

– 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 22, 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 – May 18, 2017
- 3A. Legislative Work Session:
STAFF RECOMMENDATION: Discussion
(CHECKLEY)
- 3B. Executive Session
- 3C. Zoning Ordinance and Subdivision Regulations Rewrite
Items

PGCPB AGENDA
6/22/17

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–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 – NONE**

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

4C. **DRAFT RESOLUTIONS – NONE**

PGCPB AGENDA
6/22/17

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)

4D. **NOTE: THIS ITEM MUST BE HEARD BEFORE
ITEM 4E (PGCPB NO. 17-85).**

**5-17040 RIVERDALE GARDENS, PARCEL B
(VARIATION)**

Council District: 03

1 Parcel, C-O Zone (1.69 acres)

Located in the northeast quadrant of Sarvis Avenue and
Kenilworth Avenue. (PA 69)

Jemal's Calvert II, LLC, Applicant

Action must be taken on or before 6/23/2017.

STAFF RECOMMENDATION:

- 5-17040 – APPROVAL with conditions
- VARIATION 24-121(a)(3) - APPROVAL
(CONNER)

4E. **NOTE: THIS ITEM MUST BE HEARD AFTER ITEM
4D (5-17040).**

**DRAFT RESOLUTION – CASE HEARD ON
JUNE 1, 2017**

PGCPB NO. 17-85 - 5-17040 RIVERDALE GARDENS,
PARCEL B

STAFF RECOMMENDATION: APPROVAL
(CONNER)

PGCPB AGENDA
6/22/17

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

BOARD ACTION AND VOTE

REGULAR AGENDA

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

5. **DSP-15006 REGENCY SQUARE**
(TCP-Exempt)
Council District: 07 Municipality: None.
Located on the east side of Rochelle Avenue, roughly 270 feet south of its intersection with Walker Mill Road.
(PA 75A)
R-18 Zone (14.78 acres) (4/19/17)
Walker Mill Apartments LLC, Applicant
Request: A 2,995 Square-Foot Community Building
- Action must be taken on or before 6/28/17.
- STAFF RECOMMENDATION: APPROVAL with conditions
(GROVER)

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

6. **Prince George's County**
Maryland Department of Planning Annual Report
January 2016 through December 2016
- Council District: All
- STAFF RECOMMENDATION: Approval to transmit report to the Maryland Department of Planning, the Prince George's County Council, and the Prince George's County Executive.
(WILLIAMS JENNINGS)

PGCPB AGENDA
6/22/17

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)

7. **NOTE: This Preliminary Plan of Subdivision was approved by the Planning Board on July 30, 2015 and is valid through July 30, 2017. Heather Dlhopsky of Linowes and Blocher, LLP, by letter dated April 14, 2017, requested a one-year extension of this approval. If this request is approved, the PPS will be valid through July 30, 2018.**

**4-14001 SUMMERFIELD AT MORGAN STATION-
PHASE 3**

Council District: 05 Municipality: None
Located 1,200 linear feet north of the intersection of
Central Avenue (MD 214) and Morgan Boulevard, across
from Morgan Boulevard Metro Station. (PA 72)
L-A-C and D-D-O Zones
(11.34 acres) (3/9/15)
Summerfield Partners, LLC, Applicant

STAFF RECOMMENDATION: APPROVAL of a one year
extension
(FERRANTE)

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

8. **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)

PGCPB AGENDA
SUPPLEMENTAL
6/22/17

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

BOARD ACTION AND VOTE

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

9. **NOTE: THIS ITEM WAS CONTINUED FROM THE PLANNING BOARD MEETING OF JUNE 15, 2017.**

NOTE: THIS ITEM MUST BE HEARD BEFORE ITEM 10 (PGCPB NO. 17-86).

DSP-16041 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 with conditions
(KOSACK)

10. **NOTE: THIS ITEM MUST BE HEARD AFTER ITEM 9 (DSP-16041).**

DRAFT RESOLUTION – CASE HEARD ON JUNE 22, 2017

PGCPB NO. 17-86 – DSP-16041 – CAPITAL COURT

STAFF RECOMMENDATION: APPROVAL
(KOSACK)

SUPPLEMENTAL
PGCPB AGENDA
6/22/17

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)

11. **5-17107 NEW CARROLLTON TOWN CENTER, PLAT 1**
 3 Parcels & 1 Outlot (6.67 acres)

5-17108 NEW CARROLLTON TOWN CENTER, PLAT 2
 1 Parcel (5.21 acres)

Council District: 03

M-X-T/T-D-O Zones, 4-16023 and DSP-16043

Located on the northwest side of Garden City Drive, south of
the New Carrollton Metro Station. (PA 72)

Washington Metropolitan Area Transit Authority, Applicant

Action must be taken on or before 7/21/17.

STAFF RECOMMENDATION: APPROVAL
(BRESSLER)