

- 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 19, 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 – None
- 3A. Legislative Work Session:
STAFF RECOMMENDATION: Discussion
(CHECKLEY)
- 3B. Executive Session
- 3C. Discussion of FY19 Budget
(BARNEY/KROLL)

PGCPB AGENDA
10/19/17

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 RESOLUTION – CASE HEARD ON
SEPTEMBER 28, 2017**

PGCPB NO. 17-131 – 4-17013 – FMC FAIRMOUNT
HEIGHTS, PARCEL A

STAFF RECOMMENDATION: APPROVAL
(CONNER)

PGCPB AGENDA
10/19/17

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

BOARD ACTION AND VOTE

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

4B. **DRAFT RESOLUTIONS – CASES HEARD ON
SEPTEMBER 21, 2017**

PGCPB NO. 17-129 – DSP-17004 – TURKISH
AMERICAN COMMUNITY CENTER DAY CARE

PGCPB NO. 17-130 – DSP-05044-08 – STEEPLECHASE
BUSINESS PARK – PARCELS 37 & 64

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

PGCPB NO. 17-133 – SDP-1003-13 (APPEALED) –
PARKSIDE, SECTIONS 1A, 1B, 2 AND 3 (FORMERLY
SHF)

STAFF RECOMMENDATION: APPROVAL
(ZHANG)

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

4C. **DRAFT RESOLUTION – NONE**

PGCPB AGENDA
10/19/17

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

BOARD ACTION AND VOTE

REGULAR AGENDA

PRELIMINARY PLAN OF SUBDIVISION (Inquiries call 301-952-3530)

5. **4-17009 COLLEGE PARK METRO APARTMENTS (TCP-EXEMPT)**
Council District: 03 Municipality: College Park
Located on the east side of River Road, approximately 530 feet south of the intersection of River Road and Campus Drive. (PA 66)
M-U-I/T-D-O Zones
(5.58 acres) (7/12/17)
Gilbane Development Company, Applicant
Request: 1 Parcel for 440 multifamily units and 13,000-square-feet of retail.

Action must be taken on or before 10/21/17.

STAFF RECOMMENDATION:

- 4-17009 – APPROVAL with conditions
- VARIATION (Section 24-121(a)(4)) – APPROVAL
- VARIATION (Section 24-122(a)) – APPROVAL (CONNER)

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

6. **DSP-15020-02 ROYAL FARMS #241 (CAPITAL PLAZA)**
(TCP-EXEMPT)
Council District: 03 Municipality: None
Located on north side of Annapolis Road (MD 450), approximately 1,000 feet east of its intersection with Baltimore Washington Parkway (MD 295). (PA 69)
C-S-C/D-D-O Zones (43.81 acres) (7/13/17)
Two Farms, Inc., Applicant
Request: Amendment to the use table of the 2010 Approved Central Annapolis Road Sector Plan and Section Map Amendment to allow a 6,799 square-foot Food and Beverage Store in combination with a Gas Station and a Car Wash.

Action must be taken on or before 10/23/17.

STAFF RECOMMENDATION: APPROVAL with conditions
(GROVER)

PGCPB AGENDA
10/19/17

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)

7. **SE-4785 TRADITIONS AT BEECHFIELD – ENTERPRISE ROAD**

Council District: 06 Municipality: None

The subject property is in the northeastern quadrant of MD 193 and MD 50. (PA 71A)

(83.68± acres) (2/13/2017)

R-E Zone

Greenlife Property Group, LLC, Applicant

Request: Special Exception for Planned Retirement Community (Major Revision to prior SE-4529).

STAFF RECOMMENDATION: APPROVAL with conditions
(ALAM)

8. **A-10040 PMG 7700 CRAIN HIGHWAY**

Council District: 09 Municipality: None

The subject property is located on east side northbound US 301, approximately 160 feet south of its intersection with Croom Road. (PA 82A)

(15.36± acres) (5/8/17)

C-S-C and R-R Zones

Petroleum Marketing Group, Inc., Applicant

Request: Rezoning from the C-S-C and R-R Zones to the M-X-T Zone.

STAFF RECOMMENDATION: DISAPPROVAL
(ALAM)

PGCPB AGENDA

10/19/17

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

BOARD ACTION AND VOTE

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

9. **NOTE: THIS CASE WAS CONTINUED FROM THE PLANNING BOARD MEETING OF SEPTEMBER 28, 2017**

DSP-15015 HARBOR PLACE APARTMENTS

(TCP-EXEMPT)

Council District: 08 Municipality: None

Located on the south side of Palmer Road, approximately 1,300 feet east of its intersection with Indian Head Highway (MD 210).

(PA 76B)

R-18 Zone (10.37 acres) (6/21/17)

Morgan Properties Management Company, LLC,
Applicant

Request: Add 4,968-square-foot Clubhouse to the existing Harbor Place apartment complex.

Action must be taken on or before 10/19/17.

STAFF RECOMMENDATION: APPROVAL of Request for Continuance.

(BISHOP)