

- 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 9, 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 – February 2, 2017
- 3A. Legislative Work Session:
STAFF RECOMMENDATION: Discussion
(CHECKLEY)
- 3B. Executive Session

PGCPB AGENDA

3/9/17

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–4E)

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
FEBRUARY 16, 2017**

PGCPB NO. 17-33 – 4-16015 – GLENN DALE COMMONS,
PHASE 4

STAFF RECOMMENDATION: APPROVAL
(CHELLIS)

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

4B. DRAFT RESOLUTIONS – NONE

PGCPB AGENDA

3/9/17

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

BOARD ACTION AND VOTE

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

4C. **DRAFT RESOLUTIONS – NONE**

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

4D. **5-17034 AVONDALE OVERLOOK, PLAT 1**
36 Lots and 4 Parcels (3.73 acres)

5-17035 AVONDALE OVERLOOK, PLAT 2
35 Lots and 4 Parcels (2.08 acres)

Council District: 02
R-10 Zone, 4-13039

Located on the north side of Queens Chapel Road,
approximately 1,200 feet south of its intersection with
Chillum Road. (PA 68)
2300 Queens Chapel, LLC, Applicant

Action must be taken on or before 3/26/17.

STAFF RECOMMENDATION: APPROVAL
(BRESSLER)

PGCPB AGENDA

3/9/17

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

BOARD ACTION AND VOTE

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

4E. **5-17036 BEECH TREE SOUTH VILLAGE, PLAT 13**
25 Lots and 1 Parcel (7.50 acres)

5-17037 BEECH TREE SOUTH VILLAGE, PLAT 14
1 Parcel (5.58 acres)

5-17038 BEECH TREE SOUTH VILLAGE, PLAT 15
27 Lots (6.25 acres)

5-17039 BEECH TREE SOUTH VILLAGE, PLAT 16
2 Parcels (4.34 acres)

Council District: 03
R-S Zone, 4-99026
Located south of Presidential Park Drive and west of
US 301. (PA 79)
V.O.B. Limited Partnership, Applicant

Action must be taken on or before 3/31/17.

STAFF RECOMMENDATION: APPROVAL
(CHELLIS)

PGCPB AGENDA

3/9/17

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

BOARD ACTION AND VOTE

REGULAR AGENDA

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

5. **NOTE: THIS ITEM MUST BE HEARD BEFORE ITEM 6 (PGCPB NO. 17-38).**

SDP-1605 CANTER CREEK, PHASES II, III, IV
(TCP11-002-02-03)

Council District: 09 Municipality: None

Located on the western side of Frank Tippett Road, approximately 1,000 feet south of its intersection with Rosaryville Road. (PA 82A)

R-S/M-I-O Zones (173.58 acres) (12/29/16)

Walton Development and Management, Applicant

Request: Infrastructure Specific Design Plan for Grading and Installation of Five Stormwater Management Ponds.

Action must be taken on or before 3/13/17.

STAFF RECOMMENDATION:

- SDP-1605 - APPROVAL with conditions
 - TCP11-002-02-03 – APPROVAL with conditions
- (GROVER)

6. **NOTE: THIS ITEM MUST BE HEARD AFTER ITEM 5 (SDP-1605).**

DRAFT RESOLUTION – CASE HEARD ON MARCH 9, 2017

PGCPB NO. 17-38 - SDP-1605 – CANTER CREEK, PHASES II, III, IV

STAFF RECOMMENDATION: APPROVAL
(GROVER)

PGCPB AGENDA

3/9/17

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

BOARD ACTION AND VOTE

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

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

SDP-1603 WILLOWBROOK, PHASE 1

(TCP2-028-2016)

Council District: 04 Municipality: None

Located on the north side of Leeland Road, approximately 3,500 feet west of its intersection with Robert Crain Highway (US 301). (PA 74A)

R-S and I-1 Zones (440.85 acres) (10/12/16)

WBLH, LLC, Applicant

Request: Approval of a SDP for Phase 1 of the Development, which proposes 183 Single-Family Detached and 93 Single-Family Attached Market-Rate Lots; 43 Single-Family Detached and 52 Single-Family Attached Mixed-Retirement Lots and Single-Family Attached Architecture by NV Homes, Ryan Homes, and Toll Brothers.

70-day limit has been waived to 3/9/17.

STAFF RECOMMENDATION:

- SDP-1603 – APPROVAL with conditions
- TCP2-028-2016 - APPROVAL with conditions

(KOSACK)

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

8. **2017 Historic Property Grant Program Award Recommendations**

Council Districts: 1, 2, 3, 4, 5, and 9

STAFF RECOMMENDATION: APPROVAL of Historic Preservation Commission's Historic Property Grant Program Award recommendations
(STACHURA/TARIQ)

PGCPB AGENDA
SUPPLEMENTAL
3/9/17

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. **NOTE: THIS ITEM WAS CONTINUED FROM
THE PLANNING BOARD MEETING OF MARCH 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
in Bowie. (PA 71B)

M-X-T Zone

(129.16 acres) (10/28/16)

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)