

– 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 27, 2017

9:00 a.m. – Administrative Items

9:30 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 – June 15, 2017 and June 22, 2017
- 3A. Legislative Work Session:
STAFF RECOMMENDATION: Discussion
(CHECKLEY)
- 3B. Executive Session

PGCPB AGENDA
7/27/17

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–4D)

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 9:30 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 JULY 6, 2017

PGCPB NO. 17-99 – DSP-16051 – CARROLLTON SHOPPING CENTER, PARCEL B

DRAFT RESOLUTIONS – CASES HEARD ON JULY 13, 2017

PGCPB NO. 17-109 – CSP-16003 – MATAPEAKE, PARCELS 7, 8 AND 9

PGCPB NO. 17-110 – DSP-16037 – BROOKS DRIVE SOUTH

PGCPB NO. 17-111 – DPLS-449 – BROOKS DRIVE SOUTH

STAFF RECOMMENDATION: APPROVAL
(ZHANG)

PGCPB AGENDA

7/27/17

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

BOARD ACTION AND VOTE

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

4C. **DRAFT RESOLUTION – CASE HEARD ON JULY 13, 2017**

PGCPB NO. 17-108 – CNU-23136-2015 – QUINCY VILLAGE
APARTMENTS

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

4D. **5-17113 MAGRUDER WEST, PLAT 1**
8 Lots & 1 Outlot (20.65 acres)

5-17114 MAGRUDER WEST, PLAT 2
9 Lots (20.15 acres)

Council District: 09

R-A Zone, 4-12018 & DSP-16008

Located on the west side of Trumps Hill Road, approximately 900
feet northeast of its intersection with US 301. (PA 82A)

Magruder Property, LLC, Applicant

Action must be taken on or before 9/18/17.

STAFF RECOMMENDATION: APPROVAL
(CONNER)

PGCPB AGENDA
7/27/17

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)

5. **Planning Board Work Session Regarding Preliminary East Riverdale-Beacon Heights Sector Plan**

Council District: 03

STAFF RECOMMENDATION: Discussion
(HARTMANN)

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

6. **NOTE: THIS ITEM MUST BE HEARD BEFORE ITEM 7 (PGCPB NO. 17-105).**

**DSP-17005 3700 EAST WEST
Expedited Transit-Oriented Development Project**

Council District: 02 Municipality: Hyattsville
Located on East West Highway, 500 feet west of its
intersection with Adelphi Road. (PA 68)
T-D-O/M-X-T Zones (2.87 acres) (6/1/17)

3700 Eastwest LLC, Applicant

**Request: Conversion of an existing Office Building to
311 Multifamily Residential Units.**

Action must be taken on or before 7/31/17.

STAFF RECOMMENDATION: APPROVAL with
conditions
(KOSACK)

PGCPB AGENDA

7/27/17

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

BOARD ACTION AND VOTE

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

7. **NOTE: THIS ITEM MUST BE HEARD AFTER ITEM 6 (DSP-17005).**

DRAFT RESOLUTION – CASE HEARD ON JULY 27, 2017

PGCPB NO: 17-105 – DSP-17005 – 3700 EAST WEST

STAFF RECOMMENDATION: APPROVAL
(KOSACK)

8. **NOTE: ITEMS 8 AND 9 ARE COMPANION CASES.**

NOTE: THIS ITEM MUST BE HEARD BEFORE ITEM 9 (DSDS-692), ITEM 10 (PGCPB NO. 17-106), AND ITEM 11 (PGCPB NO. 17-107).

DSP-13048-01 TOPGOLF AT POTOMAC BUSINESS PARK, LOTS 6, 7, 8

(TCP2-122-95) (VARIANCE)

Council District: 08 Municipality: Forest Heights

Located approximately 500 feet east of Indian Head Highway (MD 210) on the south side of Oxon Hill Road, and on both sides of Clipper Way. (PA 76B)

I-3 Zone (15.36 acres) (6/7/17)

TopGolf, Applicant

Request: Amendment to Add Driving Range and Restaurant 64,232.

Action must be taken on or before 9/16/17.

STAFF RECOMMENDATION:

- DSP-13048-01 – APPROVAL with conditions
- TCP2-122-95 – APPROVAL with conditions
- VARIANCE SECTION 27-474(b) – APPROVAL (ZHANG)

PGCPB AGENDA

7/27/17

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)

9. **NOTE: ITEMS 8 AND 9 ARE COMPANION CASES.**

NOTE: THIS ITEM MUST BE HEARD AFTER ITEM 8 (DSP-13048-01), AND BEFORE ITEM 10 (PGCPB NO. 17-106) AND ITEM 11 (PGCPB NO. 17-107).

DSDS-692 TOPGOLF AT POTOMAC BUSINESS PARK, LOTS 6, 7, 8

Council District: 08 Municipality: Forest Heights
Located approximately 500 feet east of Indian Head Highway (MD 210) on the south side of Oxon Hill Road, and on both sides of Clipper Way. (PA 76B)
(15.35± acres) (6/26/17)

I-3 Zone

TopGolf, Applicant

Request: Departure from Sign Design Standards to Allow for An Increase in the area of Building-Mounted Signage.

STAFF RECOMMENDATION: APPROVAL
(ZHANG)

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

10. **NOTE: THIS ITEM MUST BE HEARD AFTER ITEM 8 (DSP-13048-01), ITEM 9 (DSDS-692) AND BEFORE ITEM 11 (PGCPB NO. 17-107).**

DRAFT RESOLUTION – CASE HEARD ON JULY 27, 2017

PGCPB NO. 17-106 - DSP-13048-01 – TOPGOLF AT POTOMAC BUSINESS PARK, LOTS 6, 7, 8

STAFF RECOMMENDATION: APPROVAL
(ZHANG)

PGCPB AGENDA

7/27/17

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)

11. **NOTE: THIS ITEM MUST BE HEARD AFTER ITEM 8 (DSP-13048-01), ITEM 9 (DSDS-692), AND ITEM 10 (PGCPB NO. 17-106).**

DRAFT RESOLUTION – CASE HEARD ON JULY 27, 2017

PGCPB NO. 17-107 - DSDS-692 – TOPGOLF AT POTOMAC BUSINESS PARK, LOTS 6, 7, 8

STAFF RECOMMENDATION: APPROVAL (ZHANG)

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

12. **DSP-16057 POWDER MILL ROAD CONSOLIDATED STORAGE (TCP-EXEMPT))**

Council District: 01 Municipality: None

Located in the north side of Cook Road at its intersection with Powder Mill Road. (PA 62)

I-2 Zone (4.855 acres) (5/19/17)

Arland, Applicant

Request: Consolidated Storage Facility.

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

STAFF RECOMMENDATION: APPROVAL with conditions (BISHOP)

PGCPB AGENDA
7/27/17

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

BOARD ACTION AND VOTE

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

13. **LAUREL ANNEXATION PETITION NO. 171-2017**
Council District: 01 Municipality: None
The subject property is located on the west side of Contee Road, approximately 2,400 feet north of the intersection of Contee Road and Van Dusen Road. (PA 60)
(32.7 acres) (6/23/17)
R-18C and R-R Zones
Strittmatter Contee LLC, Applicant

Request: Annexation of the property into the City of Laurel and rezoning from Prince George's County R-18C and R-R to the City of Laurel's R-T and R-5 Zones.

STAFF RECOMMENDATION: APPROVAL
(POMPA)

WAIVER OF THE RULES OF PROCEDURE (Inquiries call 301-952-3530)

14. **NOTE: THIS ITEM MUST BE HEARD BEFORE ITEM 15 (REQUEST FOR RECONSIDERATION).**

NOTE: By letter dated July 12, 2017, Matthew C. Tedesco 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).

4-04035 KARINGTON, LLC
(TCPI/048/02-02)
Council District: 04 Municipality: None
Located in the southwest corner of the intersection of Central Avenue and US 301 (Crain Highway). (PA 74A)
E-I-A Zone
(381.52 acres) (10/7/16)
Karington, LLC, Applicant
(CHELLIS)

PGCPB AGENDA
7/27/17

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

BOARD ACTION AND VOTE

REQUEST FOR RECONSIDERATION FOR A PRELIMINARY PLAN (Inquiries call 301-952-3530)

15. **NOTE: THIS ITEM MUST BE HEARD AFTER ITEM 14 (WAIVER).**

NOTE: This Preliminary Plan was APPROVED by the Planning Board on October 21, 2016, and the Resolution was mailed out on November 23, 2017. Matthew C. Tedesco requests a reconsideration of the Findings 6, 7, and 8, and Conditions 14-19, 25, 26, 29, 37, 38, 40, 41 and 43 (PGCPB NO. 04-247(C/2) (A)).

4-04035 KARINGTON, LLC

(TCPI/048/02-02)

Council District: 04 Municipality: None

Located in the southwest corner of the intersection of Central Avenue and US 301 (Crain Highway). (PA 74A)

E-I-A Zone

(381.52 acres) (10/7/16)

Karington, LLC, Applicant

STAFF RECOMMENDATION: DISCUSSION
(CHELLIS)

PGCPB AGENDA
SUPPLEMENTAL
7/27/17

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

BOARD ACTION AND VOTE

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

16. **DRAFT RESOLUTIONS – CASES HEARD ON
JULY 20, 2017**

PGCPB NO. 17-97 – 4-16038 – GLENARDEN
REDEVELOPMENT
PGCPB NO. 17-113 – 4-16013 – MATAPEAKE,
PARCELS 8 & 9
PGCPB NO. 17-114 – 4-16021 – RITCHIE STATION
MARKETPLACE, PARCEL 31

STAFF RECOMMENDATION: APPROVAL
(POMPA)

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

17. **DRAFT RESOLUTION – CASE HEARD ON
JULY 20, 2017**

PGCPB NO. 17-98 – DSP-16059 – GLENARDEN
REDEVELOPMENT

STAFF RECOMMENDATION: APPROVAL
(ZHANG)

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

18. **DRAFT RESOLUTION – CASE HEARD ON
JULY 20, 2017**

PGCPB NO. 17-112 – CNU-8881-2016 – SOVEREIGN
GRACE BAPTIST CHURCH

STAFF RECOMMENDATION: APPROVAL
(POMPA)