- A G E N D A -

THE PRINCE GEORGE’S COUNTY PLANNING BOARD

Virtual Meeting

Thursday, September 24, 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 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.

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 – September 10, 2020

3A. Legislative Work Session – CB-63-2020 and CB-69-2020. STAFF RECOMMENDATION: Discussion (CHECKLEY)
3B. Executive Session

BOARD ACTION AND VOTE
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
Prince George's County Planning Department
Andree Green Checkley, Esq., Planning Director

Final Plat of Subdivision (Inquiries call 301-952-3530)

4D. 5-20031 WESTPHALIA EAST, PLAT 1
33 Lots & 8 Parcels (3.39 acres)

5-20032 WESTPHALIA EAST, PLAT 2
33 Lots & 7 Parcels (2.40 acres)

5-20033 WESTPHALIA EAST, PLAT 3
38 Lots & 9 Parcels (3.80 acres)

5-20034 WESTPHALIA EAST, PLAT 4
16 Lots & 4 Parcels (1.20 acres)

5-20035 WESTPHALIA EAST, PLAT 5
4 Parcels (0.93 acre)

5-20036 WESTPHALIA EAST, PLAT 6
1 Parcel (4.16 acres)

5-20037 WESTPHALIA EAST, PLAT 7
11 Lots & 1 Parcel (5.60 acres)

5-20038 WESTPHALIA EAST, PLAT 8
11 Lots (2.03 acres)

Council District: 06
M-X-T/M-I-O Zones, 4-08002 and DSP-19009
Fee-in-lieu: No
Located on the northbound side of MD 4 (Pennsylvania Avenue), approximately 9000 feet southeast of its intersection with Suitland Parkway.
(PA 78)
Walton Development MD, LLC, Applicant
Dewberry Engineers, Inc., Engineer

Action must be taken on or before 10/17/2020.

STAFF RECOMMENDATION: APPROVAL
(CONNER)
PGCPB AGENDA  
9/24/2020  

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

BOARD ACTION AND VOTE  

REGULAR AGENDA  

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

5. DSP-19045 ROYAL FARMS GREENBELT  
   (TCP)  
   Council District: 04 Municipality: Greenbelt  
   Located on the north side of MD 193 (Greenbelt Road), approximately 635 feet east  
   of its intersection with Walker Drive. (PA 67)  
   C-O Zone (4.07 acres) (6/16/2020)  
   RF Greenbelt RE, LLC, Applicant  
   Request: Development of a 4,649 square foot food and beverage store, a gas station,  
   and a separate 4,368 square foot commercial building.  
   
   Action must be taken on or before 11/09/2020.  
   
   STAFF RECOMMENDATION: APPROVAL of Request for Continuance to 10/15/2020.  
   (BOSSI)  
   
DETAILED SITE PLAN (Inquiries call 301-952-3530)  

6. DSP-20022 WOODYARD STATION  
   (TCP)  
   Council District: 09 Municipality: None  
   Located on the north side of MD 223 (Woodyard Road), approximately 2,100 west of its  
   interchange with MD 5 (Branch Avenue). (PA 81A)  
   M-X-T/M-I-O Zones (21.82 acres) (6/8/2020)  
   TAC Woodyard, LLC, Applicant  
   Request: Infrastructure for installation of public roads, stormwater management  
   facilities, utilities, and mass grading of the site.  
   
   Action must be taken on or before 11/1/2020.  
   
   STAFF RECOMMENDATION:  
   • DSP-20022 – APPROVAL with conditions  
   • TCP2-014-2020 – APPROVAL with conditions  
   (BURKE)
7. **NOTE : THIS CASE WAS CONTINUED FROM THE PLANNING BOARD MEETING OF JULY 30, 2020.**

**NOTE: THIS ITEM IS COMPANION WITH ITEM 8 (DPLS-485).**

**NOTE: THIS ITEM MUST BE HEARD BEFORE ITEM 8 (DPLS-485).**

DSP-18047 COLLEGE PARK MARRIOTT  
(TCP – EXEMPT)  
Council District: 03  Municipality: College Park  
Located in the southwest quadrant of the intersection of Lehigh Road and Corporal Frank S. Scott Drive. (PA 66)  
M-U-I/T-D-O Zones (2.11 acres) (5/21/2020)  
New County Hotel, LLC, Applicant  
**Request: Development of a 161-room hotel and 6,800 square feet of ground level retail space.**

Action must be taken on or before 10/14/2020.

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

8. **NOTE: THIS ITEM IS COMPANION WITH ITEM 7 (DSP-18047).**

**NOTE: THIS ITEM MUST BE HEARD AFTER ITEM 7 (DSP-18047).**

DPLS-485 COLLEGE PARK MARRIOTT  
Council District: 03  Municipality: College Park  
Located in the southwest quadrant of the intersection of Lehigh Road and Corporal Frank S. Scott Drive. (PA 66)  
M-U-I/T-D-O Zones (2.11 acres) (5/21/2020)  
New County Hotel, LLC, Applicant  
**Request: Departure from Parking and Loading spaces to reduce required loading spaces from three to two spaces.**

**STAFF RECOMMENDATION: APPROVAL**  
(BURKE)

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 MD 193
(University Boulevard). (PA 66)
R-10 Zone (2.02 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:
- DSP-19042 – APPROVAL with conditions
- AC-19025 – APPROVAL
- TCP2-012-2020 – APPROVAL with conditions
(BISHOP)
SUBDIVISION SECTION ITEM (Inquiries call 301-952-3530)

10. **DRAFT RESOLUTION – CASE HEARD ON SEPTEMBER 17, 2020**

   PGCPB NO. 2020-135 – 5-20040 – RIVERFRONT AT WEST HYATTSVILLE, PLAT 8

   STAFF RECOMMENDATION: APPROVAL (CONNER)

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

11. **DRAFT RESOLUTION – CASE HEARD ON SEPTEMBER 17, 2020**

   PGCPB NO. 2020-136 – DSP-12043-01 – WESTPHALIA TOWN CENTER (SPECIAL PURPOSE)

   STAFF RECOMMENDATION: APPROVAL (KOSACK)