THE PRINCE GEORGE’S COUNTY PLANNING BOARD

Regular Meeting

Council Hearing Room
County Administration Building
Upper Marlboro, Maryland

Thursday, May 14, 2020

10:00 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

- Legislative Work Session
  STAFF RECOMMENDATION: Discussion (CHECKLEY)

- Executive Session

BOARD ACTION AND VOTE

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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 10:00 A.M.

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

4A. DRAFT RESOLUTION – CASE HEARD ON APRIL 23, 2020

PGCPB NO. 2020-65 – 4-19036 – TC MID ATLANTIC

STAFF RECOMMENDATION: APPROVAL (CONNER)

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

4B. DRAFT RESOLUTION – CASE HEARD ON APRIL 23, 2020

PGCPB NO. 2020-64 – CDP-0902-01 – VILLAGES AT TIMOTHY BRANCH

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
REGULAR AGENDA

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

5. **DSP-19019 BURGER KING #1151**
   (TCP – EXEMPT)
   Council District: 01  Municipality: None
   Located on the south side of US 1 (Baltimore Avenue),
   approximately 210 feet northeast of its intersection with
   Ewing Road. (PA 61)
   I-1 Zone (0.52 acre) (3/5/2020)
   Carrols, LLC, Applicant
   **Request:** Removal of 55 square feet and an addition of 69
   square feet along with façade and signage improvements.

   Action must be taken on or before 5/14/2020.

   **STAFF RECOMMENDATION:** APPROVAL with
   conditions
   (ZHANG)

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

6. **4-19035 WASTE MANAGEMENT CAPITOL FACILITY**
   (TCP)
   Council District: 06  Municipality: None
   Located on the east side of D’Arcy Road, at the confluence
   of D’Arcy Road and Sansbury Road. (PA 78)
   I-1/I-2/M-I-O Zones (7.77 acres) (3/13/2020)
   Waste Management of Maryland, Inc., Applicant
   **Request:** One parcel for 25,106 square feet of industrial
development and 553 square feet of existing institutional
development.

   Action must be taken on or before 5/22/2020.

   **STAFF RECOMMENDATION:**
   • 4-19035 – APPROVAL with conditions
   • TCP1-007-2019 – APPROVAL with conditions
   (DIAZ CAMPBELL)
7. **DSP-19066 FALLEN OAK TOWNHOMES**
   (TCP)
   Council District: 09 Municipality: None
   Located on north side of Dyson Road, approximately 1,200 feet northeast of the intersection of MD 381 and Dyson Road. (PA 85A)
   M-X-T Zone (8.84 acres) (3/6/2020)
   Chadsworth Homes, Inc., Applicant
   **Request: 44 single-family attached dwelling units.**

   Action must be taken on or before 5/15/2020.

   **STAFF RECOMMENDATION:**
   - DSP-19066 - APPROVAL with conditions
   - TCP2-034-96-08 - APPROVAL with conditions
     (BURKE)

8. **DSP-19040 AMBER RIDGE**
   (TCP) (AC)
   Council District: 04 Municipality: None
   Located on west side of US 301 (Robert Crain Highway), approximately 1,200 feet south of its intersection with Mitchellville Road. (PA 74B)
   M-X-T Zone (19.03 acres) (3/6/2020)
   CBR Amber Ridge, LLC, Applicant
   **Request: Construction of 187 single-family attached dwelling units.**

   Action must be taken on or before 5/15/2020.

   **STAFF RECOMMENDATION:**
   - DSP-19040 - APPROVAL with conditions
   - TCP2-018-2018-01 - APPROVAL with conditions
   - AC-20006 - APPROVAL
     (BISHOP)
9. **4-19047 STANDARD AT COLLEGE PARK**  
(TCP – EXEMPT) (VARIATION)  
Council District: 03  Municipality: College Park  
On the south side of Hartwick Road, 450 feet east of its  
intersection with Guilford Drive. (PA 66)  
M-U-I/D-D-O Zones (1.84 acres) (3/11/2020)  
The Standard at College Park, LLC, Applicant  
Request: One parcel for mixed use development of 6,671  
square feet of commercial and 282 multifamily dwelling  
units.  

Action must be taken on or before 5/20/2020.  

STAFF RECOMMENDATION:  
• 4-19047 - APPROVAL with conditions  
• VARIATION - APPROVAL  
(SIEVERS)

10. **4-19040 WOODYARD STATION**  
(TCP) (VARIATION) (VARIANCE)  
Council District: 09  Municipality: None  
Located on the north side of MD 223 (Woodyard Road),  
approximately 0.40 mile west of MD 5 (Branch Avenue).  
(PA 81A)  
M-X-T/M-I-O Zones (21.82 acres) (12/30/2019)  
TAC Woodyard, LLC/Bezalel Sole Member, Applicant  
Request: 122 Lots and 9 Parcels for the development of  
119-single-family attached and 158 multifamily units  
with 2,500 square foot of commercial development.  

Action must be taken on or before 5/22/2020.  

STAFF RECOMMENDATION:  
• 4-19040 – APPROVAL with conditions  
• TCP1-001-2020-01 – APPROVAL with conditions  
• VARIATION – APPROVAL  
• VARIANCE – APPROVAL  
(DIAZ-CAMPBELL)
DETAILED SITE PLAN (Inquiries call 301-952-3530)


NOTE: THIS ITEM WILL BE HEARD BEFORE ITEM 12 (PGCPB NO. 2020-69).

DSP-19049 LAUREL HOSPITAL PROPERTY
(TCP)
Council District: 01 Municipality: None
Located in the northeast quadrant of the intersection of Van Dusen Road and Contee Road. (PA 60)
R-R Zone (48.02 acres) (2/13/2020)
University of Maryland Medical System, Applicant
Request: The development of a 70,200 square-foot freestanding medical facility and 79,900 square-foot medical office building on the site of the existing Laurel Hospital.

Action must be taken on or before 6/7/2020.

STAFF RECOMMENDATION:
• DSP-19049 – APPROVAL with conditions
• TCP2-031-09-02 – APPROVAL with conditions
(BOSSI)

12. NOTE: THIS ITEM WILL BE HEARD AFTER ITEM 11 (DSP-19049).

DRAFT RESOLUTION – CASE WILL BE HEARD ON MAY 14, 2020.

PGCPB NO. 2020-69 - DSP-19049 – LAUREL HOSPITAL PROPERTY

STAFF RECOMMENDATION: APPROVAL
(BOSSI)
13. **NOTE: THIS CASE IS COMPANION WITH ITEM 11 (DSP-19049) AND ITEM 15 (DSDS-707).**

**NOTE: THIS ITEM WILL BE HEARD BEFORE ITEM 14 (PGCPB NO. 2020-70).**

**DDS-667 LAUREL HOSPITAL PROPERTY**
Council District: 01  Municipality: None
Located in the northeast quadrant of the intersection of Van Dusen Road and Contee Road. (PA 60)
R-R Zone (48.02 acres) (2/13/2020)
University of Maryland Medical System, Applicant
**Request: Departure from Design Standards to reduce parking space size to 9 ft x 18 ft.**

**STAFF RECOMMENDATION: APPROVAL (BOSSI)**

14. **NOTE: THIS ITEM WILL BE HEARD AFTER ITEM 13 (DDS-667).**

**DRAFT RESOLUTION – CASE WILL BE HEARD ON MAY 14, 2020.**

PGCPB NO. 2020-70 - DDS-667 – LAUREL HOSPITAL PROPERTY

**STAFF RECOMMENDATION: APPROVAL (BOSSI)**
DEPARTURE FROM SIGN DESIGN STANDARDS (Inquiries call 301-952-3530)

15.  NOTE: THIS CASE IS COMPANION WITH ITEM 11 (DSP-19049) AND ITEM 13 (DDS-667).

NOTE: THIS ITEM WILL BE HEARD BEFORE ITEM 16 (PGCPB NO. 2020-71).

DSDS-707 LAUREL HOSPITAL PROPERTY
Council District: 01  Municipality:  None
Located in the northeast quadrant of the intersection of Van Dusen Road and Contee Road. (PA 60)
(48.02 acres) (02/13/20)
R-R Zone
University of Maryland Medical System, Applicant
Request:  Departure from Sign Design Standards for the number and size of the proposed institutional signs.

STAFF RECOMMENDATION:  APPROVAL (BOSSI)


DRAFT RESOLUTION – CASE WILL BE HEARD ON MAY 14, 2020.

PGCPB NO. 2020-71 - DSDS-707 – LAUREL HOSPITAL PROPERTY

STAFF RECOMMENDATION: APPROVAL (BOSSI)

PGCPB NO. 2020-76 - DSP-04067-09 – WOODMORE COMMONS

STAFF RECOMMENDATION: APPROVAL (BISHOP)


PGCPB NO. 2020-77 - DDS-669 – WOODMORE COMMONS

STAFF RECOMMENDATION: APPROVAL (BISHOP)