020 THE VINEYARDS II

Council District: 09 Municipality: @
Location: One half mile west of Brandywine Road
Planning Area: 81A
Growth Policy Area: Established Communities
Zoning Prior: Zoning: R-80
Gross Acreage: 90.69 Date Received: @
Ryland Group, Inc, Applicant

TENTATIVE PGCPB AGENDA

1/16/2025

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

BOARD ACTION AND VOTE

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

10. **NOTE: THIS ITEM MUST BE HEARD AFTER ITEM 9
(WAIVER OF THE RULES OF PROCEDURE).**

**NOTE: This Preliminary Plan of Subdivision was @ by the
Planning Board on @ and the Resolution was mailed out on
@. @ requests a reconsideration hearing for @.**

4-10020 THE VINEYARDS II

Council District: 09 Municipality:
Location: One half mile west of Brandywine Road
Planning Area: 81A
Growth Policy Area: Established Communities
Zoning Prior: @ Zoning: R-80
Gross Acreage: 90.69 Date Received: @
Ryland Group, Inc., Applicant

**STAFF RECOMMENDATION: DISCUSSION
(BARTLETT)**

TENTATIVE PGCPB AGENDA

1/23/2025

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

**PORT TOWNS SECTOR PLAN AND SECTIONAL MAP
AMENDMENT**

Councilmanic District: 5

Seek approval from the Planning Board to transmit a letter to the District Council requesting a seven-month extension to the Permission to Print deadline.

STAFF RECOMMENDATION: APPROVE AND TRANSMIT
EXTENSION REQUEST TO THE DISTRICT COUNCIL.
(SELVAKUMAR/RUIZ)

TENTATIVE PGCPB AGENDA

1/23/2025

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

4-24026 CAROZZA PROPERTY

(TCP)(VARIANCE)(VARIATIONS)

Council District: 09 Municipality: N/A

Location: Southwest quadrant of the intersection of MD 4
(Pennsylvania Ave) and MD 223 (Woodyard Road), north of
Marlboro Pike.

Planning Area: 77

Growth Policy Area: Established Communities

Zoning Prior: M-X-T/M-I-O Zoning: CGO/MIO

Gross Acreage: 119.86 Date Accepted: 11/08/2024

Applicant: Global RER PGC Investments, LLC

**Request: 199 lots and 39 parcels for development of
199 single-family attached dwellings, 401 multifamily
dwellings, and 50,000 square feet of commercial
development**

Planning Board Action Limit: 2/1/2025 (70-day)