

- 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, February 16, 2017

9:00 a.m. - Administrative/Parks and Recreation Items

10:00 a.m. Development Review Items

SCHEDULED ITEMS: 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

BOARD ACTION AND VOTE

Announcements (Davey/Jones)

1. Commissioners' Items
2. Draft Minutes of PGCPB Meeting – None
- 3A. Legislative Work Session:
STAFF RECOMMENDATION: Discussion
(BORDEN)
- 3B. Executive Session–Pursuant to Section 3-305(b)(3) and (b)(7)
of the General Provisions Article of the Annotated Code of
Maryland, for the purpose of discussing acquisition of real
property and consulting with Counsel.

PGCPB AGENDA

2/16/17

Department of Parks and Recreation
Ronnie Gathers, Director

BOARD ACTION AND VOTE

PARKS AND RECREATION ITEMS (Inquiries call 301-699-2582)

3C. **“NO EXCUSE FOR DATING ABUSE”**

STAFF RECOMMENDATION: INFORMATION
(GATHERS/TYNER/RAMOS/WADE)

3D. **“CELEBRATING BLACK HISTORY”**

STAFF RECOMMENDATION: INFORMATION
(GATHERS/JOHNSON/EGGLESTON)

PGCPB AGENDA
2/16/17

Prince George's County Planning Department
Debra Borden, Acting County Planning Director

BOARD ACTION AND VOTE

Staff reports can be accessed at www.pgplanning.org/Planning_Board/Agendas.htm

CONSENT AGENDA (Item Numbers 4A–4I)

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
JANUARY 26, 2017**

PGCPB NO. 17-17 – 4-16028 – BOWIE MARKETPLACE

STAFF RECOMMENDATION: APPROVAL
(CHELLIS)

Urban Design Section Items (Inquiries call 301-952-3530)

4B. DRAFT RESOLUTIONS – NONE

PGCPB AGENDA

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Prince George's County Planning Department
Debra Borden, Acting County Planning Director

BOARD ACTION AND VOTE

Zoning Section Items (Inquiries call 301-952-3530)

4C. **DRAFT RESOLUTIONS – CASES HEARD ON
JANUARY 26, 2017**

PGCPB NO. 17-15 – CNU-43544-2015 – LANGLEY
TERRACE APARTMENTS
PGCPB NO. 17-16 – CNU-24691-2016 – HAMPSHIRE
VIEW, LOT 4, BLOCK 2

STAFF RECOMMENDATION: APPROVAL
(POMPA)

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

4D. **5-17007 MARLBORO RIDGE, PLAT 51**
10 Lots & 6 Parcels (5.05 acres)

5-17008 MARLBORO RIDGE, PLAT 52
17 Lots & 4 Parcels (4.55 acres)

5-17009 MARLBORO RIDGE, PLAT 53
1 Parcel (16.43 acres)

5-17010 MARLBORO RIDGE, PLAT 54
2 Parcels (4.41 acres)

5-17011 MARLBORO RIDGE, PLAT 55
18 Lots & 1 Parcel (6.09 acres)

5-17012 MARLBORO RIDGE, PLAT 56
3 Lots & 1 Parcel (8.15 acres)

Council District: 06
R-R Zone, 4-04080 and DSP-09018
Located east of Ritchie Marlboro Road, south of
Westphalia Road. (PA 78)
Toll MD V Limited Partnership, Applicant

Action must be taken on or before 3/1/17.

STAFF RECOMMENDATION: APPROVAL
(BRESSLER)

PGCPB AGENDA

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Prince George's County Planning Department
Debra Borden, Acting County Planning Director

BOARD ACTION AND VOTE

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

4E. **5-17013 SMITH HOME FARM, SECTION 2, PLAT 6**
32 Lots & 3 Parcel (2.29 acres)

5-17014 SMITH HOME FARM, SECTION 2, PLAT 7
20 Lots & 2 Parcels (2.13 acres)

5-17015 SMITH HOME FARM, SECTION 2, PLAT 9
16 Lots & 4 Parcels (3.53 acres)

5-17016 SMITH HOME FARM, SECTION 3, PLAT 2
34 Lots & 8 Parcels (3.87 acres)

5-17017 SMITH HOME FARM, SECTION 3, PLAT 4
39 Lots & 6 Parcels (4.3 acres)

5-17018 SMITH HOME FARM, SECTION 3, PLAT 5
12 Parcels (3.56 acres)

5-17019 SMITH HOME FARM, SECTION 3, PLAT 6
11 Lots & 7 Parcels (2.40 acres)

5-17020 SMITH HOME FARM, SECTION 3, PLAT 7
19 Lots & 2 Parcels (3.78 acres)

5-17021 SMITH HOME FARM, SECTION 3, PLAT 8
13 Lots & 1 Parcel (2.27 acres)

Council District: 06

Tier: Developing

R-M Zone, 4-05080 & SDP-1003

Located east of the intersection of Pennsylvania Avenue and
Presidential Parkway. (PA 78)

SHF Project Owner, LLC, Applicant

Action must be taken on or before 3/1/17.

STAFF RECOMMENDATION: APPROVAL
(CONNER)

PGCPB AGENDA

2/16/17

Prince George's County Planning Department
Debra Borden, Acting County Planning Director

BOARD ACTION AND VOTE

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

- 4F. **5-17022 FARMINGTON WOODS, PLAT OF CORRECTION**
Council District: 09
2 Parcels, C-S-C/C-O Zones (12.41 acres) 4-95065
Located on the west side of Indian Head Highway north of its intersection with Livingston Road. (PA 83)
Vince Frank and Saprina Mitchell, et al, Applicants

Action must be taken on or before 3/2/17.

STAFF RECOMMENDATION: APPROVAL
(BRESSLER)

Parks and Recreation Item (Inquiries call 301-699-2582)

- 4G. **DRAFT RESOLUTION – January 12, 2017**
PGCPB No. 17-08 – Easement Contract –
Historical Agricultural Resource Preservation Program
(“HARPP”) - Property of George A. Aist and Clark S.
Aist

STAFF RECOMMENDATION: APPROVAL
(GATHERS/NUTTER)

PGCPB AGENDA
2/16/17

Prince George's County Planning Department
Debra Borden, Acting County Planning Director

BOARD ACTION AND VOTE

Office of the Planning Director (Inquiries call 301-952-3595)

4H. **DRAFT RESOLUTION**

PGCPB NO. 17-26 – PROPOSED BOWIE
ANNEXATION OF COMMISSION-OWNED
PROPERTY

STAFF RECOMMENDATION: APPROVAL
(BORDEN)

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

4I. **5-17026 NATIONAL HARBOR – BELTWAY
PARCEL, PLAT 4**

Council District: 08
1 Parcel, M-X-T Zone (2.74 acres)
4-01048 and DSP-07073
Located in the northwest quadrant of National Avenue and
Oxon Hill Road. (PA 80)
National Harbor Beltway, L.C., Applicant

Action must be taken on or before 3/9/17.

STAFF RECOMMENDATION: APPROVAL
(BRESSLER)

PGCPB AGENDA

2/16/17

Prince George's County Planning Department
Debra Borden, Acting County Planning Director

BOARD ACTION AND VOTE

REGULAR AGENDA

ZONING CASE ELIGIBLE FOR REVIEW (Inquiries call 301-952-3530)

5. **SE-4783 CHUCK'S USED AUTO PARTS**
(TCP-EXEMPT)
Council District: 07 Municipality: None
The subject property is located west side of Clifton Road, approximately 688 feet south of St. Barnabas Road.
(PA 76A)
(0.98± acre) (11/9/2016)
I-1 Zone
CC Clifton Road, LLC, Applicant
Request: Special Exception for Vehicle Salvage Yard.

STAFF RECOMMENDATION: APPROVAL with conditions
(ALAM)

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

6. **4-16015 GLENN DALE COMMONS PHASE 4**
(TCP1-003-02-04) (VARIANCE) (VARIATION) (AC)
Council District: 04 Municipality: None
Located at the intersection of Aerospace Road and Forbes Blvd. (PA 70)
M-X-T Zone
(5.21 acres) (9/21/2016)
SLDM, LLC, Applicant
Request: 69 Lots & 8 Parcels.

Action must be taken on or before 2/23/17.

STAFF RECOMMENDATION:

- 4-16015 – APPROVAL with conditions
- TCP1-003-02-04 – APPROVAL with conditions
- VARIANCE – APPROVAL
- VARIATION – APPROVAL
- AC – 16017 – APPROVAL with conditions

(CONNER)

PGCPB AGENDA
2/16/17

Prince George's County Planning Department
Debra Borden, Acting County Planning Director

BOARD ACTION AND VOTE

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

7. **DSP-16010 CABIN BRANCH VILLAGE**
(TCP2-030-2016)
Council District: 06 Municipality: None
Located in the northwestern quadrant of the intersection of
Armstrong Lane and Ryon Road. (PA 78)
M-X-T/R-R Zones (24.59 acres) (10/14/2016)
VP, LLC, Applicant
Request: 204 Single-Family Attached Dwelling Units.

70-day limit waived to 2/16/17.

STAFF RECOMMENDATION: APPROVAL of Request
for Continuance
(KOSACK)

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

8. **NOTE: THIS ITEM MUST BE HEARD BEFORE
ITEM 9 (PGCPB NO. 17-25).**
- SDP-1604 BRANDYWINE VILLAGE COMMERCIAL
OUTLOTS 6, 7, AND 8**
(TCP2-002-14-01)
Council District: 09 Municipality: None
Located in the northwestern quadrant of the intersection of
Chaddsford Drive and Crain Highway (MD 301). (PA 85A)
L-A-C Zone (24.06 acres) (12/8/2016)
Brandywine Partners, LLC, Applicant
**Request: SDP for Grading and the Installation of One
Stormwater Management Pond for the Brandywine
Village Commercial Development.**

Action must be taken on or before 2/28/17.

STAFF RECOMMENDATION:
• SDP-1604 – APPROVAL with conditions
• TCP2-002-14-01 – APPROVAL with conditions
(GROVER)

PGCPB AGENDA

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Prince George's County Planning Department
Debra Borden, Acting County Planning Director

BOARD ACTION AND VOTE

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

9. **NOTE: THIS ITEM MUST BE HEARD AFTER ITEM 8 (SDP-1604).**

DRAFT RESOLUTION – CASE HEARD ON FEBRUARY 16, 2017

PGCPB NO. 17-25 - SDP-1604 – BRANDYWINE VILLAGE COMMERCIAL OUTLOTS 6, 7, AND 8

STAFF RECOMMENDATION: APPROVAL (GROVER)

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

- 10A. **NOTE: THIS ITEM IS COMPANION WITH ITEM 10B (DDS-636).**

DSP-16043 NEW CARROLLTON TOWN CENTER (PHASE 1)

EXPEDITED TRANSIT-ORIENTED DEVELOPMENT (TCP2-036-2016)

Council District: 03 Municipality: None

Located south of New Carrollton Metro Station, north side of Garden City Drive, adjacent to US Route 50. (PA 72)

M-X-T Zone (15.5 acres) (12/12/2016)

New Carrollton Developer, LLC, Applicant

Request: Eight-Story Commercial Office Building with First Floor Retail and Seven-Story Parking Garage (81 Spaces).

Action must be taken on or before 2/22/17.

STAFF RECOMMENDATION:

- DSP-16043 - APPROVAL with conditions
 - TCP2-036-2016 - APPROVAL with conditions
- (LAREUSE)

PGCPB AGENDA

2/16/17

Prince George's County Planning Department
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BOARD ACTION AND VOTE

DEPARTURE FROM DESIGN STANDARDS (Inquiries call 301-952-3530)

- 10B. **NOTE: THIS ITEM IS COMPANION WITH ITEM 10A (DSP-16043).**

DDS-636 NEW CARROLLTON TOWN CENTER

Council District: 03 Municipality: None
Located south of New Carrollton Metro Station, north side of Garden City Drive, adjacent to US Route 50. (PA 72)
M-X-T Zone (15.5 acres) (12/ 12/2016)
New Carrollton Developer, LLC, Applicant
Request: Departure from Design Standards for Reduction in Parking Space size to 8.5 x 19 Feet.

STAFF RECOMMENDATION: APPROVAL
(LAREUSE)

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

11. **NOTE: THIS ITEM WAS CONTINUED FROM THE PLANNING BOARD MEETING OF JANUARY 26, 2017.**

SDP-1603 WILLOWBROOK – PHASE 1

(TCP2-028-2016)
Council District: 04 Municipality: None
Located at the northeast corner of the intersection of Oak Grove and Leeland Roads. (PA 74A)
R-S and I-1 Zones (440.85 acres) (10/12/16)
WBLH, LLC, Applicant
Request: Residential Development Consisting of 371 Dwelling Units of which 183 Single-Family Detached, 93 Single-Family Attached Market-Rate Units, as well as 43 Single-Family Detached, and 52 Single-Family Attached Mixed Retirement; Single-Family Attached Architecture from NV Homes, Ryan Homes and Toll Brothers.

70-day limit has been waived to 2/26/17.

STAFF RECOMMENDATION:
• SDP-1603 – APPROVAL with conditions
• TCP2-028-2016 - APPROVAL with conditions
(KOSACK)

PGCPB AGENDA

2/16/17

Prince George's County Planning Department
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BOARD ACTION AND VOTE

RECONSIDERATION OF A PRELIMINARY PLAN (Inquiries call 301-952-3530)

12. **NOTE: THIS ITEM WAS CONTINUED FROM THE PLANNING BOARD MEETING OF JANUARY 26, 2017.**

NOTE: THIS ITEM MUST BE HEARD BEFORE ITEM 13 (PGCPB NO. 04-247(C)(A)).

NOTE: This Preliminary Plan was APPROVED by the Planning Board on October 21, 2004 and the Resolution was mailed out on November 23, 2004. Matthew Tedesco and Arthur J. Horne requested a reconsideration limited to transportation planning and the conversion of multifamily dwelling units to townhouse lots. The request was GRANTED at the Planning Board meeting on October 27, 2016.

4-04035 KARINGTON, LLC

(TCPI/048/02-02)

Council District: 04 Municipality: None

Located in the southwest corner of the intersection of Central Avenue and Crain Highway (US 301). (PA 74A)

E-I-A Zone

(381.52 acres) (10/7/16)

Karington, LLC, Applicant

STAFF RECOMMENDATION:

- 4-04035 - APPROVAL with conditions
- TCPI-048/02-02 - APPROVAL with conditions

(CHELLIS)

13. **NOTE: THIS ITEM WAS CONTINUED FROM THE PLANNING BOARD MEETING OF JANUARY 26, 2017.**

NOTE: THIS ITEM MUST BE HEARD AFTER ITEM 12 (4-04035).

DRAFT RESOLUTION – CASE HEARD ON FEBRUARY 16, 2017

PGCPB NO. 04-247(C)(A) - 4-04035 – KARINGTON, LLC

STAFF RECOMMENDATION: APPROVAL (CHELLIS)

PGCPB AGENDA

2/16/17

Prince George's County Planning Department
Debra Borden, Acting County Planning Director

BOARD ACTION AND VOTE

REQUEST FOR A FILING FEE WAIVER (Inquiries and requests for Staff Reports call 301-952-3530)

14. **Note: By letter dated February 3, 2017, Paul Jackson, II, on behalf of the applicant, requests a waiver of the application fee associated with the variance.**

SE-4770 CASTLES OF LOVE ASSISTED LIVING HOME, INC.

(VARIANCE)

Council District: 09 Municipality: None

Located on the south side of Mount Calvert Road, between Grey Fox Trail and Duvall Roads. (PA 82B)

(3.15± acres) (1/28/16)

O-S Zone

Charlotte H. Branch, Applicant

Request: Waiver of the Filing Fee Associated with a Variance from Sections 27-425 and 27-442 of the Zoning Ordinance for Lot Size Requirement.

STAFF RECOMMENDATION: DISCUSSION
(THOMPSON)