THE PRINCE GEORGE’S COUNTY PLANNING BOARD

Virtual Meeting

Thursday, July 23, 2020

10:00 a.m. – Administrative/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 SHOULD SIGN UP BY 10:00 A.M. THE WEDNESDAY BEFORE THE MEETING 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.

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
2. Draft Minutes of PGCPB Meeting – July 9, 2020

3A. Legislative Work Session – CB-41-2020
   STAFF RECOMMENDATION: Discussion
   (CHECKLEY)
3B. Executive Session

BOARD ACTION AND VOTE

Jessica Jones, Planning Board Administrator
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 – NONE

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

4B. DRAFT RESOLUTIONS – NONE

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

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

4D. DRAFT RESOLUTION – NOVEMBER 21, 2019

PGCPB No. 19-127 – COMPENSATORY FLOODPLAIN STORAGE EASEMENT TO PRINCE GEORGE’S COUNTY COLLEGE PARK AIRPORT PROPERTY OF THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

STAFF RECOMMENDATION: APPROVAL (TYLER/MCNEAL/ASAN)
REGULAR AGENDA

SPECIFIC DESIGN PLAN (Inquiries call 301-952-3530)

5. **SDP-0007-03 AMAZON.COM SERVICES**  
   (TCP)  
   Council District: 04  Municipality: None  
   Located approximately 600 feet to the west of the intersection of US 301 (Crain Highway) and Queens Court. (PA 74A)  
   E-I-A Zone (28.01 acres) (6/1/2020)  
   Amazon.com Services, LLC, Applicant  
   **Request:** Warehouse and distribution facility; increase in land area covered by pavement for parking, loading, and circulation.  
   
   Action must be taken on or before 9/10/2020.

   **STAFF RECOMMENDATION:**  
   - SDP-0007-03 – APPROVAL with conditions  
   - TCP2-067-96-07 – APPROVAL with conditions  

   (BURKE)

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

6. **CSP-19001 MARLBORO GATEWAY**  
   (TCP)  
   Council District: 06  Municipality: None  
   Located on the north side of MD 725 (Marlboro Pike) and the west side of US 301 (Robert Crain Highway). (PA 79)  
   M-X-T Zone (20.98 acres) (5/18/2020)  
   Green Century Partners, LLC, Applicant  
   **Request:** A mixed-use development consisting of 100-265 multifamily dwelling units, 1,200-75,000 square feet of commercial/retail space, and 5,000-30,000 square feet of office space.  
   
   Action must be taken on or before 7/27/2020.

   **STAFF RECOMMENDATION:**  
   - CSP-19001 – APPROVAL with conditions  
   - TCP1-011-2020 – APPROVAL with conditions  

   (ZHANG)
7. **DSP-19042 BRANCHVILLE GARDENS**  
(TCP) (AC)  
Council District: 03    Municipality: College Park  
Located on the north side of Branchville Road, approximately 110 feet west of its intersection with University Boulevard. (PA 66)  
R-10 Zone (2.01 acres) (5/13/2020)  
Cruz Development Corporation, Applicant  
**Request:** Development of an 81-unit multifamily building.  

Action must be taken on or before 09/30/2020.  

STAFF RECOMMENDATION: APPROVAL of a Request for Continuance to September 24, 2020  
(BISHOP)

8. **NOTE: THIS CASE WAS CONTINUED FROM THE PLANNING BOARD MEETING OF JUNE 18, 2020.**  

**SDP-1802 BRANDYWINE VILLAGE COMMERCIAL**  
(TCP)  
Council District: 09    Municipality: None  
Located in the northwest quadrant of the intersection of US 301 (Crain Highway) and Chadds Ford Drive. (PA 85A)  
L-A-C Zone (12.79 acres) (1/30/2020)  
Brandywine Partners, LLC, Applicant  
**Request:** Development of 2,200-square-foot eating and drinking establishment with drive-through, 16,000-square-foot commercial retail building with drive-through, and infrastructure.  

Action must be taken on or before 7/31/2020.  

STAFF RECOMMENDATION:  
- SDP-1802 – APPROVAL with conditions  
- TCP2-002-2014-05 – APPROVAL with conditions  
(BOSSI)
9. **MR-1935F CHEROKEE LANE ELEMENTARY SCHOOL**  
   Council District: 01   Municipality: None  
   Located at 2611 Buck Lodge Road, adjacent to Buck Lodge Middle School.  
   Zone: R-R (24.44 acres)  
   Date Accepted: 6/3/2020  
   Prince George’s County Board of Education, Applicant

   **Request:** New Elementary School on the site of the existing Buck Lodge Middle School

   Action must be taken on or before 8/2/2020.

   **STAFF RECOMMENDATION:** APPROVAL to transmit recommendation to the applicant  
   (THOMPSON)
10. **DRAFT RESOLUTION – CASE HEARD ON JULY 9, 2020.**

PGCPB NO. 2020-118 – 5-20030 – TOWNE SQUARE AT SUITLAND FEDERAL CENTER, PHASE 1B, PLAT 3, LOT 44, BLOCK E

STAFF RECOMMENDATION: APPROVAL (HEATH)