

– 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, May 25, 2017

9:00 a.m. - Administrative Items/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. **Supplemental Item** – 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.
- 3C. Zoning Ordinance and Subdivision Regulations Items

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

BOARD ACTION AND VOTE

FINANCE DEPARTMENT (Inquiries call 301-454-1540)

3D. **FY 2017 PROJECTIONS – PRINCE GEORGE'S  
COUNTY**

STAFF RECOMMENDATION: DISCUSSION  
(ZIMMERMAN)

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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–4F)**

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 – CASES HEARD ON  
MAY 4, 2017**

PGCPB NO. 17-69 – 4-14019 – HERITAGE CHRISTIAN  
ACADEMY AT MOUNT CALVARY BAPTIST CHURCH

PGCPB NO. 17-73 – 4-16020 – BLUE OCEAN CEDAR  
POINTE

STAFF RECOMMENDATION: APPROVAL  
(POMPA)

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

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

PGCPB NO. 17-68 – DSP-16033 – STIMULATING MIND  
CHILD DEVELOPMENT CENTER

PGCPB NO. 17-70 – DSP-99044-12 – PRINCE GEORGE'S  
PLAZA DSW & ULTA SIGNAGE

PGCPB NO. 17-71 – DSP-16040 – MT. OLIVES UNITED  
BAPTIST CHURCH

STAFF RECOMMENDATION: APPROVAL  
(ZHANG)

PGCPB AGENDA

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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  
MAY 4, 2017**

PGCPB NO. 17-67 – SP-130008 – SUDSVILLE LAUNDRY

PGCPB NO. 17-72 – CNU-61169-2016 – MUSTANGS  
RESTAURANT

STAFF RECOMMENDATION: APPROVAL  
(POMPA)

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

4D. **5-17082 TRIBUTE AT MELFORD**

Council District: 04

1 Lot, M-X-T Zone (3.14 acres) 4-07055 and Detailed Site Plan  
DSP-11018-02

Located in the northeast quadrant of Melford Boulevard and  
Currie Drive. (PA 71B)

MSTC III, LLC, Applicant

Action must be taken on or before 6/14/17.

STAFF RECOMMENDATION: APPROVAL  
(BRESSLER)

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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. **5-17083 OAK CREEK CLUB GOLF COURSE, PLAT 20**  
1 Parcel (11.74 acres)

**5-17084 OAK CREEK CLUB GOLF COURSE, PLAT 21**  
1 Parcel (16.04 acres)

Council District: 06  
R-L Zone, 4-01032 and SDP-0306  
Located in the northwest quadrant of Oak Grove Road and Church  
Road. (PA 74A)  
Toll Oak Creek Golf, LLC, Applicant

Action must be taken on or before 6/14/17.

STAFF RECOMMENDATION: APPROVAL  
(BRESSLER)

4F. **5-17085 OAK CREEK CLUB, FOX HILL, PLAT 2**  
17 Lots & 2 Parcels (5.5 acres)

**5-17086 OAK CREEK CLUB, FOX HILL, PLAT 3**  
15 Lots & 2 Parcels (6.32 acres)

**5-17087 OAK CREEK CLUB, FOX HILL, PLAT 4**  
12 Lots & 1 Parcel (4.45 acres)

**5-17088 OAK CREEK CLUB, FOX HILL, PLAT 5**  
15 Lots & 3 Parcels (5.49 acres)

**5-17089 OAK CREEK CLUB, FOX HILL, PLAT 6**  
10 Lots & 3 Parcels (7.76 acres)

Council District: 06  
R-L Zone, 4-01032 and SDP-1501  
Located on the east and west sides of Cranston Avenue north of  
Oak Grove Rod. (PA 74A)  
NVR MS Cavalier Oak Creek Club Owner, LLC, Applicant

Action must be taken on or before 6/14/17.

STAFF RECOMMENDATION: APPROVAL  
(BRESSLER)

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Prince George's County Planning Department  
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BOARD ACTION AND VOTE

**REGULAR AGENDA**

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

5.       **4-16022 RIVERSIDE (M-SQUARE)**  
(TCP1-009-90-01)  
Council District: 03   Municipality: College Park/Riverdale Park  
Located on the north side of River Road along University Research Court. (PA 66 & 68)  
M-U-I and T-D-O Zones  
(34.07 acres) (3/16/17)  
State of Maryland c/o University of Maryland, Applicant  
**Request: 5 Parcels for Existing and Proposed Research & Development Office Complex.**

Action must be taken on or before 5/25/17.

STAFF RECOMMENDATION: APPROVAL of Request for Continuance  
(CONNER)

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

6.       **NOTE: THIS ITEM IS COMPANION WITH ITEM 7 (DDS-637).**
- DSP-16052 HAMPTON PARK**  
**(TCP Exempt) (AC-17005)**  
Council District: 06   Municipality: None  
Located at the southwest corner of the intersection of Central Avenue and I-495. (PA 75A)  
M-X-T and M-I-O Zones (24.55 acres) (3/22/17)  
Velocity Capital, LLC c/o Brandon Bellamy, Applicant  
**Request: Mixed-Use Project consist of 254 Unit Multi-Family Residential Building, 115,000 Square Foot of Office Space, 123 Rooms Hotel & 91,170 Additional Square Foot of Retail.**

Action must be taken on or before 5/31/17.

STAFF RECOMMENDATION:  
• DSP-16052 – APPROVAL with conditions  
• AC-17005 – APPROVAL with conditions  
(BISHOP)

PGCPB AGENDA

5/25/17

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

BOARD ACTION AND VOTE

DEPARTURE FROM DESIGN STANDARDS (Inquiries call 301-952-3530)

7. **NOTE: THIS ITEM IS COMPANION WITH ITEM 6 (DSP-16052).**

**DDS-637 HAMPTON PARK**

Council District: 06 Municipality: None

Located on the southwest corner of the intersection of Central Avenue and I-495. (PA 75A)

(24.55± acres) (3/22/17)

M-X-T and M-I-O Zones

Velocity Capital, LLC, c/o Brandon Bellamy, Applicant

**Request: Departure from Design Standards from Parking Space Size and to Allow the Loading Area and Access to the Loading Area to be within 50 feet of the Residential Property.**

STAFF RECOMMENDATION: APPROVAL  
(BISHOP)

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

8. **Mandatory Referral No. MR-1626F (Prince George's County Indoor Firearms Range)**

Council District: 6 Municipality: N/A

General Plan: Established Community

Located at 4920 Ritchie Marlboro Road (PA 79)

R-R Zone (131.56 acres)

(Date Accepted: 4/5/2017)

Prince George's County, Applicant

**Request: Prince George's County proposes to construct a 150,100-square foot, 1-story masonry building to house the County police indoor firing range, non-lethal training, computer simulation and administrative areas at the end of Dille Drive immediately past the County Prison in Upper Marlboro.**

Action must be taken on or before June 1, 2017.

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

PGCPB AGENDA

5/25/17

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

BOARD ACTION AND VOTE

WAIVER OF THE RULES OF PROCEDURE (Inquiries call 301-952-3530 or [www.mncppc.org/pgco](http://www.mncppc.org/pgco))

9. **NOTE: THIS ITEM MUST BE HEARD BEFORE ITEM 10 (REQUEST FOR RECONSIDERATION).**

**NOTE: By letter dated May 1, 2017, Robert J. Antonetti, Jr., 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).**

**4-06066 WILLOWBROOK**

Council District: 04 Municipality: None.

Located on the north side of Leeland, approximately 3,250 feet west of the intersection of Leeland Road and US 301.

(PA 74A)

699 Lots, 1 Outlot and 26 Parcels, R-S & I-1 Zones

(440.85 acres) (9/14/06)

WBLH, LLC., Applicant

(CONNER)

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

10. **NOTE: THIS ITEM MUST BE HEARD AFTER ITEM 9 (WAIVER OF THE RULES OF PROCEDURE).**

**NOTE: This Preliminary Plan was APPROVED by the Planning Board on February 8, 2007 and the Resolution was mailed out on March 20, 2007. Robert J. Antonetti, Jr., requests the Planning Board to reconsider its decision in Preliminary Plan 4-06066 to modify Condition 24 pertaining to a public facilities mitigation fee.**

**4-06066 WILLOWBROOK**

Council District: 04 Municipality: None.

Located on the north side of Leeland, approximately 3,250 feet west of the intersection of Leeland Road and US 301.

(PA 74A)

699 Lots, 1 Outlot and 26 Parcels, R-S & I-1 Zones

(440.85 acres) (9/14/06)

WBLH, LLC., Applicant

STAFF RECOMMENDATION: DISCUSSION  
(CONNER)



PGCPB AGENDA  
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Prince George's County Planning Department  
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BOARD ACTION AND VOTE

WAIVER OF THE RULES OF PROCEDURE (Inquiries call 301-952-3530 or [www.mncppc.org/pgco](http://www.mncppc.org/pgco))

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

**NOTE: By letter dated May 1, 2017, Robert J. Antonetti, Jr., 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).**

**4-06075 LOCUST HILL**

Council District: 06 Municipality: None.  
Located on the north and south sides of Oak Grove Road and east of Church Road, east and west of Popes Creek Branch Railroad Crossing with Oak Grove Road. (PA 79)  
554 Lots & 24 Parcels, R-L Zone  
(503.53 acres) (8/23/06)  
WBLH, LLC., Applicant  
(CONNER)

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

12. **NOTE: THIS ITEM MUST BE HEARD AFTER ITEM 11 (WAIVER OF THE RULES OF PROCEDURE).**

**NOTE: This Preliminary Plan was APPROVED by the Planning Board on January 25, 2007 and the Resolution was mailed out on March 20, 2007. Robert J. Antonetti, Jr., requests the Planning Board reconsider its decision in Preliminary Plan 4-06075 to modify Condition 28 pertaining to a public facilities mitigation fee.**

**4-06075 LOCUST HILL**

Council District: 06 Municipality: None.  
Located on the north and south sides of Oak Grove Road and east of Church Road, east and west of Popes Creek Branch Railroad Crossing with Oak Grove Road. (PA 79)  
554 Lots & 24 Parcels, R-L Zone  
(503.53 acres) (8/23/06)  
Mercantile Bank Real Estate Services, Applicant

STAFF RECOMMENDATION: DISCUSSION  
(CONNER)