

– 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, June 1, 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 – March 16, 2017, April 20, 2017 and April 27, 2017
- 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.

PGCPB AGENDA
6/1/17

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–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 – NONE**

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

4B. **DRAFT RESOLUTION – CASE HEARD ON
MAY 11, 2017**

PGCPB NO. 17-74 – DSP-16035 – LIDL (BRANDYWINE)

STAFF RECOMMENDATION: APPROVAL
(ZHANG)

PGCPB AGENDA

6/1/17

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. **5-17091 NATIONAL HARBOR, PLAT 24**
Council District: 08
1 Parcel, R-R/R-M/M-X-T Zones (4.01 acres) 4-01048
Located in the northwest quadrant of American Way and National Harbor Boulevard. (PA 80)
National Harbor Waterfront L.C. et al, Applicants

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

STAFF RECOMMENDATION: APPROVAL
(BRESSLER)

PGCPB AGENDA
6/1/17

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. **5-17090 OAK CREEK CLUB, FOX HILL, PLAT 7**
Council District: 06
1 Parcel, R-L Zone (15.93 acres) 4-01032 and SDP-1501
Located on the east side of Cranston Avenue, north of
Shannock Lane. (PA 74A)
NVR MS Cavalier Oak Creek Owner, LLC, Applicant

Action must be taken on or before 6/21/17.

STAFF RECOMMENDATION: APPROVAL
(BRESSLER)

- 4F. **5-17094 CAPITOL HEIGHTS**
Council District: 07
1 Parcel, I-1/T-D-O Zones (.18 acre) 4-13032 and
DSP-14036
Located in the northwest quadrant of Old Central Avenue
and Chamber Avenue. (PA 75B)
Local 20850 LLC, Applicant

Action must be taken on or before 6/22/17.

STAFF RECOMMENDATION: APPROVAL
(BRESSLER)

PGCPB AGENDA

6/1/17

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

BOARD ACTION AND VOTE

REGULAR AGENDA

COMMUNITY PLANNING DIVISION (Inquiries call 301-952-3972 or www.mncppc.org/pgco)

5. **Planning Board Recommendations Regarding Preliminary Greater Cheverly Sector Plan**

Council Districts: 5

STAFF RECOMMENDATION: Direct staff to finalize the Resolution of Adoption of the Preliminary Greater Cheverly Sector Plan
(HARTMANN)

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

6. **NOTE: THIS ITEM WAS CONTINUED FROM THE PLANNING BOARD MEETING OF APRIL 27, 2017.**

**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 and Gasoline Station, amendment to the Use Table and an amendment from the Development District Standards.

70-day limit has been waived to 6/1/2017.

STAFF RECOMMENDATION: APPROVAL with conditions
(GROVER)

PGCPB AGENDA
6/1/17

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)

7. **4-16031 CAPITAL COURT**
(TCP1-003-2017) (VARIANCE) (VARIATION)
Council District: 06 Municipality: None
Located approximately 448 feet west of the intersection of
Capital Lane and Harry S. Truman Drive. (PA 73)
C-O Zone
(36.42 acres) (3/28/17)
Galaxy NC LLC, Applicant
**Request: 308 Lots and 32 Parcels totaling 56 8 Total
Dwelling Units.**

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

STAFF RECOMMENDATION:

- 4-16031 – APPROVAL with conditions
- TCP1-003-2017 – APPROVAL with conditions
- VARIANCE – APPROVAL
- VARIATION – APPROVAL with conditions

(CONNER)

COUNTYWIDE PLANNING DIVISION (Inquiries call 301-952-3065)

8. **Briefing on the Prince George's County Competitive
Retail Market Strategic Action Plan prepared by Robert
Charles Lessor Real Estate Advisors (RCLCO) for
M-NCPPC (RFP 34-128)**

STAFF RECOMMENDATION: BRIEFING
(PHILSON)

PGCPB AGENDA
6/1/17

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 or www.mncppc.org/pgco)

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

NOTE: By letter dated May 4, 2017 Norman D. Rivera, Esq., 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).

4-06123 GLENN DALE COMMONS, PHASE III
(TCPI/03/02-01)

Council District: 04 Municipality: None.
Located north of the intersection of Hubble Drive and Aerospace Road. (PA 70)
70 Lots & 3 Parcels, M-X-T Zone
(26.50 acres) (10/19/07)
Jemal's Greentec Land, LLC, Applicant
(POMPA)

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 March 13, 2008 and the Resolution was mailed out on April 8, 2008. Norman D. Rivera, Esq., requests a reconsideration to modify condition 22(a) and eliminate condition 22(b) and modify associated finding.

4-06123 GLENN DALE COMMONS, PHASE III
(TCPI/03/02-01)

Council District: 04 Municipality: None.
Tier: Developing,
Located north of the intersection of Hubble Drive and Aerospace Road. (PA 70)
70 Lots & 3 Parcels, M-X-T Zone
(26.50 acres) (10/19/07)
Jemal's Greentec Land, LLC, Applicant

STAFF RECOMMENDATION: DISCUSSION
(POMPA)

PGCPB AGENDA
SUPPLEMENTAL
6/1/17

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

BOARD ACTION AND VOTE

Office of the Planning Director (Inquiries call 301-952-3594)

11. REORGANIZATION OF PRINCE GEORGE'S COUNTY
PLANNING DEPT AND REQUEST FOR ADDITIONAL
DEPUTY PLANNING DIRECTOR

STAFF RECOMMENDATION: APPROVAL
(CHECKLEY)