

– 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, July 13, 2017

9:00 a.m. – Administrative Items  
10:00 a.m. Development Review Items

**SCHEDULED ITEMS: 9:30 a.m. – Item No. 3C – Website Re-Design Presentation**  
**11:30 a.m. – Item No. 12 – Bond Sales of Commission Bond Issue PGC #2017A**

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. Executive Session

PGCPB AGENDA  
7/13/17

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

BOARD ACTION AND VOTE

PUBLIC AFFAIRS OFFICE (Inquiries call 301-952-4314)

3C. Website Re-Design Presentation

STAFF RECOMMENDATION: BRIEFING  
(DAVEY)

PGCPB AGENDA  
7/13/17

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 Item (Inquiries call 301-952-3530)

4B. **DRAFT RESOLUTION – CASE HEARD ON JUNE 22, 2017**

PGCPB NO. 17-92 – DSP-15006 – WALKER MILL  
APARTMENTS (FORMERLY REGENCY SQUARE)

STAFF RECOMMENDATION: APPROVAL  
(ZHANG)

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

4C. **DRAFT RESOLUTIONS – NONE**

PGCPB AGENDA  
7/13/17

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

BOARD ACTION AND VOTE

REGULAR AGENDA

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

5. **Mandatory Referral No. MR-1701F  
(Conversion of Brentwood Firehouse to Municipal Town Center)**

Council District: 2 Municipality: Brentwood  
General Plan: Established Community  
Located at 3712 Utah Avenue (PA 68)  
R-55 Zone (0.1960 acre)  
(Date Accepted: 5/24/2017)  
Town of Brentwood, Applicant

**Request: The Town of Brentwood proposes to renovate the existing 6,704 square foot firehouse for re-use as the Municipal Town Center.**

Action must be taken on or before July 20, 2017.

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

ZONING CASE TO BE HEARD (Inquiries call 301-952-3530)

6. **CNU-23136-2015 QUINCY VILLAGE APARTMENTS**

Council District: 05 Municipality: Bladensburg  
Located on the south side of Quincy Street at its intersection with 53<sup>rd</sup> Street. (PA 69)  
(1.0± acre) (3/8/17)  
R-18 Zone  
Quincy Village Apartments LTD, Applicant

**Request: Nonconforming Use for an existing 21 Dwelling Unit Apartment Building.**

STAFF RECOMMENDATION: APPROVAL  
(ALAM)

PGCPB AGENDA  
7/13/17

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

BOARD ACTION AND VOTE

REFUND OF A FILING FEE FOR A DETAILED SITE PLAN  
(Inquiries call 301-952-3530)

7.       **DSP-04008-09 MAYORAL-FIGUEROA RESIDENCE**  
Council District: 01    Municipality: None  
Located approximately 370 feet north and 400 feet to Bond  
Mill Road. (PA 62)  
R-R Zone Cluster Subdivision (.329 acre) (4/7/2017)  
Land Art Associates, Applicant  
**Request: Refund of Application and Posting Fees.**

STAFF RECOMMENDATION: APPROVAL  
(ZHANG)

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

8.       **NOTE: THIS ITEM IS COMPANION WITH ITEM 9**  
**(DPLS-449).**

**DSP-16037 BROOKS DRIVE SOUTH**  
(TCP2-005-2016-01)  
Council District: 07    Municipality: None  
Located in the northwest quadrant of the intersection of  
Pennsylvania Avenue and Brooks Drive. (PA 75A)  
R-10 Zone (11.04 acres) (5/8/17)  
Oakcrest West, LLC Applicant  
**Request: 36,185 Square-Foot Food and Beverage Store**  
**and 128,400 Square-Foot Consolidated Storage.**

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

STAFF RECOMMENDATION:  
• DSP-16037 – APPROVAL with conditions  
• TCP2-005-2016-01 - APPROVAL with conditions  
(GROVER)

PGCPB AGENDA  
7/13/17

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

BOARD ACTION AND VOTE

DEPARTURE FROM PARKING AND LOADING SPACES  
(Inquiries call 301-952-3530)

9. **NOTE: THIS ITEM IS COMPANION WITH ITEM 8 (DSP-16037).**

**DPLS-449 BROOKS DRIVE SOUTH**

Council District: 07 Municipality: None

Located at the northwest quadrant of the intersection of Pennsylvania Avenue and Brooks Drive. (PA 75A)

(11.04± acres) (5/8/17)

R-10 Zone

Oakcrest West, LLC, Applicant

**Request: Departure from Parking and Loading Standards to allow a Reduction of 32 Parking Spaces.**

STAFF RECOMMENDATION: APPROVAL  
(GROVER)

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

10. **CSP-16003 MATAPEAKE PARCELS 7, 8 AND 9**

Council District: 09 Municipality: None

Located on the east side of Matapeake Business Drive, approximately ¼ mile east of intersection of Rt. 301 and Timothy Branch Drive. (PA 85A)

M-X-T Zone (18.87 acres) (4/18/2017)

Fairfield Building Co., Applicant

**Request: 300-325 Multifamily Dwelling Units on Parcels 8 & 9, in addition to 47,920 Square Feet of Existing Commercial Space on Parcel 7.**

Waiver of 70-day limit.

Additional 45-day limit 9/11/17.

STAFF RECOMMENDATION: APPROVAL with conditions  
(KOSACK)

PGCPB AGENDA  
7/13/17

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

BOARD ACTION AND VOTE

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

11. **Duvall Tenant House Site (18PR1020)**  
Council District: 8 Municipality: No  
Located PA 80

**Scholz Mark'64/Lang House (80-058)**  
Council District: 9 Municipality: No  
Located: PA 79

**Request:** Planning Board Recommendation for approval is required to vote on two documented properties proposed for historic site designation as part of a Joint Public Hearing held June 20, 2017 and is required transmit recommendations to the County Council for final action.

Action must be taken on or before July 28, 2017.

STAFF RECOMMENDATION: APPROVAL of Historic Site designation and transmittal of recommendation letter to County Council.  
(BERGER)

PGCPB AGENDA  
7/13/17

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

BOARD ACTION AND VOTE

**THE FOLLOWING ITEM WILL BEGIN AT 11:30 A.M.**

DEPARTMENT OF FINANCE ITEM (Inquiries call 301-454-1540)

12. **BOND SALES OF COMMISSION BOND ISSUE PGC  
#2017A**

STAFF RECOMMENDATION: APPROVAL of Bond  
Award  
(ZIMMERMAN)



PGCPB AGENDA  
SUPPLEMENTAL  
7/13/17

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

BOARD ACTION AND VOTE

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

13. **DRAFT RESOLUTIONS – CASES HEARD ON  
JULY 6, 2017**

PGCPB NO. 17-100 - CNU-23926-2015 – RED TOP  
ROAD APARTMENTS – 6808 RED TOP ROAD,  
TAKOMA PARK, MD

PGCPB NO. 17-101- CNU-23927-2015 – RED TOP ROAD  
APARTMENTS – 6810 RED TOP ROAD, TAKOMA  
PARK, MD

PGCPB NO. 17-102 - CNU-23928-2015 – RED TOP  
ROAD APARTMENTS – 6812 RED TOP ROAD,  
TAKOMA PARK, MD

PGCPB NO. 17-103 - CNU-23929-2015 – RED TOP  
ROAD APARTMENTS – 6814 RED TOP ROAD,  
TAKOMA PARK, MD

PGCPB NO. 17-104 - CNU-23930-2015 – RED TOP  
ROAD APARTMENTS – 6816 RED TOP ROAD,  
TAKOMA PARK, MD

STAFF RECOMMENDATION: APPROVAL  
(POMPA)