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, April 2, 2020

10:00 a.m. – Administrative Items
10:30 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 CASEx 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

NOTE: THIS ITEM WAS REMOVED FROM THE AGENDA.
DEPARTMENT OF FINANCE ITEM

3D. **JANUARY 31, 2020 PROJECTIONS**

STAFF RECOMMENDATION: INFORMATION (ZIMMERMAN)
3E. EXTEND EXISTING NATURAL GAS LINE M-NCPPC’S RANDALL FARM FACILITY (4200 RITCHIE MARLBORO ROAD, UPPER MARLBORO) TO SERVE ADDITIONAL BUILDINGS CONVEYANCE OF EASEMENT TO WASHINGTON GAS LIGHT COMPANY

STAFF RECOMMENDATION: APPROVAL (TYLER/CARTER/ODEN/SUN/MANEVAL)
3F. TEMPORARY POLICY FOR TRAFFIC COUNTS COLLECTION AND TRAFFIC STUDY SUBMISSION DURING COVID-19 PANDEMIC

Discussion of alternative policies for collecting traffic counts and submitting traffic impact studies during region-wide efforts to contain the spread of COVID-19.

STAFF RECOMMENDATION: DISCUSSION/ APPROVAL
(BARNETT-WOODS/MASOG)
CONSENT AGENDA (Item Numbers 4A–4C)

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 10:30 A.M.

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

4A. DRAFT RESOLUTIONS – CASES HEARD ON MARCH 12, 2020

PGCPB NO. 2020-32 – 5-19090 THROUGH 5-19093 – MARLBORO RIDGE
PGCPB NO. 2020-33 – 4-18031 – ACCOKEEK PROPERTY
PGCPB NO. 2020-35 – 4-18001 – MAGRUDER POINTE

STAFF RECOMMENDATION: APPROVAL (CONNER)
PGCPB AGENDA
4/2/2020

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

BOARD ACTION AND VOTE

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

4B. DRAFT RESOLUTION – CASE HEARD ON MARCH 12, 2020

PGCPB NO. 2020-34 – CSP-19008 – WOODYARD STATION

STAFF RECOMMENDATION: APPROVAL (KOSACK)

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

4C. DRAFT RESOLUTIONS – NONE
5. MANDATORY REFERRAL NO. MR-1930F (WASHINGTON METROPOLITAN TRANSIT AUTHORITY)
   Council District:  03      Municipality: N/A
   General Plan: Established Communities
   Location:  4000 block of Garden City Drive at new Carrollton Metro Station.
   (PA 72)
   Zone(s): M-X-T/T-D-O  (3.63 acres)
   Date Accepted: 2/3/2020
   WMATA, Applicant

   Request: WMATA proposes to relocate its regional office from Washington, D.C. to Prince George’s County. The project location is on a WMATA owned 3.63-acres site at the New Carrollton Metro Station. The new office building is 14 stories in height and approximately 371,800 square feet which includes 3,000 square feet retail, and will include a 10,000 square-foot penthouse with access to an existing parking garage and a surface parking lot.

   Action must be taken on or before 4/2/2020.

   STAFF RECOMMENDATION: APPROVAL
   Transmit staff report to applicant
   (OSEI)
DEPARTURE FROM DESIGN STANDARDS (Inquiries call 301-952-3530)

6. DDS-661 CHICK-FIL-A BRANDYWINE
   Council District: 09  Municipality: None
   Located on the west side of US 301 (Crain Highway) at its intersection with Albert Road. (PA 85A)
   C-S-C Zone (1.04 acres) (1/28/2020)
   Chick-Fil-A, Applicant
   Request: Departure from Section 4.2 of the Landscape Manual to permit a low wall and no shade trees within the required landscape strip.

   STAFF RECOMMENDATION: APPROVAL with conditions
   (SIEVERS)

ZONING CASE TO BE HEARD (Inquiries call 301-952-3530)

7. CNU-51768-2019 CRESCENT SQUARE APARTMENTS
   Council District: 04  Municipality: Greenbelt
   Located on the south side of Parkway Road, west of its intersection with Crescent Road. (PA 67)
   (.63 acre) (1/16/2020)
   R-18/R-P-C Zones
   Crescent Square Apartments, Applicant
   Request: Certification of Non-Conforming multifamily use.

   STAFF RECOMMENDATION: APPROVAL
   (DIAZ-CAMPBELL)
8. **CNU- 53400-2019 CRESCENT SQUARE APARTMENTS**  
   Council District: 04   Municipality: Greenbelt  
   Located on the south side of Crescent Road and west of its intersection with Garden Way Court. (PA 67)  
   (1.17 acres) (1/16/2020)  
   R-18/R-P-C/R-T Zones  
   Crescent Square Apartments, Applicant  
   **Request: Certification of a Non-Conforming multifamily use.**  
   **STAFF RECOMMENDATION: APPROVAL**  
   (DIAZ-CAMPBELL)

9. **CNU-26029-2019 E & K INTERNATIONAL FOOD MARKET, LLC**  
   Council District: 08   Municipality: None  
   Located on the west side of Livingston Road, approximately 0.3 miles north of Oxon Hill Road. (PA 80)  
   (0.25 acre) (2/20/2020)  
   C-M Zone  
   Ebrima Jallow, Applicant  
   **Request: Certification of a nonconforming use for a food or beverage store.**  
   **STAFF RECOMMENDATION: PARTIAL APPROVAL**  
   (DIAZ-CAMPBELL)
10. **4-19031 EAST PINES**  
   (TCP – EXEMPT) (VARIATION)  
   Council District: 03  Municipality: None  
   Located on south side of Riverdale Road, at the intersection of 67th Place and Riverdale Road. (PA 69)  
   R-18/R-55 Zones (3.24 acres) (1/31/2020)  
   DGV Apartments LLC, Applicant  
   **Request:** 1 Parcel for 250 multifamily dwelling units and 25,000 square feet of commercial development.  
   Action must be taken on or before 6/9/2020.  
   **STAFF RECOMMENDATION:** APPROVAL of Request for Continuance  
   (DIAZ-CAMPBELL)

11. **DSP-19009 WESTPHALIA EAST**  
   (TCP)  
   Council District:  06  Municipality: None  
   Located on the west side of Melwood Road, approximately 1,388 feet north of MD 4 (Pennsylvania Avenue). (PA 78)  
   M-I-O/M-X-T Zones (58.06 acres) (1/22/2020)  
   Westphalia Development MD, LLC, Applicant  
   **Request:** Construction of 75 single-family detached, 416 single-family attached, and 164 two-family attached dwellings.  
   Action must be taken on or before 5/13/2020.  
   **STAFF RECOMMENDATION:**  
   - DSP-19009 – APPROVAL with conditions  
   - TCP-II-029-12-10 – APPROVAL with conditions  
   (HURLBUTT)
PGCPB AGENDA
4/2/2020

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

BOARD ACTION AND VOTE

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

12. DSP-04067-09 WOODMORE COMMONS (TCP)
Council District: 05 Municipality: None
Located in the northeast quadrant of the intersection of Ruby Lockhart Boulevard and St. Joseph’s Drive. (PA 73)
M-X-T Zone (9.34 acres) (1/22/2020)
Balk Hill Ventures, LLC, Applicant
Request: 284 multifamily dwelling units in seven buildings, 4,000 square foot clubhouse, and surface parking.

Action must be taken on or before 5/16/2020.

STAFF RECOMMENDATION: APPROVAL of Request for Continuance to 4/16/2020.
(BISHOP)

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

13. PLANNING ASSISTANCE TO MUNICIPALITIES AND COMMUNITIES (PAMC) PROGRAM:

1) City of Hyattsville application requesting funding to reimburse trainer’s fee for 4-day workshop on Crime Prevention Through Environmental Design (CPTED)
2) Town of Cheverly requesting extension of On-call Contract 340030 to include the “Old Fourth Ward” in the National Register of Historic Places Nomination

Councilmanic District: 2: Councilmember Deni Taveras
Councilmanic District 5: Councilmember Jolene Ivey
At-Large: Councilmember Mel Franklin
At-Large: Councilmember Calvin Hawkins

STAFF RECOMMENDATION: APPROVAL of Hyattsville PAMC application; APPROVAL of extension of Contract 340030
(IRMINGER/SAMS/STACHURA)