- 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, May 7, 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 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
Prince George's County Planning Department
Andree Green Checkley, Esq., Planning Director

COMMUNITY PLANNING DIVISION (Inquiries call 301-952-3972)
3C. COMMUNITY PLANNING, NEIGHBORHOOD REVITALIZATION AND PLACEMAKING SECTION PROJECT UPDATES

STAFF RECOMMENDATION: BRIEFING (DODGSHON/STACHURA)
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 10:30 A.M.

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

4A. DRAFT RESOLUTION – CASE HEARD ON APRIL 16, 2020

PGCPB NO. 19-32(A) – 4-18007 – WOODMORE OVERLOOK COMMERCIAL

STAFF RECOMMENDATION: APPROVAL (CONNER)

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

4B. DRAFT RESOLUTION – CASE HEARD ON APRIL 16, 2020

PGCPB NO. 2020-62 – CSP-19004 – ENCLAVE AT WESTPHALIA

STAFF RECOMMENDATION: APPROVAL (KOSACK)
Prince George's County Planning Department
Andree Green Checkley, Esq., Planning Director

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

4C. DRAFT RESOLUTIONS – NONE

COUNTYWIDE PLANNING DIVISION (Inquiries call 301-952-3680)

4D. DRAFT RESOLUTION – HEARD ON APRIL 9, 2020

PGCPB NO. 2020-53 – TEMPORARY POLICY FOR TRAFFIC COUNTS COLLECTION AND TRAFFIC STUDY SUBMISSION DURING COVID-19 PANDEMIC

STAFF RECOMMENDATION: APPROVAL of staff comments for transmittal to the County Council.
(BRYAN BARNETT-WOODS)
PGCPB AGENDA
5/7/2020

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. **4-16016 BHARAT DARSHAN**
   (TCP)
   Council District: 09 Municipality: None
   Located west of MD 5 (Branch Avenue) and east of Brandywine Road, approximately 600 feet north of their intersection. (PA 85A)
   C-O Zone (14.00 acres) (3/4/2020)
   Charuhas Foundation, Applicant
   **Request: One parcel for 9,000 square feet of institutional development.**

   Action must be taken on or before 5/11/2020.

   **STAFF RECOMMENDATION:**
   • 4-16016 – APPROVAL with conditions
   • TCP1-006-2020 – APPROVAL with conditions
   (SIEVERS)

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

6. **DSP-16037-01 BROOKS DRIVE PROPERTY**
   (TCP)
   Council District: 07 Municipality: None
   Located in the northwest quadrant of the intersection of Brooks Drive and MD 4 (Pennsylvania Avenue). (PA 75A)
   R-10 Zone (11.04 acres) (2/28/2020)
   Oakcrest West, LLC, Applicant
   **Request: Construction of a 5,619-square-foot food and beverage store and a gas station on Parcel 2.**

   Action must be taken on or before 5/8/2020.

   **STAFF RECOMMENDATION:**
   • DSP-16037 - APPROVAL with conditions
   • TCP2 -005-2016-02- APPROVAL with conditions
   (BOSSI)
7. **DSP-18020 CAMBRIDGE AT WESTPHALIA**  
   (TCP) (CSP)  
   Council District: 06  Municipality: None  
   Located on the south side of Westphalia Road,  
   approximately 2,700 feet east of MD 4 (Pennsylvania  
   Avenue).  
   (PA 78)  
   M-I-O/M-X-T Zones (68.94 acres) (2/28/2020)  
   TC MidAtlantic Development II, Inc., Applicant  
   Request: Redevelop Parcel 1 for approximately  
   38,400 square feet of office space and up the  
   324,480 square feet of warehouse space.  
   Action must be taken on or before 5/8/2020.  
   
   **STAFF RECOMMENDATION:**  
   • DSP-18020 - APPROVAL with conditions  
   • TCP2-002-2015-01 - APPROVAL with conditions  
   • CSP-11003 - APPROVAL with conditions  
   (BURKE)  

8. **NOTE: THIS CASE WAS CONTINUED FROM THE**  
   **PLANNING BOARD MEETING OF APRIL 2, 2020.**  

   **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:**  
   • 4-19031 – APPROVAL with conditions  
   • VARIATION – APPROVAL  
   (DIAZ-CAMPBELL)

NOTE: THIS CASE IS COMPANION WITH ITEM 10 (DDS-669).

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: Development of five buildings with 268 multifamily dwelling units and a 5,000-square-foot clubhouse.

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

STAFF RECOMMENDATION: APPROVAL with conditions
(BISHOP)

NOTE: THIS CASE IS COMPANION WITH ITEM 9 (DSP-04067-09).

DDS-669 WOODMORE COMMONS
Council District: 05 Municipality: None
Located on the northeast quadrant of the intersection of MD 202 (Landover Road) and St. Joseph’s Drive. (PA 73)
M-X-T Zone (9.34 acres) (4/3/2020)
Balk Hill Ventures, LLC, Applicant
Request: Departure from design standards for a reduced parking space size of 9 feet by 18 feet.

STAFF RECOMMENDATION: APPROVAL
(BISHOP)