

- 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, March 2, 2017

9:00 a.m. - Administrative 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 12, 2017
- 3A. Legislative Work Session:
STAFF RECOMMENDATION: Discussion
(CHECKLEY)
- 3B. Executive Session–Teleconference Meeting of The Maryland-National Capital Park and Planning Commission - pursuant to Section 3-305(b)(7) and (b)(9) of the General Provisions Article of the Annotated Code of Maryland, for the purpose of consulting with counsel, and conducting collective bargaining negotiations or consider matters that relate to the negotiations.

PGCPB AGENDA

3/2/17

Prince George's County Planning Department
Andree Green Checkley, 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–4C)

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**

PGCPB AGENDA

3/2/17

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

BOARD ACTION AND VOTE

REGULAR AGENDA

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

5. **Planning Board Recommendations Regarding Proposed Minor Amendment to the 2004 Gateway Arts Approved Sector Plan and Sectional Map Amendment**

Council District: 5

STAFF RECOMMENDATION: APPROVAL of the Resolution of Adoption of the Proposed Minor Amendment to the 2004 Gateway Arts Approved Sector Plan and Sectional Map Amendment
(WILSON)

6. **Planning Board Recommendations Regarding Proposed Minor Amendment to the 2010 Central Annapolis Road Approved Sector Plan and Sectional Map Amendment**

Council District: 3

STAFF RECOMMENDATION: APPROVAL of the Resolution of Adoption of the Proposed Minor Amendment to the 2010 Central Annapolis Road Approved Sector Plan and Sectional Map Amendment
(WHITE)

PGCPB AGENDA
3/2/17

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

BOARD ACTION AND VOTE

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

7. **Planning Board Recommendations Regarding Proposed Minor Amendment to the 2013 Largo Town Center Approved Sector Plan and Sectional Map Amendment**

Council Districts: 6

STAFF RECOMMENDATION: APPROVAL of the Resolution of Adoption of the Proposed Minor Amendment to the 2013 Largo Town Center Approved Sector Plan and Sectional Map Amendment (UMEOZULU)

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

8. **DSP-12034-04 8321 COLLEGE PARK HOTEL, LLC (AKA CAMBRIA SUITES)**

Council District: 03 Municipality: College Park
Located in the northwestern quadrant of the intersection of Baltimore Avenue (US 1) and Berwyn House Road.
Located at 8319 Baltimore Avenue in College Park. (PA 66)
M-U-I/D-D-O Zones (3.21 acres) (12/20/16)
8321 College Park Hotel, LLC, Applicant

Request: Architectural Lighting and Signage Revisions and Addition of a Mechanical Penthouse, a Canopy between the Hotel and Garage, an emergency generator, and landscaping.

70-day limit has been waived to 3/2/17.

STAFF RECOMMENDATION: APPROVAL with conditions
(GROVER)

PGCPB AGENDA
3/2/17

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

BOARD ACTION AND VOTE

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

9. **4-15020 RIVERFRONT AT WEST HYATTSVILLE METRO**
(TCPI-012-2016) (VARIATIONS) (VARIANCE)
Council District: 02 Municipality: City of Hyattsville
Located at the intersection of Ager Road and Lancer Drive,
north of the West Hyattsville Metro Station. (PA 68)
M-X-T/T-D-O Zones
(18.45 acres) (12/9/16)
West Hyattsville Property Co. LLC, Applicant
Request: 183 Lots and 32 Parcels

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

STAFF RECOMMENDATION:

- 4-15020 - APPROVAL with conditions
- TCPI-012-2016 - APPROVAL with conditions
- VARIATION - APPROVAL
- VARIANCE - APPROVAL

(CONNER)

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

10. **DSP-16018 GLENN DALE COMMONS PHASE 4**
(TCP2-156-03-09)
Council District: 04 Municipality: None
Located in the southwest quadrant of the intersection of
Aerospace Road and Forbes Blvd. (PA 70)
M-X-T Zone (5.21 acres) (12/12/2016)
SLDM, LLC, Applicant
Request: 69 Townhomes.

Action must be taken on or before 3/6/17.

STAFF RECOMMENDATION:

- DSP-16018 – APPROVAL with conditions
- TCP2-156-03-09 - APPROVAL with conditions

(KOSACK)

PGCPB AGENDA
3/2/17

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

BOARD ACTION AND VOTE

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

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

NOTE: THIS ITEM MUST BE HEARD BEFORE ITEM 12 (PGCPB NO. 17-07) AND BEFORE ITEM 13 (DSP-15045).

4-15029 210 MARYLAND PARK
(TCP-EXEMPT) (VARIATION)
Council District: 07 Municipality: None
Located at the intersection of Southern Avenue and Maryland Park Drive. Located at 210 Maryland Park Drive in Capitol Heights. (PA 72)
R-55/T-D-O Zones
(3.89 acres) (10/21/16)
Community First Development, Applicant
Request: Mixed-Use Development Consisting of 1 Parcel for 165-Multifamily Dwelling Units and 1,948 Square Feet of Retail; and 1 Parcel and 13 Lots for Townhomes.

Action must be taken on or before 3/25/17.

STAFF RECOMMENDATION: APPROVAL of Request for Continuance
(FERRANTE)

12. **NOTE: THIS ITEM WAS CONTINUED FROM THE PLANNING BOARD MEETING OF JANUARY 26, 2016.**

NOTE: THIS ITEM MUST BE HEARD AFTER ITEM 11 (4-15029).

DRAFT RESOLUTION – CASE HEARD ON MARCH 2, 2017

PGCPB NO. 17-07 - 4-15029 – 210 MARYLAND PARK

STAFF RECOMMENDATION: APPROVAL of Request for Continuance
(FERRANTE)

PGCPB AGENDA

3/2/17

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

BOARD ACTION AND VOTE

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

13. **NOTE: THIS ITEM WAS CONTINUED FROM THE PLANNING BOARD MEETING OF JANUARY 26, 2016.**

NOTE: THIS ITEM MUST BE HEARD AFTER ITEM 11 (4-15029) AND BEFORE ITEM 14 (PGCPB NO. 17-01).

DSP-15045 210 MARYLAND PARK
EXPEDITED TRANSIT-ORIENTED DEVELOPMENT
(TCP-EXEMPT)
Council District: 07 Municipality: None
Located in the southwest quadrant of the intersection of Southern Avenue and Maryland Park Drive. (PA 72)
R-55/T-D-O Zones (3.89 acres) (10/31/16)
Community First Development Corporation, LLC, Applicant
Request: Change of the underlying Zoning from the R-55 Zone to the M-U-I Zone and a 220,882-Square-Foot Mixed-Use Development.

70-day limit has been waived to 3/2/17.

STAFF RECOMMENDATION: APPROVAL of Request for Continuance
(KOSACK)

14. **NOTE: THIS ITEM WAS CONTINUED FROM THE PLANNING BOARD MEETING OF JANUARY 26, 2016.**

NOTE: THIS ITEM MUST BE HEARD AFTER ITEM 13 (DSP-15045).

DRAFT RESOLUTION – CASE HEARD ON MARCH 2, 2017

PGCPB NO. 17-01 – DSP-15045 – 210 MARYLAND PARK

STAFF RECOMMENDATION: APPROVAL of Request for Continuance
(KOSACK)

PGCPB AGENDA

3/2/17

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

BOARD ACTION AND VOTE

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

15. **NOTE: THIS ITEM WAS CONTINUED FROM THE PLANNING BOARD MEETING OF FEBRUARY 2, 2017.**

4-16006 MELFORD VILLAGE

(TCP1-044-98-05) (VARIATION) (VARIANCE)

Council District: 04 Municipality: Bowie

Located at the intersection of Melford Blvd. and Curie Drive, Bowie, MD. (PA 71B)

M-X-T Zone

(129.16 acres) (10/28/2016)

St. John Properties, Inc., Applicant

Request: Mixed-Use Development with Residential, Commercial, Retail and Office Uses.

Action must be taken on or before 3/30/17.

STAFF RECOMMENDATION:

- 4-16006 - APPROVAL with conditions
- TCP1-044-98-05 – APPROVAL with conditions
- VARIATION - APPROVAL with conditions
- VARIANCE - APPROVAL with conditions

(FERRANTE)

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

16. **NOTE: THIS ITEM WAS CONTINUED FROM THE PLANNING BOARD MEETING OF FEBRUARY 16, 2017.**

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 has been waived to 3/2/17.

STAFF RECOMMENDATION: APPROVAL with conditions

(KOSACK)