

- 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, April 6, 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 – None
- 3A. Legislative Work Session:
STAFF RECOMMENDATION: Discussion
(CHECKLEY)
- 3B. Executive Session–Pursuant to Section 3-305(b)(3) and (b)(7)
of the General Provisions Article of the Annotated Code of
Maryland, for the purpose of discussing Acquisition of Real
Property and to consult with Counsel.

PGCPB AGENDA

4/6/17

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–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 9, 2017**

PGCPB NO. 17-45 – 4-16006 – MELFORD VILLAGE

STAFF RECOMMENDATION: APPROVAL
(CHELLIS)

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

**4B. DRAFT RESOLUTIONS – CASES HEARD ON
MARCH 16, 2017**

PGCPB NO. 17-51 – DSP-16030 – JSF LARGO
PGCPB NO. 17-52 – DSP-07058-01 – MARLBORO RIDGE,
PHASE 5

STAFF RECOMMENDATION: APPROVAL
(ZHANG)

PGCPB AGENDA

4/6/17

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 – CASES HEARD ON
MARCH 16, 2017**

PGCPB NO. 17-49 – CNU-35221-2016 – OBINNE
ENTERPRISE, LLC

PGCPB NO. 17-50 – CNU-30038-2015 – OBINNE
ENTERPRISE, LLC

STAFF RECOMMENDATION: APPROVAL
(POMPA)

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

4D. **5-17056 BEECH TREE – SOUTH VILLAGE, PLAT 17**
25 Lots and 3 Parcels (5.55 acres)

5-17057 BEECH TREE – SOUTH VILLAGE, PLAT 18
50 Lots and 4 Parcels (5.44 acres)

5-17058 BEECH TREE – SOUTH VILLAGE, PLAT 19
66 Lots and 4 Parcels (6.64 acres)

Council District: 06

R-S Zone, 4-99026 and SDP-0416

Located on the east and west sides of Pentland Hills Drive
at its intersection with Harriet Clotilda Way and Richard
Bowie Lane. (PA 79)

V.O.B. Limited Partnership, Applicant

Action must be taken on or before 4/27/17.

STAFF RECOMMENDATION: APPROVAL
(BRESSLER)

PGCPB AGENDA

4/6/17

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

BOARD ACTION AND VOTE

REGULAR AGENDA

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

5. **DSP-16045 RECOVERY CENTERS OF AMERICA, MELWOOD ROAD FACILITY**
(TCP2-005-2017)
Council District: 06 Municipality: None
Located on the eastern side of Melwood Road, approximately 2,600 feet north of its intersection with Pennsylvania Avenue (MD 4). (PA 78)
M-X-T/M-I-O Zones (68.6 acres) (1/27/17)
4620 Melwood Road OPCO LLC, Applicant
Request: 85,733-Square-Foot, 120-Bed Group Residential and Medical Facility for 64 Patients a Day.

Action must be taken on or before 4/7/17.

STAFF RECOMMENDATION:

- DSP-16045 – APPROVAL with conditions
- TCP2-005-2017 – APPROVAL with conditions

(GROVER)

6. **DSP-16014 EPIC–SMVI**
Council District: 07 Municipality: None
Located on the west side of Plaza Drive, approximately 1,650 feet south of its intersection with Silver Hill Road.
(PA 75A)
R-55 Zone (1.07 acres) (2/1/17)
Southern Maryland Vocational Industries, Inc.
dba EPIC, Applicant
Request: Use of Existing Building as an Eleemosynary/Philanthropic Institution.

Action must be taken on or before 4/12/17.

STAFF RECOMMENDATION: APPROVAL with

conditions
(KOSACK)

PGCPB AGENDA
SUPPLEMENTAL
4/6/17

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-07074-01 TOWN CENTER AT CAMP SPRINGS, ASPIRE APOLLO (formerly known as Archstone)**
Council District: 08 Municipality: None
Located north of the Branch Avenue Metro Station on the west side of Auth Way, near the intersection of Telfair Boulevard. (PA 76A)
M-X-T Zone (19.37 acres) (2/12/16)
Residences at Town Center LLC and Town Center at Camp Springs LP, Applicants

In accordance with Condition 1 of PGCPB Resolution No. 16-46, the applicant shall present a report to the Prince George's County Planning Board and the Branch Avenue Metro Focus Group demonstrating that the applicant has employed its best efforts toward marketing of the retail parcel.

STAFF RECOMMENDATION: DISCUSSION
(LAREUSE)