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 30, 2020

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

SCHEDULED ITEM: 10:00 a.m. – Item No. 5 – CDP-0501-02 PARKSIDE

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 – None

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

3B. Executive Session

BOARD ACTION AND VOTE
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 ITEMS (Inquiries call 301-952-3530)

4C. DRAFT RESOLUTIONS – NONE
Final Plats of Subdivision (Inquiries call 301-952-3530)

4D. 5-19125 CABIN BRANCH VILLAGE, PLAT 1
14 Lots, 2 Parcels, & 1 Outlot (3.99 acres)
R-R/M-X-T/M-I-O

5-19126 CABIN BRANCH VILLAGE, PLAT 2
54 Lots & 10 Parcels (4.11 acres)
M-X-T/M-I-O

5-19127 CABIN BRANCH VILLAGE, PLAT 3
37 lots & 7 Parcels (3.28 acres)
M-X-T/M-I-O

5-19128 CABIN BRANCH VILLAGE, PLAT 4
18 Lots & 7 Parcels (2.97 acres)
M-X-T/M-I-O

5-19129 CABIN BRANCH VILLAGE, PLAT 5
57 Lots & 3 Parcels (4.36 acres)
M-X-T/M-I-O

5-19130 CABIN BRANCH VILLAGE, PLAT 6
20 Lots & 4 Parcels (2.87 acres)
M-X-T/M-I-O

5-19131 CABIN BRANCH VILLAGE, PLAT 7
24 Lots & 5 Parcels (2.70 acres)
M-X-T/M-I-O

Council District: 06
4-13005, DSP-16010
Located in northwest corner of Armstrong Lane and Ryon Road. (PA 78)
VP LLC, Applicant

Action must be taken on or before 2/14/20.

STAFF RECOMMENDATION: APPROVAL
(SIEVERS)
5. NOTE: THIS ITEM WILL BE HEARD AT 10:00 A.M.

CDP-0501-02 PARKSIDE
Council District: 06    Municipality: None
Located approximately 3,000 feet east of the intersection of Westphalia Road and MD 4 (Pennsylvania Avenue). (PA 78)
SHF Project Owner, LLC, Applicant
Request: Revise condition #25 to change the number of building permits from 2,000 to 2500 for construction of commercial space in the L-A-C Zone.

Action must be taken on or before 2/11/20.

STAFF RECOMMENDATION: APPROVAL with condition (ZHANG)
6. MANDATORY REFERRAL NO. MR-1931F
   (BOWIE STATE UNIVERSITY LIVING LEARNING RESIDENTIAL HALL AND ENTREPRENEURSHIP CENTER)

   Council District: 4  Municipality: None
   General Plan: Established Communities
   Location 13300 Jericho Park Road, Bowie, MD 20715
   (PA 71A)
   Zone: O-S (21.40 acres)
   Date Accepted: 12/5/2019
   Maryland Economic Development Corporation, Applicant

   Request: The Maryland Economic Development Corporation (MEDCO) is proposing the construction of the 168,000 square-foot Bowie State University Living Learning Residence Hall and Entrepreneurship Center on approximately 21.40 acres, on the campus of Bowie State University.

   Action must be taken on or before February 2, 2020.

   STAFF RECOMMENDATION:
   Transmit staff report to applicant
   (KOWALUK)
7. **NOTE: THIS CASE WAS CONTINUED FROM JANUARY 23, 2020.**

**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:**  
- DSP-19025 – APPROVAL with conditions  
- TCP2-038-2019 – APPROVAL with conditions  
(BOSSI)
8. **NOTE: THIS CASE WAS CONTINUED FROM JANUARY 23, 2020.**

**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
- TCP1-003-2018 – DISAPPROVAL
- VARIANCE – DISAPPROVAL
- VARIATION – DISAPPROVAL
(DIAZ-CAMPBELL)