

- 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 23, 2017

9:00 a.m. – Administrative/Zoning Ordinance and Subdivision Regulations 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 – January 5, 2017
- 3A. Legislative Work Session:
STAFF RECOMMENDATION: Discussion
(BORDEN)
- 3B. Executive Session

PGCPB AGENDA
2/23/17

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–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**

PGCPB AGENDA
2/23/17

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
FEBRUARY 2, 2017**

PGCPB NO. 17-18 – DDS-634 – GEORGE KALONTURAS
PROPERTY

PGCPB NO. 17-19 – DPLS-433 – GEORGE KALONTURAS
PROPERTY

PGCPB NO. 17-23 – SE-4750 – SHERIFF ROAD SDA

PGCPB NO. 17-24 – DPLS-425 – SHERIFF ROAD SDA

STAFF RECOMMENDATION: APPROVAL
(POMPA)

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

4D. **5-17029 RITCHIE STATION MARKETPLACE,
PARCELS 20–22**

Council District: 06

3 Parcels (70.65 acres), C-S-C Zone 4-04184, 4-05133 and
DSP-04080

Located on the west side of Ritchie Station Court at its
intersection with Walker Mill Road (PA 75A)

Ritchie Hill LLC., Applicant

Action must be taken on or before 3/16/2017.

STAFF RECOMMENDATION: APPROVAL
(BRESSLER)

PGCPB AGENDA
2/23/17

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

BOARD ACTION AND VOTE

REGULAR AGENDA

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

5. **4-16032 LAURELIND'ORINAN ESTATE**
(TCP – Exempt) (VARIATION)
Council District: 01 Municipality: None
Located on south side of Brooklyn Bridge Road, 750 feet east of Jerald Road. (PA 60)
R-R Zone
(5.59 acres) (12/9/2016)
Ron Dlouhy & Jane Hamelink, Applicant
Request: 2 Lots

Action must be taken on or before 3/5/17.

STAFF RECOMMENDATION:

- 4-16032 – APPROVAL with conditions
 - VARIATION – APPROVAL with conditions
- (CONNER)

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

6. **Minor Amendment to the 2010 Central Annapolis Road Approved Sector Plan and Sectional Map Amendment**

Council Districts: 3

STAFF RECOMMENDATION:

Direct staff to finalize the Resolution of Adoption of the Proposed Minor Amendments to 2010 Central Annapolis Road Approved Sector Plan and Sectional Map Amendment

(WHITE)

PGCPB AGENDA

2/23/17

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

BOARD ACTION AND VOTE

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

7. **Minor Amendment to the 2004 Gateway Arts Approved
Sector Plan and Sectional Map Amendment**

Council Districts: 5

STAFF RECOMMENDATION:

Direct staff to finalize the Resolution of Adoption of the
Proposed Minor Amendments to 2004 Gateway Arts
Approved Sector Plan and Sectional Map Amendment

(WILSON)

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

8. **Minor Amendment to the 2013 Largo Town Center
Approved Sector Plan and Sectional Map Amendment**

Council Districts: 6

STAFF RECOMMENDATION:

Direct staff to finalize the Resolution of Adoption of the
Proposed Minor Amendments to the 2013 Largo Town
Center Approved Sector Plan and Sectional Map
Amendment

(UMEZULU)

PGCPB AGENDA
SUPPLEMENTAL
2/23/17

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)

9. **5-17030 CAMBRIDGE AT WESTPHALIA, PLAT 1**
2 Parcels (32.06 acres)

5-17031 CAMBRIDGE AT WESTPHALIA, PLAT 2
1 Parcel (14.03 acres)

5-17032 CAMBRIDGE AT WESTPHALIA, PLAT 3
1 Parcel (10.05 acres)

5-17033 CAMBRIDGE AT WESTPHALIA, PLAT 4
1 Parcel (12.80 acres)

Council District: 06

M-X-T Zone, 4-11012 and DSP-14021

Located ½ mile east of the intersection of Westphalia Road
and MD 4 (PA 78)

Dolben, Applicant

Action must be taken on or before 3/15/17.

STAFF RECOMMENDATION: APPROVAL
(CONNER)

PGCPB AGENDA
SUPPLEMENTAL
2/23/17

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

BOARD ACTION AND VOTE

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

10. **DRAFT RESOLUTION – CASE HEARD ON
FEBRUARY 16, 2017**

PGCPB NO. 17-34 – DSP-16043 – NEW CARROLLTON
TOWN CENTER, PHASE 1A

STAFF RECOMMENDATION: APPROVAL
(LAREUSE)

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

11. **DRAFT RESOLUTION – CASE HEARD ON
FEBRUARY 16, 2017**

PGCPB NO. 17-35 – DDS-636 – NEW CARROLLTON
TOWN CENTER, PHASE 1A

STAFF RECOMMENDATION: APPROVAL
(LAREUSE)