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, March 12, 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

Announcements (Jones)
1. Commissioners’ Items

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

BOARD ACTION AND VOTE

Jessica Jones, Planning Board Administrator
PGCPB AGENDA
3/12/2020

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

BOARD ACTION AND VOTE

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

3C. COMMUNITY PLANNING, BUSINESS IMPROVEMENT DISTRICT TOOLKIT UPDATE

STAFF RECOMMENDATION: BRIEFING (AKINS)
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 20, 2020

   PGCPB NO. 2020-25 – 4-19003 – PECAN RIDGE
   PGCPB NO. 2020-26 – 4-19023 – BELTWAY PLAZA

   STAFF RECOMMENDATION: APPROVAL
   (CONNER)

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

4B. DRAFT RESOLUTION – CASE HEARD ON FEBRUARY 20, 2020

   PGCPB NO. 2020-24 – DSP-19052 – THE MANSIONS AT MELFORD TOWN CENTER

   STAFF RECOMMENDATION: APPROVAL
   (KOSACK)

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

4C. DRAFT RESOLUTIONS – NONE
PGCPB AGENDA
3/12/2020

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

BOARD ACTION AND VOTE

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

4D. 5-19089 MARLBORO RIDGE, PLAT 70
     3 Lots & 2 Parcels (7.42 acres)

5-19090 MARLBORO RIDGE, PLAT 71
     (VARIATION)
     38 Lots & 1 Parcel (4.35 acres)

5-19091 MARLBORO RIDGE, PLAT 72
     (VARIATION)
     50 Lots & 2 Parcels (5.91 acres)

5-19092 MARLBORO RIDGE, PLAT 73
     (VARIATION)
     2 Parcels (27.00 acres)

5-19093 MARLBORO RIDGE, PLAT 74
     (VARIATION)
     2 Parcels (33.42 acres)

5-19094 MARLBORO RIDGE, PLAT 75
     2 Parcels (14.49 acres)

Council District: 6
R-R/M-I-O Zones, 4-04080 & DSP-17026
Fee-in-lieu: No
Located southwest of Ritchie Marlboro Road, approximately
2,500 feet south if its intersection with Westphalia Road
(PA 78)
Toll Brothers, Inc., Applicant
ESE Consultants, Inc., Engineer

Action must be taken on or before 3/28/2020.

STAFF RECOMMENDATION:
• FINAL PLATS 5-19089 thru 5-19094 - APPROVAL
• VARIATION - APPROVAL
(SIEVERS)
REGULAR AGENDA

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

5. **4-18031 ACCOKEEK PROPERTY**
   (TCP) (VARIATION)
   Council District: 09 Municipality: None
   Located along the east side of MD 210 (Indian Head Highway), approximately one mile south of the intersection of MD 210 and Farmington Road. (PA 84)
   R-R Zone (9.18 acres) (1/8/2020)
   ANFG Accokeek, LLC, Applicant
   Request: 11 Lots & 2 Parcels for the development of 11 single-family detached dwellings.
   Action must be taken on or before 3/18/2020.

   STAFF RECOMMENDATION:
   • 4-18031 – APPROVAL with conditions
   • TCP1-002-2020 – APPROVAL with conditions
   • VARIATION - DISAPPROVAL (DIAZ-CAMPBELL)

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

6. **CSP-19008 WOODYARD STATION**
   (TCP)
   Council District: 09 Municipality: None
   Located on the north side of MD 223 (Woodyard Road) approximately 0.40 miles west of its interchange with MD 5 (Branch Avenue). (PA 81A)
   M-X-T/M-I-O Zones (21.82 acres) (1/3/2020)
   TAC Woodyard, LLC, Applicant
   Request: A mixed-use development with 119 townhouses, 46 multifamily dwelling units, a 112-unit apartment housing for the elderly, and 1,000 square feet of commercial space.
   Action must be taken on or before 3/13/2020.

   STAFF RECOMMENDATION:
   • CSP-19003 – APPROVAL with conditions
   • TCP1-001-2020 – APPROVAL with conditions (BURKE)
7. **4-18001 MAGRUDER POINTE**  
   (TCP – EXEMPT)  
   Council District: 02  Municipality: Hyattsville  
   Located in the southwest quadrant of the intersection of Hamilton Street and 40th Avenue. (PA 68)  
   D-D-O/R-55 Zones (8.26 acres) (12/20/2019)  
   Werrlein WSSC LLC, Applicant  
   **Request:** 30 lots, 2 parcels and 1 outparcel for the development of 15 townhouses and 15 single-family detached dwelling units.  
   Action must be taken on or before 3/13/2020.  
   
   **STAFF RECOMMENDATION:**  
   • 4-18001 – APPROVAL with conditions  
   • VARIATION - APPROVAL  
   (SIEVERS)

8. **NOTE: THIS CASE WAS CONTINUED FROM THE PLANNING BOARD MEETING OF FEBRUARY 13, 2020.**

   **4-19005 THE FAIRWAYS AT GLENN DALE ESTATES**  
   (TCP) (VARIANCE)  
   Council District: 04  Municipality: None  
   Located on the east side of Prospect Hill Road, approximately 1,600 feet northeast of its intersection with Glenn Dale Boulevard.  
   (PA 70)  
   O-S/R-18C Zones (125.16 acres) (11/25/2019)  
   Fairways Glenn Dale MD, LP, Applicant  
   **Request:** 272 lots and 15 parcels for development of 210 single-family detached dwellings and 62 single-family attached dwellings.  
   Action must be taken on or before 4/28/2020.  
   
   **STAFF RECOMMENDATION:** APPROVAL of Request for Continuance to March 19, 2020  
   (CONNER)