A G E N D A -

THE PRINCE GEORGE’S COUNTY PLANNING BOARD

Regular Meeting

Council Hearing Room
County Administration Building
Upper Marlboro, Maryland

Thursday, January 23, 2020

9:30 a.m. – Administrative Items
10:00 a.m. – Regular Items

SCHEDULED ITEM: NONE

THE FOLLOWING ORDER OF AGENDA ITEMS IS FOR THE CONVENIENCE OF THE PLANNING BOARD AND IN NO WAY INDICATES THE ORDER IN WHICH CASES WILL BE CALLED. ANYONE WISHING TO SPEAK AND/OR TO BECOME A PARTY OF RECORD SHOULD SIGN UP AT THE DESK IN THE FRONT OF THE HEARING ROOM. PLEASE BE ADVISED THAT PERSONS WISHING TO SPEAK MAY BE SUBJECT TO TIME LIMITS AS DEEMED NECESSARY IN ORDER TO REASONABLY ACCOMMODATE ALL WHO WISH TO SPEAK. INDIVIDUALS WITH SPECIAL NEEDS ARE ASKED TO CONTACT THE PLANNING BOARD OFFICE AT 301/952-3560, TTY 301/952-3796.

ATTENTION: In case of inclement weather, please call 301-952-5330 as to the status of the Planning Board meeting.

ADMINISTRATIVE ITEMS

Jessica Jones, Planning Board Administrator

Announcements (Jones)
1. Commissioners’ Items
2. Draft Minutes of PGCPB Meeting – December 5, 2019 and December 12, 2019

3A. Legislative Work Session
   STAFF RECOMMENDATION: Discussion (CHECKLEY)

3B. Executive Session – Pursuant to the General Provisions Article of the Annotated Code of Maryland Art. § 3-305(b)7) for the purpose to consult with Counsel.
CONSENT AGENDA (Item Numbers 4A–4D)

All items listed under the Consent Agenda have been distributed to each member of the Planning Board for review, are considered to be routine, and will be acted upon by one motion. There will be no discussion of these items as it has been indicated that there is no opposition to the staff’s findings or recommendation. If discussion is desired, or if there is opposition to the recommendation, that item will be removed from the Consent Agenda and considered separately. NOTE: IT IS THE RESPONSIBILITY OF THE APPLICANT AND OTHER PERSONS OF RECORD TO BE PREPARED TO DISCUSS ON THIS SAME DATE ANY ITEM THAT IS REMOVED FROM THE CONSENT AGENDA FOR SEPARATE CONSIDERATION.

THE FOLLOWING ITEMS WILL BEGIN AT 10:00 A.M.

SUBDIVISION SECTION ITEMS (Inquiries call 301-952-3530)

4A. DRAFT RESOLUTIONS – NONE

URBAN DESIGN SECTION ITEMS (Inquiries call 301-952-3530)

4B. DRAFT RESOLUTIONS – NONE

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

4C. DRAFT RESOLUTIONS – NONE
PARKS AND RECREATION ITEM (Inquiries call 301-699-2582)

4D. DRAFT RESOLUTION – JANUARY 9, 2020

PGCPB NO. 20-01 – LAND PURCHASE CONTRACT
ALBION ROAD
PROPERTY OF WASHINGTON METROPOLITAN AREA
TRANSIT AUTHORITY

STAFF RECOMMENDATION: APPROVAL
(TYNER/MCNEAL/STESNEY/ASAN)
PGCPB AGENDA
1/23/20

Prince George's County Planning Department
Andree Green Checkley, Esq., Planning Director

BOARD ACTION AND VOTE

REGULAR AGENDA

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

5. 4-18027 COLLEGE PARK MARRIOTT
(TCP-EXEMPT) (VARIATION)
Council District: 03 Municipality: College Park
Located in the northwest quadrant of the intersection of
Campus Drive and Corporal Frank S. Scott Drive. (PA 66)
M-U-I/T-D-O Zones (2.11 acres) (8/28/2019)
New County Hotel LLC, Applicant
Request: 1 Parcel for development of a 165-room hotel
and 8,000 square feet of commercial development.

Action must be taken on or before 2/2/20.

STAFF RECOMMENDATION:
• 4-18027 – APPROVAL with conditions
• VARIATION – APPROVAL
(SIMON)

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

6. DSP-19025 NORTHGATE
(TCP)
Council District: 03 Municipality: College Park
Located on west side of US 1 (Baltimore Avenue), at the
intersection with Quebec Street. (PA 66)
D-D-O/M-U-I Zones (2.05 acres) (11/15/2019)
8430 Baltimore Avenue, LLC, Applicant
Request: Development of an apartment building with
approximately 296 multifamily dwelling units and
1,084-square-foot of commercial space.

Action must be taken on or before 2/8/20.

STAFF RECOMMENDATION: APPROVAL of Request
for Continuance to 1/30/2020.
(BOSSI)
7. **4-18025 PRESERVES AT WINGATE**
   (TCP) (VARIANCE)
   Council District: 04  Municipality: None
   Located 3000 feet northeast from the intersection of Lanham Road and Springfield Road. (PA 70)
   R-E Zone (22.40 acres) (8/30/2019)
   Jasim Aligabi, Applicant
   **Request: 18 lots for single-family detached development.**

   Action must be taken on or before 2/2/2020.

   **STAFF RECOMMENDATION:**
   - 4-18025 – APPROVAL with conditions
   - TCPI-010-2019 – APPROVAL with conditions
   - VARIANCE – APPROVAL (SIMON)

8. **4-18016 CRAIN COMMONS**
   (TCP) (VARIANCE) (VARIATION)
   Council District: 09  Municipality: None
   Located on the east side of Northbound US 301, approximately 160 feet south of its intersection with Croom Road. (PA 82A)
   C-S-C/R-R Zones (15.36 acres) (8/13/2019)
   Petroleum Marketing Group, Inc., Applicant
   **Request: 75 Lots & 12 Parcels for single-family attached and commercial development.**

   Action must be taken on or before 2/02/2020.

   **STAFF RECOMMENDATION:**
   - 4-18016 – DISAPPROVAL
   - TCPI-003-2018 – DISAPPROVAL
   - VARIANCE – DISAPPROVAL
   - VARIATION – DISAPPROVAL (DIAZ-CAMPBELL)
9. **BOWIE AND VICINITY MASTER PLAN**

Initiation of an area master plan for Planning Areas 71A, 71B, 74A, and 74B; endorsement of the project Goals, Concepts, and Guidelines, the proposed Public Participation Program; and a request for an eight-month extension of time to prepare the Bowie and Vicinity Master Plan.

Council Districts: 04, 06, 09

**STAFF RECOMMENDATIONS:** APPROVAL of the initiation and transmittal of the draft resolution of initiation, the Goals, Concepts, Guidelines, and Public Participation Program to the District Council for their review and approval.

APPROVAL of request to the District Council for an eight-month extension of time to prepare the Bowie and Vicinity Master Plan.

(ROWE/LESTER)
NOTE: THIS CASE WAS CONTINUED FROM JANUARY 9, 2020.

DSP-19001 JSF ANNAPOLES ROAD (TCP)
Council District: 05 Municipality: Landover Hills
Located on the south side of MD 450 (Annapolis Road), at the intersection with 68th Avenue. (PA 69)
M-U-I/D-D-O Zones (1.09 acres) (10/22/2019)
JSF Management, LLC, Applicant
Request: Allow a consolidated storage use and construct a 133,000-square-foot building, with associated office/retail use.

Action must be taken on or before 1/30/20.

STAFF RECOMMENDATION:
• DSP-19001 – DISAPPROVAL
• TCP2-034-2019 – DISAPPROVAL (HURLBUTT)