

– 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 29, 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 25, 2017 and June 1, 2017
- 3A. Legislative Work Session:
STAFF RECOMMENDATION: Discussion
(CHECKLEY)
- 3B. Executive Session

PGCPB AGENDA
6/29/17

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–4E)

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 RESOLUTION – CASE HEARD ON JUNE 8, 2017**

PGCPB NO. 17-84 – CNU-59118-2016 – LIBERTY PALACE
APARTMENTS

STAFF RECOMMENDATION: APPROVAL
(POMPA)

PGCPB AGENDA
6/29/17

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

BOARD ACTION AND VOTE

Countywide Planning Division (Inquires call 301-952-3680)

4D. **DRAFT RESOLUTIONS – CASES HEARD ON
JUNE 15, 2017**

PGCPB NO. 17-20 – BRANCH AVENUE/SURRATTS
ROAD

PGCPB NO. 17-21 – BRANCH AVENUE/SURRATTS
ROAD

PGCPB NO. 17-22 – US 301 UPGRADE

STAFF RECOMMENDATION: APPROVAL
(MASOG).

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

4E. **5-17106 RITCHIE STATION MARKETPLACE**

Council District: 06

8 Parcels, C-S-C/C-O/M-I-O Zones (13.97 acres) 4-16025
and Detailed Site Plan DSP-04080

Located in the southeast quadrant of Ritchie Marlboro Road
and Ritchie Station Court. (PA 75A)

Ritchie Hill, LLC, Applicant

Action must be taken on or before 7/19/17.

STAFF RECOMMENDATION: APPROVAL
(BRESSLER)

PGCPB AGENDA
6/29/17

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-04067-07 BALK HILL VILLAGE (DAVY DECK)**

Council District: 05 Municipality: None
Located approximately 200 feet north of Byward Blvd.
(PA 73)
M-X-T Zone (0.06 acre) (4/26/17)
Earl Davy, Applicant
Request: Construction of a Deck.

Action must be taken on or before 7/5/17.

STAFF RECOMMENDATION: APPROVAL
(BISHOP)

6. **DSP-16032 SMO, INCORPORATED**

(TCP-EXEMPT) (AC-17006)
Council District: 09 Municipality: None
Located on the west side of Old Branch Avenue at its
intersection with Kirby Road. (PA 81A)
C-M/M-I-O Zones (1.56 acres) (3/27/17)
SMO, Incorporated, Applicant
**Request: A 3,400 Square-Foot Gas Station and a 2,926
Square-Foot Food and Beverage Store, and Car Wash.**

Review Limit Waived to 6/29/17.

STAFF RECOMMENDATION:
• DSP-16032 – APPROVAL with conditions
• AC-17006 – APPROVAL with conditions
(KOSACK)

PGCPB AGENDA

6/29/17

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

BOARD ACTION AND VOTE

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

7. **DSDS-691 SMO, INCORPORATED**
Council District: 09 Municipality: None
Located on the west side of Old Branch Avenue at its intersection with Kirby Road. (PA 81A)
(1.58± acres) (3/27/17)
C-M/M-I-O Zones
SMO, Incorporated, Applicant
Request: Departure from Sign Design Standards for a freestanding Car Wash sign.

STAFF RECOMMENDATION: APPROVAL
(KOSACK)

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

8. **NOTE: THIS ITEM IS COMPANION WITH ITEM 10 (DSP-07034-09).**

NOTE: THIS ITEM MUST BE HEARD BEFORE ITEM 9 (PGCPB NO. 17-91), ITEM 10 (DSP-07034-09) AND ITEM 11 (PGCPB NO. 17-89).

4-16035 BRICKYARD MARC PLANNED COMMUNITY

(TCP1-011-05-02) (VARIATIONS)
Council District: 01 Municipality: None
Located at the northwest corner of the intersection of Muirkirk Road and Cedarhurst Drive. (PA 62)
I-2 Zone
(12.71 acres) (4/28/17)
CalAtlantic Homes, Applicant
Request: 188 Lots & 15 Parcels

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

STAFF RECOMMENDATION:
• 4-16035 – APPROVAL with conditions
• TCP1-011-05-02 - APPROVAL
• VARIATIONS - APPROVAL
(CONNER)

PGCPB AGENDA
6/29/17

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)

9. **NOTE: THIS ITEM MUST BE HEARD AFTER ITEM 8 (4-16035) AND BEFORE ITEM 10 (DSP-07034-09) AND ITEM 11 (PGCPB NO. 17-89).**

DRAFT RESOLUTION – CASE HEARD ON JUNE 29, 2017

PGCPB NO. 17-91 – 4-16035 – BRICKYARD MARC
PLANNED COMMUNITY

STAFF RECOMMENDATION: APPROVAL
(CONNER)

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

10. **NOTE: THIS ITEM IS COMPANION WITH ITEM 8 (4-16035).**

NOTE: THIS ITEM MUST BE HEARD AFTER ITEM 8 (4-16035), ITEM 9 (PGCPB NO. 17-91) AND BEFORE ITEM 11 (PGCPB NO. 17-89).

**DSP-07034-09 BRICKYARD MARC PLANNED
COMMUNITY**

(TCP2-118-05-10) (VARIANCE)

Council District: 01 Municipality: None

Located at the northwest corner of the intersection of Muirkirk
Road and Cedarhurst Drive. (PA 62)

I-2 Zone (67.02 acres) (5/3/17)

CalAtlantic Homes, Applicant

**Request: Amend previously approved Multi-Family Site to
develop 188 Townhomes within approved MARC Planned
Community.**

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

STAFF RECOMMENDATION:

- DSP-07034-09 – APPROVAL with conditions
 - TCP2-118-05-10 – APPROVAL with conditions
 - VARIANCE – DISAPPROVAL
- (BISHOP)

PGCPB AGENDA

6/29/17

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

BOARD ACTION AND VOTE

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

11. **NOTE: THIS ITEM MUST BE HEARD AFTER ITEM 8 (4-16035), ITEM 9 (PGCPB NO. 17-91), AND ITEM 10 (DSP-07034-09).**

DRAFT RESOLUTION – CASE HEARD ON JUNE 29, 2017

PGCPB NO. 17-89 – DSP-07034-09 – BRICKYARD MARC
PLANNED COMMUNITY

STAFF RECOMMENDATION: APPROVAL
(BISHOP)

ZONING CASE ELIGIBLE FOR REVIEW (Inquiries call 301-952-3530)

12. **SE-4792 ERNEST MAIER CONCRETE BATCHING PLANT**
(VARIANCE)

Council District: 05 Municipality: Bladensburg

The subject property is located on the west side of
Kenilworth Avenue approximately 254 feet west of its
intersection with Upshur Street. (PA 69)

(4.63± acres) (1/9/2017)

I-2 Zone

Ernest Maier, Inc., Applicant

**Request: Special Exception for Concrete Batching Plant;
Variance from Sections 27-343.02 (a)(1), and 27-474(e).**

STAFF RECOMMENDATION:

- SE-4792 – APPROVAL with conditions
- VARIANCE – APPROVAL

(THOMPSON)

PGCPB AGENDA
6/29/17

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)

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

- 4-16022 – APPROVAL with conditions
 - TCP-1-009-90-01 – APPROVAL with conditions
- (CONNER)

PGCPB AGENDA
SUPPLEMENTAL
6/29/17

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)

14. **5-17100 OAK CREEK CLUB, FOX DEN, PLAT 1**
12 Lots & 3 Parcels (9.59 acres)

5-17101 OAK CREEK CLUB, FOX DEN, PLAT 2
17 Lots & 2 Parcels (7.46 acres)

5-17102 OAK CREEK CLUB, FOX DEN, PLAT 3
11 Lots & 2 Parcels (6.54 acres)

5-17103 OAK CREEK CLUB, FOX DEN, PLAT 4
21 Lots & 2 Parcels (7.57 acres)

5-17104 OAK CREEK CLUB, FOX DEN, PLAT 5
20 Lots & 2 Parcels (10.34 acres)

Council District: 06
R-L Zone, 4-01032 and SDP-1501
Located in the northwest quadrant of Oak Grove Road and
Church Road. (PA 74A)
NVR MS Cavalier Oak Creek Club Owner, LLC, Applicant

Action must be taken on or before 7/26/17.

STAFF RECOMMENDATION: APPROVAL
(BRESSLER)

15. **5-17109 WESTPHALIA, PLAT 8**
Council District: 06
73 Lots & 6 Parcels, M-X-T Zone (3.57 acres) 4-08002 and
DSP-13006
Located on the west side of Woodyard Road north of
Presidential Parkway. (PA 78)
Walton Westphalia Development (USA), LLC, Applicant

Action must be taken on or before 7/26/17.

STAFF RECOMMENDATION: APPROVAL
(BRESSLER)

PGCPB AGENDA
SUPPLEMENTAL
6/29/17

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

16. **5-17110 GLENN DALE COMMONS, PHASE 4,
PLAT 1**
43 Lots & 6 Parcels (2.72 acres)

**5-17111 GLENN DALE COMMONS, PHASE 4,
PLAT 2**
26 Lots & 5 Parcels (2.56 acres)

Council District: 04
M-X-T Zone, 4-16015 and DSP-16018
Located in the southwest quadrant of Aerospace Road and
Forbes Boulevard. (PA 74A)
GDC MD, LLC, Applicant

Action must be taken on or before 7/28/17.

STAFF RECOMMENDATION: APPROVAL
(BRESSLER)