

- 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 21, 2017

9:00 a.m. – Administrative/Parks and Recreation 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 Meetings – June 29, 2017 and July 13, 2017
- 3A. Legislative Work Session:  
STAFF RECOMMENDATION: Discussion  
(CHECKLEY)
- 3B. **REVISED-Executive Session**–Pursuant to Section 3-305(b)(3) and (b)(7) of the General Provisions Article of the Annotated Code of Maryland, for the purpose to discuss acquisition of real property via proposed land exchange in Clinton, MD and to consult with Counsel.

PGCPB AGENDA  
9/21/17

Department of Parks and Recreation  
Debbie Tyner, Acting Director

BOARD ACTION AND VOTE

Parks and Recreation Item (Inquiries call 301-699-2580)

3C. **CELEBRATING CULTURAL EQUITY IN THE ARTS**

STAFF RECOMMENDATION: INFORMATION  
(TYNER/JOHNSON/EGGLESTON/WATKINS/VAUGHN)

3D **(NOTE: THIS ITEM WAS PREVIOUSLY NUMBERED  
AS ITEM 3B).**

**OXON HILL MANOR CRESCENT CITIES JAYCEES  
THIRD ADDENDUM TO LEASE & AGREEMENT**

STAFF RECOMMENDATION: APPROVAL (SUBJECT TO  
FINAL DECISION BY COUNTY COUNCIL)  
(TYNER/CONFORTI/EWING/HERRING)

PGCPB AGENDA  
9/21/17

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 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  
9/21/17

Department of Parks and Recreation  
Debbie Tyner, Acting Director

BOARD ACTION AND VOTE

Parks and Recreation Item (Inquiries call 301-699-2580)

- 4D     **DRAFT RESOLUTION – JULY 20, 2017**  
PGCPB No. 17-116 – Land Exchange  
Marlboro Meadows Subdivision – Section 9  
Property of The Maryland-National Capital Park and Planning  
Commission  
**106 Lots for Marlboro Meadows Subdivision, Sections 7 & 8**  
**Property of E. Stuart Parker and Francis H. Parker 114**  
**Lots**

STAFF RECOMMENDATION: APPROVAL of exchange  
subject to final approval of the Full Commission  
(TYNER/ASAN)

PGCPB AGENDA  
9/21/17

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-87050-11 THE OXFORD (CONSTELLATION CENTRE)**  
(TCP-EXEMPT)  
Council District: 08    Municipality: None  
Located on north side of Oxon Hill Road, approximately 500 feet west of its intersection with John Hanson Lane.  
(PA 76B)  
C-S-C Zone (25.00 acres) (6/12/17)  
6009 Oxon Hill Road, LLC, Applicant  
**Request: Convert an existing Office Building into 187 multifamily Residential Apartment Units.**

Action must be taken on or before 9/21/17.

STAFF RECOMMENDATION: APPROVAL of Request for Continuance  
(ALAM)

6.       **DSP-05044-08 STEEPLECHASE BUSINESS PARK – PARCELS 37 & 64**  
(TCP2-128-90-11)  
Council District: 06    Municipality: None  
Located between Alaking Court and I-95/495. (PA 75A)  
I-1 Zone (2.79 acres) (6/16/17)  
Atapco Ritchie Interchange, Inc., Applicant  
**Request: Construction of a 123-Room Hotel in Steeplechase Business Park.**

Action must be taken on or before 9/25/17.

STAFF RECOMMENDATION:  
• DSP-05044-08 – APPROVAL with conditions  
• TCP2-128-90-11 – APPROVAL with conditions  
(BISHOP)

PGCPB AGENDA  
9/21/17

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)

7.       **DPLS-448 STEEPLECHASE 95, BUILDING D**  
Council District: 06    Municipality: None  
Located on west side of Hampton Park Boulevard,  
approximately 1,700 feet north of its intersection with  
Alaking Court. (PA 75A)  
(6.45± acres) (5/17/17)  
I-1 Zone  
Atapco Ritchie Interchange, Inc., Applicant  
**Request: Departure of 216 spaces for 35,200 Square-Foot  
Launch Trampoline Park Facility.**

STAFF RECOMMENDATION: APPROVAL with  
conditions  
(THOMPSON)

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

8.       **DSP-17004 TURKISH AMERICAN COMMUNITY  
CENTER DAY CARE**  
(TCP2-025-11-01)  
Council District: 04    Municipality: None  
Located approximately 3,200 feet southwest of its  
intersection of Greenbelt Road (MD 193) and Good Luck  
Road. (PA 70)  
R-80 Zone (11.74 acres) (6/5/17)  
Turkiye Diyanet Vakfi, Applicant  
**Request: Addition of a Day Care Center for 120 children  
to an existing church.**

Action must be taken on or before 9/21/2017.

STAFF RECOMMENDATION:  
• DSP-17004 – APPROVAL with conditions  
• TCP2-025-11-01 – APPROVAL with conditions  
(THOMPSON)

PGCPB AGENDA  
9/21/17

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

BOARD ACTION AND VOTE

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

9. **Permission to extend the term of the Town of Upper Marlboro's MOU with the Planning Department for an additional two years from October 1, 2017 to September 30, 2019.**

Council District: 06

STAFF RECOMMENDATION: APPROVAL of a two-year extension of the Town of Upper Marlboro's Memorandum of Understanding with the Planning Department.  
(LESTER)

10. **Minor Amendment to the 2013 Approved Subregion 5 Sectional Map Amendment and the Plan 2035 Prince George's Approved General Plan**

Council District: 09

STAFF RECOMMENDATION: APPROVAL  
(IRMINGER)