

- 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, September 14, 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 – July 6, 2017
- 3A. Legislative Work Session:
STAFF RECOMMENDATION: Discussion
(CHECKLEY)
- 3B. Executive Session

PGCPB AGENDA
9/14/17

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 RESOLUTION – CASE HEARD ON JULY 27, 2017**

PGCPB NO. 17-117 – DSP-16057 – POWDER MILL ROAD
CONSOLIDATED STORAGE

STAFF RECOMMENDATION: APPROVAL
(ZHANG)

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

4C. **DRAFT RESOLUTIONS – NONE**

PGCPB AGENDA
9/14/17

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

BOARD ACTION AND VOTE

REGULAR AGENDA

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

5. **NOTE: This Preliminary Plan of Subdivision was approved by the Planning Board on September 21, 2006 and is valid through December 31, 2017. Edward Gibbs, Jr. of Gibbs and Haller, by letter dated June 27, 2017, requests a two-year extension of this approval. If this request is approved, the PPS will be valid through December 31, 2019.**

4-06016 WOODMORE TOWNE CENTRE

Council District: 05 Municipality: Glenarden
Located in the northeast quadrant of I-95 and Landover Road (MD 202). (PA 73)
414 Lots and 17 Parcels, M-X-T Zone
(244.67 acres) (6/27/17)
Woodmore Towne Centre, LLC, Applicant

STAFF RECOMMENDATION: APPROVAL of a two-year extension.
(TURNQUEST)

6. **NOTE: This Preliminary Plan of Subdivision was approved by the Planning Board on July 30, 2015 and is valid through September 10, 2017. Thomas H. Haller of the Law Offices of Gibbs and Haller, by letter dated July 25, 2017, requests a one-year extension of this approval. If this request is approved, the PPS will be valid through September 10, 2018.**

4-14020 HAMPTON PARK

Council District: 06 Municipality: None
Located in the southwest quadrant of the Capital Beltway (I-95/495) and Central Avenue (MD 214). (PA 75A)
M-X-T Zone
(24.55 acres) (7/25/17)
Velocity Capital, LLC, Applicant

STAFF RECOMMENDATION: APPROVAL of a one-year extension.
(TURNQUEST)

PGCPB AGENDA

9/14/17

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 9, 2015 and is valid through July 30, 2017. Kevin P. Caillouet of Ben Dyer Associates, Inc., by letter dated July 28, 2017, requests a one-year extension of this approval. If this request is approved, the PPS will be valid through July 30, 2018.**

4-15002 HOLLADAY COMPANY'S ADDITION TO BRENTWOOD

(TCP-EXEMPT) (VARIATION)

Council District: 02 Municipality: Brentwood

Located in the southern quadrant of the intersection of Rhode Island Avenue (US 1) and Webster Street. (PA 68)

U-L-I and D-D-O Zones

(0.67 acre) (5/5/15)

Aslan, LLC, Applicant

STAFF RECOMMENDATION: APPROVAL of a one-year extension.

(TURNQUEST)

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

8. **NOTE: THIS CASE IS COMPANION WITH ITEM 10 (DDS-640).**

ROSP-3580-03 STARBUCKS COFFEE COMPANY

Council District: 01 Municipality: Beltsville

The subject property is located at the intersection of St. Mary's Street and Baltimore Avenue. (PA 61)

(0.57± acre) (5/16/17)

C-S-C Zone

Starbuck's Coffee Company, Applicant

Request: Revision of a site plan for an eating and drinking establishment for a patio, and other exterior improvements.

STAFF RECOMMENDATION: APPROVAL with conditions

(THOMPSON)

PGCPB AGENDA

9/14/17

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

BOARD ACTION AND VOTE

WAIVER OF THE RULES OF PROCEDURE FOR A DEPARTURE
FROM DESIGN STANDARDS (Inquiries call 301-952-3530)

9. **NOTE: THIS ITEM MUST BE HEARD BEFORE ITEM 10 (DDS-640).**

NOTE: By letter dated August 21, 2017, Wade J. Pudwill, is requesting a Waiver of the Planning Board Rules of Procedure to seek relief for one (1) day of the required 30-day posting of the subject property.

DDS-640 STARBUCKS COFFEE COMPANY

Council District: 01 Municipality: Beltsville
The subject property is located at the intersection of St. Mary's Street and Baltimore Avenue. (PA 61)
(0.57± acre) (5/16/17)
C-S-C Zone
Starbuck's Coffee Company, Applicant
(THOMPSON)

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

10. **NOTE: THIS CASE IS COMPANION WITH ITEM 8 (ROSP-3580-03).**

NOTE: THIS ITEM MUST BE HEARD AFTER ITEM 9 (WAIVER).

DDS-640 STARBUCKS COFFEE COMPANY

Council District: 01 Municipality: Beltsville
The subject property is located at the intersection of St. Mary's Street and Baltimore Avenue. (PA 61)
(.057± acre) (5/16/17)
C-S-C Zone
Starbuck's Coffee Company, Applicant
Request: Departure from Design Standards for the required 10-foot landscape strip along street frontages.

STAFF RECOMMENDATION: APPROVAL with
conditions
(THOMPSON)

PGCPB AGENDA

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Prince George's County Planning Department
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BOARD ACTION AND VOTE

CONSERVATION PLAN (Inquiries call 301-952-3530)

11. **CP-16001 TANTALLON ON THE POTOMAC (VARIANCE)**
Council District: 08 Municipality: None
Located east on Haxall Court, approximately 90 feet from Monterey Circle. (PA 80)
R-R/L-D-O Zones (0.47 acre) (6/5/17)
James & Lily Collins, Applicant
Request: Construction of single family home in CBCA area and request for variance for exceeding allowable maximum clearing of 30 percent of a natural woodland per Subtitle 5B Section 5B-114(e)(5).

STAFF RECOMMENDATION:

- CP-16001 – APPROVAL with conditions
- VARIANCE - APPROVAL

(ALAM)

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

12. **DSP-16048 QUARLES #408**
Council District: 05 Municipality: Bladensburg
Located on east side of Kenilworth Avenue, approximately 500 feet north of Bladensburg Road. (PA 69)
M-X-T/D-D-O Zones (0.60 acre) (6/7/17)
Quarles Petroleum, Inc., Applicant
Request: Modify existing gas station by removing a 1,964-square-foot vacant service building; relocating and adding pump islands and canopies.
Action must be taken on or before 9/18/17.

STAFF RECOMMENDATION: APPROVAL with conditions

(ALAM)

PGCPB AGENDA

9/14/17

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. **4-13010 FIRST BAPTIST CHURCH OF GLENARDEN**
(TCP1-006-02-01) (VARIATION)
Council District: 06 Municipality: None
Located at the northeast quadrant of the intersection of
Watkins Park Drive (MD 193) and Oak Grove Road.
(PA 74A)
R-E Zone
(160.06 acres) (6/12/17)
First Baptist Church of Glenarden Inc., Applicant
Request: One parcel for existing church adding, solar farm
and 298,765-square-feet of accessory institutional uses.

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

STAFF RECOMMENDATION:

- 4-13010 – APPROVAL with conditions
 - TCP1-006-02-01 – APPROVAL with conditions
 - VARIATION Section 24-121(a)(3) – APPROVAL
with conditions
- (POMPA/CONNER)

PGCPB AGENDA
9/14/17

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

BOARD ACTION AND VOTE

SPECIFIC DESIGN PLAN (Inquiries call 301-952-3530)

14. **NOTE: THIS ITEM MUST BE HEARD BEFORE ITEM 14 (PGCPB NO. 17-119)**

SDP-1701 TIMOTHY BRANCH, PHASE 1

(TCP2-068-93-02) (AC-17007)

Council District: 09 Municipality: None

Located on the east side of Robert S. Crain Highway (US 301), southeast of its intersection with Branch Avenue (MD 5), and south of Brandywine Road (MD 381).

(PA 85A)

L-A-C/R-M/M-I-O Zones (322.41 acres) (6/9/17)

Timothy Branch Investments One & Two, LLC, Applicant

Request: Phase 1 of residential development, including 39 single-family detached, 18 single-family semidetached, 194 single-family attached, and 72 two-family attached residential units.

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

STAFF RECOMMENDATION:

- SDP-1701 – APPROVAL with conditions
- TCP2-068-93-02 – APPROVAL with conditions
- AC-17007 – APPROVAL with conditions

(KOSACK)

15. **NOTE: THIS ITEM MUST BE HEARD AFTER ITEM 14 (SDP-1701).**

DRAFT RESOLUTION – CASE HEARD ON SEPTEMBER 14, 2017

PGCPB NO. 17-119 - SDP-1701 – TIMOTHY BRANCH, PHASE 1

STAFF RECOMMENDATION: APPROVAL
(KOSACK)

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

BOARD ACTION AND VOTE

SPECIFIC DESIGN PLAN (Inquiries call 301-952-3530)

16. **NOTE: THIS CASE WAS CONTINUED FROM THE PLANNING BOARD MEETING OF JULY 20, 2017.**

NOTE: THIS CASE MUST BE HEARD BEFORE ITEM 17 (PGCPB NO. 17-120).

SDP-1302-02 PARKSIDE (FORMERLY SMITH HOME FARM) SECTIONS 5 AND 6

(TCP2-020-13-02) Section 5

(TCP2-019-13-02) Section 6

Council District: 06 Municipality: None

Located on the east and west side of Melwood Road, approximately 6,400 feet south of its intersection with Westphalia Road. (PA 78)

R-M Zone (147.20 acres) (4/13/17)

SHF Project Owner, LLC, Applicant

Request: Infrastructure for 159 single-family attached lots.

Action must be taken on or before 9/14/17.

STAFF RECOMMENDATION:

- SDP-1302-02 – APPROVAL with conditions
 - TCP2-029-13-02 Section 5 – APPROVAL with conditions
 - TCP2-019-13-02 Section 6 – APPROVAL with conditions
- (KOSACK/LAREUSE)

17. **NOTE: THIS CASE MUST BE HEARD AFTER ITEM 16 (SDP-1302-02).**

DRAFT RESOLUTION – CASE HEARD ON SEPTEMBER 14, 2017

PGCPB NO. 17-120 - SDP-1302-02 – PARKSIDE (FORMERLY SMITH HOME FARM) SECTIONS 5 AND 6

STAFF RECOMMENDATION: APPROVAL
(KOSACK/LAREUSE)

PGCPB AGENDA

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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)

18. **NOTE: THIS CASE IS COMPANION WITH ITEM 19 (DDS-639).**

DSP-16056 5700 SUITLAND ROAD

Council District: 07 Municipality: None

The subject property is located at 5700 Suitland Road, north of the intersection of Suitland Road and Walls Lane.

(PA 75A)

C-S-C Zone (.90 acre) (2/23/17)

Chand Kumra, Applicant

Request: Refund of Filing Fee.

STAFF RECOMMENDATION: APPROVAL of Request for Refund of Filing Fee.

(BISHOP)

REFUND OF A FILING FEE FOR A DEPARTURE FROM DESIGN STANDARDS (Inquiries call 301-952-3530)

19. **NOTE: THIS CASE IS COMPANION WITH ITEM 18 (DSP-16056).**

DDS-639 5700 SUITLAND ROAD

Council District: 07 Municipality: None

The subject property is located at 5700 Suitland Road, north of the intersection of Suitland Road and Walls Lane.

(PA 75A)

C-S-C Zone (.90 acre) (2/23/17)

Chand Kumra, Applicant

Request: Refund of Filing Fee.

STAFF RECOMMENDATION: APPROVAL of Request for Refund of Filing Fee.

(BISHOP)

PGCPB AGENDA

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

BOARD ACTION AND VOTE

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

20. **A-10038 GLENN DALE COMMONS ADDITION**

Council District: 04 Municipality: None

The subject property is located north of Forbes Blvd., approximately 250 feet north of its intersection with Aerospace Road. (PA 70)

(10.2± acres) (1/23/2017)

I-1 Zone

Jemals Forbes Court LLC, Applicant

Request: Rezone the I-1 Zone to the M-X-T Zone.

STAFF RECOMMENDATION: APPROVAL
(THOMPSON)

COMMUNITY PLANNING DIVISION (Inquiries call 301-952-3972)

21. **NOTE: THIS ITEM MUST BE HEARD BEFORE ITEM 22 (RESOLUTION OF ADOPTION).**

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

Council District: 03

STAFF RECOMMENDATION: Direct staff to finalize the Adoption of Resolution for the Preliminary East Riverdale-Beacon Heights Sector Plan
(HARTMANN)

PGCPB AGENDA
9/14/17

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

BOARD ACTION AND VOTE

COMMUNITY PLANNING DIVISION (Inquiries call
301-952-3972)

22. **NOTE: THIS ITEM MUST BE HEARD AFTER ITEM 21 (PRELIMINARY EAST RIVER-BEACON HEIGHTS SECTOR PLAN).**

Adoption of the Resolution for the Preliminary East Riverdale-Beacon Heights Sector Plan

Council Districts: 03

STAFF RECOMMENDATION: APPROVAL of the resolution to adopt the Preliminary East Riverdale-Beacon Heights Sector Plan and transmit to the District Council (HARTMANN)

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

23. **Mandatory Referral No. MR-1629F (Phoenix Solar)**
Council District: 7 Municipality: None
General Plan: Established Community
Located at 513 Rolling Avenue, Capitol Heights (PA 75A)
R-T Zone (20.15 acres)
(Date Accepted: 5/25/2017)
Sol Systems, LLC, Applicant

Request: Proposed construction of a 2.5 MW Solar Array System on approximately 12 acres of the 20.15-acre site located between Rollins Avenue and Ventura Avenue in Capitol Heights, MD.

Action must be taken on or before September 14, 2017.

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

PGCPB AGENDA
9/14/17

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

BOARD ACTION AND VOTE

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

24. **2008 Water and Sewer Service Area Changes,
April 2017 Cycle of Amendments
CR-58-2017**

STAFF RECOMMENDATION: APPROVAL of staff
comments for transmittal to the County Council.
(WILLIAMS JENNINGS)