

- 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 30, 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 – February 23, 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.
- 3C. Zoning Ordinance and Subdivision Regulations Items

PGCPB AGENDA
3/30/17

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 RESOLUTIONS – NONE**

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

4B. **DRAFT RESOLUTION – CASE HEARD ON MARCH 9, 2017**

PGCPB NO. 17-44 – SDP-1603 – WILLOWBROOK,
PHASE 1

STAFF RECOMMENDATION: APPROVAL
(ZHANG)

PGCPB AGENDA

3/30/17

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**

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

4D. **DRAFT RESOLUTION – MARCH 16, 2017**
PGCPB No. 17-30 – Land Purchase Contract
Addition to Accokeek East Park
Property of Laddie T. Rhodes, Jr. and Suzanne J. Rhodes

STAFF RECOMMENDATION: APPROVAL
(GATHERS/ASAN)

4E. **DRAFT RESOLUTION – MARCH 16, 2017**
PGCPB No. 17-31 – Land Purchase Contract
Addition to Brandywine Park (SARRC)
Property of Joan Chakshujej

STAFF RECOMMENDATION: APPROVAL
(GATHERS/ASAN)

PGCPB AGENDA

3/30/17

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

BOARD ACTION AND VOTE

REGULAR AGENDA

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

5. **SE-4774 PALMER ROAD CLASS 3 FILL FACILITY (VARIANCE)**

Council District: 08 Municipality: None

Located on the north side of Palmer Road approximately 1,200 feet west of the intersection of Palmer and Tucker Roads. (PA 76B)

(173.58± acres) (10/10/16)

R-E Zone

Palmer Road Landfill, Inc., Applicant

Request: Special Exception for Continued Operation of the Existing Class 3 Fill Facility and Variance to Three Mile Radius from Properties containing similar Facilities.

STAFF RECOMMENDATION:

- SE-4774 - APPROVAL with conditions
- VARIANCE – APPROVAL

(POMPA)

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

6. **Mandatory Referral No. MR-1702F (ERCO Property)**

Council District: 03 Municipality: Riverdale Park

General Plan: Established Community

Located at 6501 Lafayette Avenue. (PA 68)

(10.37 acres)

Zone: M-U-I

(Date Accepted: 2/23/17)

University of Maryland, Applicant

Request: The University of Maryland proposes to construct two Research and Development Flex buildings totaling 111,240 square feet at 6501 Lafayette Avenue, Riverdale Park, MD 20737.

Action must be taken on or before 4/18/17.

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

PGCPB AGENDA
3/30/17

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

BOARD ACTION AND VOTE

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

7. **DSP-16027 ROYAL FARMS #287
(FORESTVILLE ROAD)
(TCP-EXEMPT)**
Council District: 06 Municipality: None
Located in the southeast quadrant of the intersection of
Forestville Road and Marlboro Pike. (PA 69)
C-S-C/D-D-O/M-I-O Zones (2.16 acres) (1/17/17)
Two Farms Inc., Applicant
**Request: Construction of a 10,255-Square-Foot Food and
Beverage Store/Gasoline Station, addition of a use to
the Use Table and an Amendment from the
Development District Standards.**

70-day limit has been waived.

STAFF RECOMMENDATION: APPROVAL with
conditions
(GROVER)

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

8. **CSP-16002 SHABAN PROPERTY**
Council District: 01 Municipality: College Park
Located in the northeast quadrant of the intersection
of Edgewood Road and Rhode Island Avenue. (PA 66)
O-S/C-S-C/D-D-O Zones (1.43 acres) (1/4/17)
Randy and Nahida Shaban, Applicants
**Request: Rezone from C-S-C and O-S Zones to the
M-U-I Zone for a Mixed-Use Development of Residential
and Commercial Uses.**

70- day limit has been waived to 3/30/17.

STAFF RECOMMENDATION: APPROVAL with
conditions
(KOSACK)

PGCPB AGENDA

3/30/17

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

BOARD ACTION AND VOTE

EXTENSION REQUEST FOR A PRELIMINARY PLAN

(Inquiries call 301-952-3530)

9. **NOTE: This Preliminary Plan of Subdivision (PPS) was approved by the Planning Board on April 2, 2015 and is valid through April 30, 2017. Robert J. Alter, on behalf of Valley View LLC, by letter dated January 24, 2017, requests a one-year extension of this approval. If this request is approved, the PPS will be valid through April 30, 2018.**

4-14005 VALLEY VIEW

Council District: 07 Municipality: None

Located on the east side of Suffolk Road and the north side of Highmount Lane. (PA 75A)

R-T Zone

(11.73 acres) (11/5/14)

Valley View, LLC, Applicant

78 Lots and 6 Parcels.

STAFF RECOMMENDATION: APPROVAL of one year extension
(FERRANTE)

RECONSIDERATION OF A PRELIMINARY PLAN

- 10A. **NOTE: THIS ITEM MUST BE HEARD BEFORE ITEM 10B (PGCPB NO. 09-85(A)).**

NOTE: This Preliminary Plan was approved by the Planning Board on May 28, 2009 and the Resolution was mailed out on June 23, 2009. Michele La Rocca requested a reconsideration of Conditions 5, 6, 15, and 26. The request was granted at the Planning Board meeting on December 8, 2016.

4-08052 MILL BRANCH CROSSING

(TCPI-22-07)

Council District: 04 Municipality: None

Located in the northeast quadrant of the intersection of Robert S. Crain Highway (US 301) and Mill Branch Road.

(PA 74B)

C-S-C Zone

(73.98 acres) (1/21/09)

Mill Branch Crossing, LLC, Applicant

STAFF RECOMMENDATION: APPROVAL
(CHELLIS)

PGCPB AGENDA

3/30/17

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

BOARD ACTION AND VOTE

RECONSIDERATION OF A PRELIMINARY PLAN

10B. **NOTE: THIS ITEM MUST BE HEARD AFTER
ITEM 10A (4-08052).**

**DRAFT RESOLUTION – CASE HEARD ON
MARCH 30, 2017**

PGCPB NO. 09-85(A) - 4-08052 - MILL BRANCH
CROSSING

STAFF RECOMMENDATION: APPROVAL
(CHELLIS)

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

11. **Briefing on Proposed Revisions to Adopted Mandatory
Referral Guidelines for Review of Public Projects**

STAFF RECOMMENDATION: APPROVAL to
transmit to Full Commission for adoption
(MARTIN)

PGCPB AGENDA

3/30/17

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

BOARD ACTION AND VOTE

WAIVER OF THE RULES OF PROCEDURE (Inquiries call 301-952-3530)

12. **NOTE: THIS ITEM MUST BE HEARD BEFORE ITEM 13 (REQUEST FOR RECONSIDERATION).**

NOTE: By letter dated March 6, 2017, Edward C. Gibbs, Jr., on behalf of the owner, is requesting a Waiver of the Planning Board Rules of Procedure for a reconsideration request submitted beyond 14 days of the final decision (Section 10a).

4-03005 XANDER PROPERTY

Council District: 09 Municipality: None
Located on the south side of Livingston Road,
approximately 300 feet west of Manning Road. (PA 83)
R-R Zone
(15.53 acres) (2/5/03)
KB Home, Owner
(CHELLIS)

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

13. **NOTE: This Preliminary Plan was APPROVED by the Planning Board on June 12, 2003 and the Resolution was mailed out on July 3, 2003. Edward C. Gibbs, Jr. requests a reconsideration of Condition 18 and Finding 8 related to transportation adequacy.**

4-03005 XANDER PROPERTY

Council District: 09 Municipality: None
Located on the south side of Livingston Road,
approximately 300 feet west of Manning Road. (PA 83)
R-R Zone
(15.53 acres) (2/5/03)
KB Home, Owner

STAFF RECOMMENDATION: DISCUSSION
(CHELLIS)