- 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, February 27, 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 – None

3A. Legislative Work Session – Teleconference meeting of the M-NCPPC
   STAFF RECOMMENDATION: Discussion (BORDEN)
   Prince George’s County Council Bills: CB-6-2020, CB-7-2020, CB-9-2020, CB-10-2020, and CB-12-2020 (HIGHTOWER)

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 – CASES HEARD ON FEBRUARY 6, 2020

   PGCPB NO. 20-21 – 4-18026 – BRANDYWINE CORNER
   PGCPB NO. 20-22 – 4-19032 – AMBER RIDGE

   STAFF RECOMMENDATION: APPROVAL
   (CONNER)

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

4B. DRAFT RESOLUTION – CASE HEARD ON FEBRUARY 6, 2020

   PGCPB NO. 20-19 – CSP-18007 – HOPE VILLAGE CENTER

   STAFF RECOMMENDATION: APPROVAL
   (KOSACK)
ZONING SECTION ITEMS (Inquiries call 301-952-3530)

4C. DRAFT RESOLUTIONS – NONE
4D.  **5-19155 BA/WRPR COLLEGE PARK, LLC**
Council District: 03
4 Parcels, M-U-I/D-D-O Zone (5.60 acres) 4-17021
and DSP-17003
Fee-in-lieu: No
Located in the west side of US 1 (Baltimore Avenue), north of
Guilford Drive. (PA 66)
College Park JV, LLC, Applicant
Bohler Engineering, Engineer

Action must be taken on or before 3/25/2020.

STAFF RECOMMENDATION: APPROVAL
(CONNER)
REGULAR AGENDA

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

5. **NOTE: THIS ITEM IS COMPANION WITH ITEM 6 (DDS-665).**

**DSP-19044 PARK PLACE**
(TCP) (AC) (VARIANCES)
Council District: 01  Municipality: None
Located on the south side of Muirkirk Road, approximately 650 feet west of its intersection with Virginia Manor Road. (PA 60)
I-3 Zone (17.21 acres) (10/2/2019)
Konterra Associates, LLC, Applicant

**Request:** Develop **128,810 square feet of flexible industrial space for office, warehouse, and wholesale trade uses.**

Action must be taken on or before 2/29/20.

**STAFF RECOMMENDATION:**
- DSP-19044 – APPROVAL with conditions
- TCP2-029-2019 – APPROVAL with conditions
- AC-20005 – APPROVAL with conditions
- VARIANCES – APPROVAL with conditions

(BUSH)
6. NOTE: THIS ITEM IS COMPANION WITH ITEM 5 (DSP-19044).

DDS-665 PARK PLACE
Council District: 01  Municipality: None
Located on the south side of Muirkirk Road, approximately 650 feet west of its intersection with Virginia Manor Road. (PA 60)
I-3 Zone (17.21 acres) (10/2/2019)
Konterra Associates, LLC, Applicant
Request: Departure from Design Standards to allow a reduction in the standard parking space size.

STAFF RECOMMENDATION: APPROVAL (BUSH)