- A G E N D A -

THE PRINCE GEORGE’S COUNTY PLANNING BOARD

Virtual Meeting

Thursday, July 16, 2020

10:00 a.m. – Administrative / Parks & Recreation Items
10:45 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 BECOME A PARTY OF RECORD MUST SIGN UP AND SUBMIT DOCUMENTATION BY 10:00 A.M. THE WEDNESDAY BEFORE THE MEETING BY VISITING OUR WEBSITE AT http://pgplanning.org/812. 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

Board Action and Vote

Announcements (Jones)
1. Commissioners’ Items
2. Draft Minutes of PGCPB Meeting – None
3A. Legislative Work Session
   STAFF RECOMMENDATION: Discussion
   (CHECKLEY)
3B. Executive Session - Pursuant to the General Provisions Article of the Annotated Code of Maryland Art. § 3-305(b)(3) and (b)(7) for the purpose to discuss Acquisition of Real Property and to consult with Counsel.
3C. **SUMMER VIRTUAL CLUBHOUSES AND SUMMER PLAYTIME**

STAFF RECOMMENDATION: INFORMATION (TYLER/RAMOS/FACHET/MADEJA/SHAFFER)
CONSENT AGENDA (Item Numbers 4A–4E)

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 10:45 A.M.

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

4A. DRAFT RESOLUTIONS – NONE

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

4B. DRAFT RESOLUTION – CASE HEARD ON JUNE 25, 2020

PGCPB NO. 2020-115 – DSP-08035-02 – NORBOURNE PROPERTY

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

4C. **DRAFT RESOLUTIONS – NONE**
PARKS AND RECREATION ITEMS (Inquiries call 301-699-2582)

4D. **DRAFT RESOLUTION – CASE HEARD ON MAY 21, 2020**

PGCPB NO. 2020-84 – LAND PURCHASE CONTRACT
PROPERTY OF THE BISHOFF LIVING TRUST

STAFF RECOMMENDATION: APPROVAL (TYLER/ASAN)

4E. **DRAFT RESOLUTION – CASE HEARD ON JUNE 25, 2020**

PGCPB NO. 2020-113 – LAND PURCHASE CONTRACT
PATUXENT RIVER PARK
PROPERTY OF DIANA BROWN

STAFF RECOMMENDATION: APPROVAL (TYLER/ASAN)
DETAILED SITE PLAN (Inquiries call 301-952-3530)


NOTE: THIS CASE IS COMPANION WITH ITEM 6 (DDS-660).

DSP-19050 DEWEY PROPERTY
(TCP)
Council District: 02 Municipality: Hyattsville
Located on the north side of Toledo Road, approximately 240 feet west of Adelphi Road. (PA 68)
M-U-I/T-D-O Zones (21.16 acres) (1/23/2020)
Bald Eagle Partners, Applicant
Request: Mixed-use building consisting of 321 multifamily dwelling units and 1,258 square feet of commercial/retail uses.

Action limit was waived indefinitely.

STAFF RECOMMENDATION:
• DSP-19050 – APPROVAL with conditions
• TCP2-042-2019-01 – APPROVAL with conditions
(HURLBUTT)
DEPARTURE FROM DESIGN STANDARDS (Inquiries call 301-952-3530)


NOTE: THIS CASE IS COMPANION WITH ITEM 5 (DSP-19050).

DDS-660 DEWEY PROPERTY
(TCP)
Council District: 02   Municipality: Hyattsville
Located on the north side of Toledo Road, approximately 240 feet west of Adelphi Road. (PA 68)
M-U-I/T-D-O Zones (21.16 acres) (1/23/2020)
Bald Eagle Partners, Applicant
Request: Departure from design standards for a reduction in the standard parking space size to 9 feet x 18 feet.

Action limit was waived indefinitely.

STAFF RECOMMENDATION: APPROVAL (HURLBUTT)

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

7. DSP-19050-01 DEWEY PROPERTY
(TCP)
Council District: 02   Municipality: Hyattsville
Located on the north side of Toledo Road, approximately 240 feet west of Adelphi Road. (PA 68)
M-U-I/T-D-O Zones (21.16 acres) (5/12/2020)
Bald Eagle Partners, Applicant
Request: Development of 529 multifamily units.

Action must be taken on or before 7/21/2020.

STAFF RECOMMENDATION:
• DSP-19050-01 – APPROVAL with conditions
• TCP-042-2019-02 – APPROVAL with conditions (HURLBUTT)
8. **4-19048 WASHINGTON GATEWAY**
   (TCP) (VARIANCE)
   Council District: 05  Municipality: None
   Located southwest of the intersection of Columbia Park Road and Cabin Branch Drive. (PA 72)
   I-2 Zone (17.90 acres) (5/15/2020)
   Liberty Property Trust, Applicant
   **Request:** One lot for 172,200 square feet of industrial development.

   Action must be taken on or before 7/24/2020.

   **STAFF RECOMMENDATION:**
   - 4-19048 – APPROVAL with conditions
   - TCP1-008-2019 – APPROVAL with conditions
   - VARIANCE – APPROVAL
   (SIEVERS)

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9. **A-8589-04 BOWIE TOWN CENTER**
   Council District: 04  Municipality: Bowie
   Located northwest of Evergreen Parkway, east of Town Center Boulevard. (PA 71B)
   M-A-C Zone (10.81 acres) (3/4/2020)
   Seritage SRC Finance LLC, Applicant
   **Request:** Amendment to the basic plan for 670 additional dwelling units and to allow residential mixed-use development within the retail center on Lot 6 (former Sears lot).

   **STAFF RECOMMENDATION:** APPROVAL of Request for Continuance to September 10, 2020
   (DIAZ CAMPBELL/CONNER)
SPECIFIC DESIGN PLAN (Inquiries call 301-952-3530)

10. **SDP-1803 7-ELEVEN AT BRANDYWINE VILLAGE**
    (TCP)
    Council District: 09 Municipality: None
    Located in the northwest corner of the intersection of Chadds Ford Drive and US 301 (Crain Highway). (PA 85A) L-A-C Zone (1.14 acres) (5/12/2020)
    7-Eleven, Applicant
    **Request: Development of a 3,062-square-foot food and beverage store and a gas station.**

    Action must be taken on or before 7/21/2020.

    **STAFF RECOMMENDATION:**
    • SDP-1803 – APPROVAL with conditions
    • TCP2-002-2014-06 – APPROVAL with conditions
    (BOSSI)

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

11. **PRIORITY FUNDING AREA DESIGNATION**

    Staff requests approval of proposed correspondence to the Maryland Department of Planning for amendment of the State Priority Funding Area to include properties in and around the Bowie MARC Campus Center and to transmit correspondence to the County Executive and County Council

    Councilmanic District: 4

    **STAFF RECOMMENDATION:** APPROVAL to send correspondence to the County Executive and County Council
    (MCCRAY/ROWE)