

- 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, October 5, 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 Meetings – July 20, 2017
- 3A. Legislative Work Session:  
STAFF RECOMMENDATION: Discussion  
(CHECKLEY)
- 3B. Executive Session

PGCPB AGENDA  
10/5/17

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–D)**

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 RESOLUTION – CASE HEARD ON  
SEPTEMBER 14, 2017**

PGCPB NO. 17-126 – 4-13010 – FIRST BAPTIST CHURCH  
OF GLENARDEN

STAFF RECOMMENDATION: APPROVAL  
(CONNER)

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

**4B. DRAFT RESOLUTION – CASE HEARD ON  
SEPTEMBER 14, 2017**

PGCPB NO. 17-124 – DSP-16048 – QUARLES #408

STAFF RECOMMENDATION: APPROVAL  
(ZHANG)

PGCPB AGENDA  
10/5/17

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

BOARD ACTION AND VOTE

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

4C. **DRAFT RESOLUTIONS – CASES HEARD ON  
SEPTEMBER 14, 2017**

PGCPB NO. 17-122 – ROSP-3580-03 – STARBUCKS  
COFFEE, BELTSVILLE  
PGCPB NO. 17-123 – DDS-640 – STARBUCKS COFFEE,  
BELTSVILLE  
PGCPB NO. 17-125 – CP-16001 – TANTALLON ON THE  
POTOMAC

STAFF RECOMMENDATION: APPROVAL  
(CONNER)

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

4D. **5-17118 THE BRICK YARD, PLAT 13**  
99 Lots & 13 Parcels (8.15 acres)

**5-17119 THE BRICK YARD, PLAT 14**  
27 Lots & 6 Parcels (4.71 acres)

Council District: 01  
I-2 & I-3 Zones, 4-07053 and DSP-07034  
Located on the west side of Cedarhurst Drive, north of  
Muirkirk Road. (PA 62)  
CalAtlantic Group, Inc., Applicant

Action must be taken on or before 10/22/17.

STAFF RECOMMENDATION: APPROVAL  
(BRESSLER)

PGCPB AGENDA  
10/5/17

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-17013 EMPIRE PETROLEUM BRANDYWINE**  
(TCP2-016-2017)  
Council District: 09    Municipality: None  
Located in the southeast quadrant of the intersection of Short  
Cut Road and US 301. (PA 71B)  
I-1 Zone (2.57 acres) (6/13/17)  
Epp-Besche Acquisition, Inc., Applicant  
**Request: Gas station with a food and beverage store and  
an eating and drinking establishment with a drive  
through services.**

Action must be taken on or before 10/5/17.

STAFF RECOMMENDATION: APPROVAL of Request  
for Continuance  
(THOMPSON)

WAIVER OF THE RULES OF PROCEDURE (Inquiries call  
301-952-3530 or [www.mncppc.org/pgco](http://www.mncppc.org/pgco))

6.       **NOTE: THIS ITEM MUST BE HEARD BEFORE ITEM  
7 (REQUEST FOR RECONSIDERATION).**

**NOTE: By letter dated September 5, 2017, Thomas  
Haller 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).**

**4-12014 LITTON TECHNOLOGY CENTER**  
Council District: 03    Municipality: College Park and  
Riverdale Park  
Located on the northeast side of River Road and south of the  
terminus of 51<sup>st</sup> and 52<sup>nd</sup> Avenues. (PA 66 & 68)  
M-U-I/T-D-O Zones  
(48.57 acres) (10/31/12)  
M Square Associates, LLC, Applicant  
(CONNER)

PGCPB AGENDA

10/5/17

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)

7. **NOTE: THIS ITEM MUST BE HEARD AFTER ITEM 6 (WAIVER OF THE RULES OF PROCEDURE).**

**NOTE: This Preliminary Plan was APPROVED by the Planning Board on March 14, 2013 and the Resolution was mailed out on April 9, 2013. Thomas Haller requests a reconsideration of Conditions 14 and 15, and reapproval of the Preliminary Plan.**

**4-12014 LITTON TECHNOLOGY CENTER**

Council District: 03 Municipality: College Park and Riverdale Park

Located on the northeast side of River Road and south of the terminus of 51<sup>st</sup> and 52<sup>nd</sup> Avenues. (PA 66 & 68)

M-U-I/T-D-O Zones

(48.57 acres) (10/31/12)

M Square Associates, LLC, Applicant

STAFF RECOMMENDATION: DISCUSSION  
(CONNER)

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

8. **NOTE: THIS CASE WAS CONTINUED FROM SEPTEMBER 21, 2017.**

**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 10/5/17.

STAFF RECOMMENDATION: APPROVAL with conditions  
(ALAM)

PGCPB AGENDA  
SUPPLEMENTAL  
10/5/17

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

BOARD ACTION AND VOTE

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

9. **DRAFT RESOLUTION – CASE HEARD ON  
SEPTEMBER 28, 2017**

PGCPB NO. 17-132 – DSDS-693 – FT. WASHINGTON  
MEDICAL CENTER

STAFF RECOMMENDATION: APPROVAL  
(THOMPSON)