

- 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 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 – None
- 3A. Legislative Work Session:  
STAFF RECOMMENDATION: Discussion  
(CHECKLEY)
- 3B. Executive Session–Pursuant to Section 3-305(b)(7) of the General Provisions Article of the Annotated Code of Maryland, for the purpose of consulting with Counsel.
- 3C. Zoning Ordinance and Subdivision Regulations Items

PGCPB AGENDA  
3/23/17

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](http://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 RESOLUTION – CASE HEARD ON  
MARCH 2, 2017**

PGCPB NO. 17-42 – 4-15020 – RIVERFRONT AT WEST  
HYATTSVILLE METRO

STAFF RECOMMENDATION: APPROVAL  
(CHELLIS)

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

**4B. DRAFT RESOLUTIONS – CASES HEARD ON  
MARCH 2, 2017**

PGCPB NO. 17-39 – DSP-12034-04 – 8321 COLLEGE  
PARK HOTEL, LLC (AKA CAMBRIA SUITES)  
PGCPB NO. 17-40 – DSP-16018 – GLENN DALE  
COMMONS, PHASE 4  
PGCPB NO. 17-41 – DSP-16010 – CABIN BRANCH  
VILLAGE

STAFF RECOMMENDATION: APPROVAL  
(ZHANG)

PGCPB AGENDA  
3/23/17

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. **5-17042 OSBORNE SHOPPING CENTER, PLAT 1**  
1 Parcel (8.35 acres)  
R-A Zone

**5-17043 OSBORNE SHOPPING CENTER, PLAT 2**  
6 Parcels (15.15 acres)  
C-S-C Zone

Council District: 09  
4-13037

Located on the west side of US 301 at Osborne Road.  
(PA 82A)  
Osborne Shopping Center, LLC, Applicant

Action must be taken on or before 4/9/17.

STAFF RECOMMENDATION: APPROVAL  
(CONNER)

PGCPB AGENDA

3/23/17

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

BOARD ACTION AND VOTE

REGULAR AGENDA

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

5. **4-16011 SKYVIEW CONDOMINIUMS**  
(TCP1-010-2016) (VARIANCE)  
Council District: 08 Municipality: None  
Located 1,950 feet east of the intersection of Brinkley and Fisher Roads. (PA 76B)  
R-18C Zone  
(5.04 acres) (10/27/16)  
Mohammed Shirazi, Applicant  
**Request: 1 Parcel for Multifamily Dwelling Units.**

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

STAFF RECOMMENDATION:

- 4-16011 – APPROVAL with conditions
  - TCP1-010-16 – APPROVAL with conditions
  - VARIANCE - APPROVAL
- (FERRANTE)

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

6. **CSP-16007 AMBER RIDGE**  
(TCP1-001-2017)  
Council District: 04 Municipality: None  
Located on the west side of Robert S. Crain Highway (US 301) approximately 1,200 feet south of the intersection of US 301 and Mitchellville Road, and 500 feet north of Pointer Ridge Drive. (PA 74B)  
M-X-T Zone (19.04 acres) (1/17/17)  
RWSC, LLC, Applicant  
**Request: Mixed-Use Development including 150–200 Single-Family Attached Townhouse Units and 10,000–20,000 Square Feet of Commercial Space.**

Action must be taken on or before 3/28/17.

STAFF RECOMMENDATION:

- CSP-16007 – APPROVAL with conditions
  - TCP1-001-2017 – APPROVAL with conditions
- (BISHOP)

PGCPB AGENDA  
3/23/17

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

BOARD ACTION AND VOTE

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

7. **DSP-14006 BERWYN HEIGHTS MCDONALD'S**  
(TCP-EXEMPT)

Council District: 03 Municipality: Berwyn Heights  
Located in the southwestern quadrant of the intersection  
of Greenbelt Road (MD 193) and 63<sup>rd</sup> Avenue. (PA 67)  
C-S-C and D-D-O Zones (0.91 acre) (1/17/17)  
McDonald's USA, LLC, Applicant  
**Request: 4,388-Square-Foot Eating and Drinking  
Establishment with Drive-Through Service.**

Action must be taken on or before 3/28/17.

STAFF RECOMMENDATION: APPROVAL with  
conditions  
(GROVER)

8. **NOTE: THIS ITEM MUST BE HEARD BEFORE  
ITEM 9 (PGCPB NO. 17-43).**

**DSP-16029 RIVERFRONT AT WEST HYATTSVILLE  
METRO (INFRASTRUCTURE)**

Expedited Transit-Oriented Development Project  
(TCP2-001-2017) (AC-17003)  
Council District: 02 Municipality: Hyattsville  
Located at the intersection of Ager Road and Lancer Drive,  
north of the West Hyattsville Metro Station. (PA 68)  
M-X-T and T-D-O Zones (18.45 acres) (1/5/17)  
West Hyattsville Property Co., LLC, Applicant  
**Request: Infrastructure DSP for a Mixed-Use Project.**

Action must be taken on or before 3/23/17.

STAFF RECOMMENDATION:  
• DSP-16029 – APPROVAL with conditions  
• TCP2-001-2017 - APPROVAL with conditions  
• AC-17003 - APPROVAL with conditions  
(LAREUSE)

PGCPB AGENDA

3/23/17

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

BOARD ACTION AND VOTE

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

9. **NOTE: THIS ITEM MUST BE HEARD AFTER ITEM 8 (DSP-16029).**

**DRAFT RESOLUTION – CASE HEARD ON MARCH 23, 2017**

PGCPB NO. 17-43 - DSP-16029 - RIVERFRONT AT WEST HYATTSVILLE METRO

STAFF RECOMMENDATION: APPROVAL  
(LAREUSE)

COUNTYWIDE PLANNING DIVISION (Inquiries call 301-952-3680)

10. **Mandatory Referral No. MR-1700F (Riverfront Park and Overlook Project)**  
Council District: 2 Municipality: Hyattsville  
General Plan: Established Communities  
Located at 5620 Ager Road. (PA 68)  
R-O-S (4.29 acres)  
(Date Accepted: 2/2/17)  
Sonja M. Ewing, Prince George's County Department of Parks and Recreation

**Request: The applicant is proposing to create a basin on the park property that can be used for recreational purposes, with two pocket parks with seating areas, and used for compensatory storage of floodplain waters with two stormwater management facilities, necessary for development of the related subdivision, Riverfront at West Hyattsville Metro.**

Action must be taken on or before 4/2/17.

STAFF RECOMMENDATION: APPROVAL to transmit staff report to applicant  
(HASAN)

PGCPB AGENDA

3/23/17

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  
MARCH 2, 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:

- 4-15029 – APPROVAL with conditions
- VARIATION - APPROVAL

(FERRANTE)

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

**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  
(FERRANTE)

PGCPB AGENDA

3/23/17

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 MARCH 2, 2017.**

**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 with conditions  
(KOSACK)

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

**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  
(KOSACK)