

– 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 15, 2017

9:00 a.m. – Administrative /Parks and Recreation 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 – May 11, 2017
- 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 the acquisition of real property and to consult with Counsel.

SUPPLEMENTAL ITEM–Pursuant to Section 3-305(b)(1)(ii) and (7) of the General Provisions Article of the Annotated Code of Maryland, for the purpose of discussing personnel matters and consulting with Counsel.

PGCPB AGENDA

6/15/17

Department of Parks and Recreation

Ronnie Gathers, Director

BOARD ACTION AND VOTE

PARKS AND RECREATION ITEMS (Inquiries call 301-699-2582)

3C. **YEAR OF CONSERVATION**

STAFF RECOMMENATION: INFORMATION
(GATHERS/JOHNSON/FANNING/LOWE)

3D. **HEALTH AND WELLNESS PLAN HIGHLIGHTING
PARK RX PROGRAM**

STAFF RECOMMENDATION: INFORMATION
(GATHERS/JOHNSON/ROSE/WILLIAMS)

PGCPB AGENDA
6/15/17

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–4C)

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 RESOLUTIONS – CASES HEARD ON
MAY 25, 2017**

PGCPB NO. 17-79 – DSP-16052 – HAMPTON PARK
PGCPB NO. 17-80 – DDS-637 – HAMPTON PARK

STAFF RECOMMENDATION: APPROVAL
(ZHANG)

Zoning Section Items (Inquiries call 301-952-3530)

4C. DRAFT RESOLUTIONS – NONE

PGCPB AGENDA

6/15/17

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 District: 5

STAFF RECOMMENDATION: Approve the Resolution of
Adoption of the Preliminary Greater Cheverly Sector Plan
(WHITE)

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

6. **Continuation/Expiration of Reservations**

Three (3) reservations will expire on June 30, 2017 at
various locations. They consist of the following:

Two (2) for Branch Avenue/Surratts Road
Interchange
One (1) for the US 301 Upgrade

STAFF RECOMMENDATION: APPROVAL
(MASOG)

PGCPB AGENDA
6/15/17

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. **NOTE: THIS ITEM WAS CONTINUED FROM THE
PLANNING BOARD MEETING OF MAY 26, 2017.**

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 9/3/17.

STAFF RECOMMENDATION: APPROVAL with
conditions
(CONNER)

PGCPB AGENDA
6/15/17

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)

8. **NOTE: THIS ITEM WAS CONTINUED FROM THE PLANNING BOARD MEETING OF JUNE 1, 2017.**

NOTE: THIS ITEM MUST BE HEARD BEFORE ITEM 9 (PGCPB NO. 17-82).

4-16031 CAPITAL COURT

(TCP1-003-2017) (VARIANCE) (VARIATIONS)

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 568 Total Dwelling Units.

Action must be taken on or before 9/15/17.

STAFF RECOMMENDATION:

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

(CONNER)

9. **NOTE: THIS ITEM MUST BE HEARD AFTER ITEM 8 (4-16031).**

DRAFT RESOLUTION – CASE HEARD ON JUNE 15, 2017

PGCPB NO. 17-82 – 4-16031 – CAPITAL COURT

STAFF RECOMMENDATION: APPROVAL
(CONNER)

PGCPB AGENDA
6/15/17

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

BOARD ACTION AND VOTE

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

10. **DSP-16041 100 CAPITAL COURT**
(TCP2-159-04-01) (AC-05008-01)
Council District: 06 Municipality: None
Located approximately 448 feet west of the intersection of
Capital Land and Harry S. Truman Drive. (PA 73)
C-O Zone (34.93 acres) (4/6/2017)
Galaxy NC LLC, Applicant
**Request: Infrastructure for 307 Single-Family attached
Units.**

Action must be taken on or before 6/19/2017.

STAFF RECOMMENDATION: APPROVAL of Request
for Continuance
(KOSACK)

PARKS AND RECREATION ITEMS (Inquiries call
301-699-2582)

11. **FY17 OPERATING BUDGET EXPENDITURE
REQUEST**

STAFF RECOMMENDATION: APPROVAL
(GATHERS/CONFORTI/SMITH/HART)