

- 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, November 9, 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 – September 21, 2017, September 28, 2017, and October 5, 2017
- 3A. Legislative Work Session:
STAFF RECOMMENDATION: Discussion
(CHECKLEY)
- 3B. Executive Session

PGCPB AGENDA

11/9/17

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

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
OCTOBER 19, 2017**

PGCPB NO. 17-136 – 4-17009 – COLLEGE PARK
METRO APARTMENTS

STAFF RECOMMENDATION: APPROVAL
(CONNER)

PGCPB AGENDA

11/9/17

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 RESOLUTION – CASE HEARD ON
OCTOBER 19, 2017**

PGCPB NO. 17-137 – DSP-15020-02 – ROYAL
FARMS #241 (CAPITAL PLAZA)

STAFF RECOMMENDATION: APPROVAL
(CHELLIS)

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

4C. **DRAFT RESOLUTION – NONE**

PGCPB AGENDA

11/9/17

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. **4-17001 IGLESIA ROCA DE LA ETERNIDAD**
(TCP1-006-2017)
Council District: 03 Municipality: Landover Hills
Located south of the intersection of 69th Avenue and
Annapolis Road. (PA 69)
R-55 Zone
(6.47 acres) (8/22/17)
Iglesia Roca de la Eternidad, Applicant
Request: 1 parcel for 6,115 square-foot expansion to an
existing 9,500 square-foot church

Action must be taken on or before 2/3/2018.

STAFF RECOMMENDATION: APPROVAL of Request
for Continuance
(CONNER)

DEPARTURE FROM PARKING AND LOADING SPACES
(Inquiries call 301-952-3530)

6. **DPLS-434 FAMILY DOLLAR**
Council District: 07 Municipality: None
Located on the west side of Walker Mill Road,
approximately 350 feet south of the intersection of Addison
Road. (PA 75A)
(1.00± acre) (7/31/17)
C-S-C Zone
Hunt Real Estate, Applicant
**Request: Departure from Parking and Loading
Standards for 18 of the 51 Required Parking Spaces.**

STAFF RECOMMENDATION: APPROVAL with
conditions
(ALAM)

PGCPB AGENDA

11/9/17

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)

7. **NOTE: THIS ITEM MUST BE HEARD BEFORE**
ITEM 8 (DSP-16044).

4-16034 THE WOODLANDS AT REID TEMPLE

(TCP1-008-2017) (VARIANCE) (VARIATIONS)

Council District: 04 Municipality: None

Located on the eastern side of Glenn Dale Blvd. (MD 193),
approximately 170 feet north of its intersection with Daisy
Lane. (PA 70)

R-18C/R-R Zones

(10.75 acres) (8/31/17)

Reid Temple Community Development Corp., c/o Cober,
Johnson & Romney, Applicant

Request: 1 Parcel for apartment housing for the elderly.

Action must be taken on or before 2/3/18.

STAFF RECOMMENDATION: APPROVAL of Request
for Continuance to a date specific to be determine at the
November 9, 2017 hearing
(CONNER)

PGCPB AGENDA

11/9/17

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

BOARD ACTION AND VOTE

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

8. **NOTE: THIS ITEM MUST BE HEARD AFTER ITEM 7 (4-16034).**

DSP-16044 THE WOODLANDS AT REID TEMPLE

(TCP2-028-2017)

Council District: 04 Municipality: None

Located on the east side of Glenn Dale Boulevard

(MD 193), approximately 170 feet north of its intersection with Daisy Lane. (PA 70)

R-R/R-18C Zones (10.76 acres) (9/1/17)

Reid Temple Community Development Corporation, Applicant

Request: A 252-unit apartment housing for the elderly building and associated site improvements.

Action must be taken on or before 12/10/17.

STAFF RECOMMENDATION: APPROVAL of Request for Continuance to a date specific to be determine at the November 9, 2017 hearing
(KOSACK)

PGCPB AGENDA

11/9/17

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 ITEM IS COMPANION WITH ITEM 10 (CP-17003).**

DSP-16053 4550 RHODE ISLAND AVENUE

Council District: 04 Municipality: North Brentwood
Located on the north side of Rhode Island Avenue, 225 feet north of its intersection with Wallace Street. (PA 68)
D-D-O, R-55/I-D-O, M-U-I/I-D-O Zones (0.23 acre)
(8/14/17)

4550 Rhode Island Avenue, LLC, Applicant

Request: Amendment to the use table of the 2004 approved Gateway Art District Sector Plan and Sectional Map Amendment to allow for Outdoor Storage on the subject property.

Action must be taken on or before 11/9/17.

STAFF RECOMMENDATION: APPROVAL with conditions
(GROVER)

CONSERVATION PLAN (Inquiries call 301-952-3530)

10. **NOTE: THIS ITEM IS COMPANION WITH ITEM 9 (DSP-16053).**

CP-17003 4550 RHODE ISLAND AVENUE

Council District: 04 Municipality: North Brentwood
Located on the north side of Rhode Island Avenue, approximately 225 feet north of its intersection with Wallace Street. (PA 68)
D-D-O, R-55/I-D-O, M-U-I/I-D-O Zones (0.23 acre)
(8/14/17)

4550 Rhode Island Avenue, LLC, Applicant

Request: Outdoor Storage with a net reduction of impervious surface on the site.

STAFF RECOMMENDATION: APPROVAL with conditions
(GROVER)

PGCPB AGENDA

11/9/17

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

BOARD ACTION AND VOTE

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

11. **NOTE: THIS ITEM MUST BE HEARD BEFORE ITEM 12.**

NOTE: By letter dated October 5, 2017, Norman D. Rivera 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).

4-01032 OAK CREEK CLUB

Council District: 06 Municipality: None
Located on both sides of Church Road, between
Oak Grove Road and Central Avenue (MD 214). (PA 74A)
1,148 Lots and 36 Parcels, L-A-C, R-A, and R-L Zones
(923.00 acres) (4/11/2001)
NVR-MS Cavalier Oak Creek Owner, LLC, Applicant
(CHELLIS)

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

12. **NOTE: THIS ITEM MUST BE HEARD AFTER ITEM 11.**

NOTE: This Preliminary Plan was APPROVED by the Planning Board on September 6, 2001 and the Resolution was mailed out on December 31, 2001. Norman D. Rivera requests a reconsideration of Finding 7, and Condition 42 related to Transportation.

4-01032 OAK CREEK CLUB

Council District: 06 Municipality: None
Located on both sides of Church Road, between
Oak Grove Road and Central Avenue (MD 214). (PA 74A)
1,148 Lots and 36 Parcels, L-A-C, R-A, and R-L Zones
(923.00 acres) (11/29/07)
NVR-MS Cavalier Oak Creek Owner, LLC, Applicant

STAFF RECOMMENDATION: DISCUSSION
(CHELLIS)

PGCPB AGENDA

11/9/17

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

BOARD ACTION AND VOTE

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

13. **NOTE: THIS ITEM MUST BE HEARD BEFORE ITEM 14.**

NOTE: By letter dated October 5, 2017, Norman D. Rivera 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).

SDP-0417 OAK CREEK CLUB, PHASE 3

(TCP/II/51/05)

Council District: 06 Municipality: None.

Tier: Developing.

Located northwest of the intersection of Oak Grove Road and Church Road. (PA 74A)

R-L Zone (64.73 acres) (1/31/05)

NVR-MS Cavalier Oak Creek Owner, LLC, Applicant
(CHELLIS)

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

14. **NOTE: THIS ITEM MUST BE HEARD AFTER ITEM 13.**

NOTE: This Preliminary Plan was APPROVED by the Planning Board on May 12, 2005 and the Resolution was mailed out on June 7, 2005. Norman D. Rivera requests a reconsideration of Findings 10 and 13.

SDP-0417 OAK CREEK CLUB, PHASE 3

(TCP/II/51/05)

Council District: 06 Municipality: None.

Tier: Developing.

Located northwest of the intersection of Oak Grove Road and Church Road. (PA 74A)

R-L Zone (64.73 acres) (1/31/2005)

NVR-MS Cavalier Oak Creek Owner, LLC, Applicant

STAFF RECOMMENDATION: DISCUSSION
(CHELLIS)

PGCPB AGENDA

11/9/17

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

BOARD ACTION AND VOTE

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

15. **NOTE: THIS ITEM MUST BE HEARD BEFORE ITEM 16.**

NOTE: By letter dated October 5, 2017, Norman D. Rivera 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).

SDP-0610 OAK CREEK CLUB, PHASE 4

(TCP/II/94/04-01) (TCP/II/109/03-02)

Council District: 06 Municipality: None.

Tier: Developing.

Located 2,000 feet west of the intersection of Oak Grove Road and Church Road and 5,000 feet east of Church Road South and Mary Bowie Parkway. (PA 74A)

R-L Zone (69.68 acres) (12/20/2006)

NVR-MS Cavalier Oak Creek Owner, LLC, Applicant
(CHELLIS)

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

16. **NOTE: THIS ITEM MUST BE HEARD AFTER ITEM 15.**

NOTE: This Preliminary Plan was APPROVED by the Planning Board on October 11, 2007 and the Resolution was mailed out on November 6, 2007. Norman D. Rivera requests a reconsideration of Finding 13d, and Conditions 2.c. and 8.

SDP-0610 OAK CREEK CLUB, PHASE 4

(TCP/II/94/04-01) (TCP/II/109/03-02)

Council District: 06 Municipality: None.

Tier: Developing.

Located 2,000 feet west of the intersection of Oak Grove Road and Church Road and 5,000 feet east of Church Road South and Mary Bowie Parkway. (PA 74A)

R-L Zone (69.68 acres) (12/20/2006)

NVR-MS Cavalier Oak Creek Owner, LLC, Applicant

STAFF RECOMMENDATION: DISCUSSION
(CHELLIS)

PGCPB AGENDA

11/9/17

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

BOARD ACTION AND VOTE

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

17. **NOTE: THIS ITEM MUST BE HEARD BEFORE ITEM 18.**

NOTE: By letter dated October 5, 2017, Norman D. Rivera 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).

SDP-0610-01 OAK CREEK CLUB, PHASE 4

(TCPH-109-03-05) (TCPH-094-04-03)

Council District: 06 Municipality: None

Comprised of two separate locations: One located approximately 2,000 feet west of the intersection of

Oak Grove Road and Church Road, and the other located

approximately 5,000 feet east of the intersection of

Church Road and Mary Bowie Parkway. (PA 74A)

R-L Zone (69.68 acres) (9/30/14)

NVR-MS Cavalier Oak Creek Club Owner LLC, Applicant
(CHELLIS)

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

18. **NOTE: THIS ITEM MUST BE HEARD AFTER ITEM 17.**

NOTE: This Preliminary Plan was APPROVED by the Planning Board on January 8, 2015 and the Resolution was mailed out on February 10, 2015. Norman D. Rivera requests a reconsideration of Findings 9, 10, and 17, and Conditions 1.e. and 3.

SDP-0610-01 OAK CREEK CLUB, PHASE 4

(TCPH-109-03-05) (TCPH-094-04-03)

Council District: 06 Municipality: None

Comprised of two separate locations: One located approximately 2,000 feet west of the intersection of

Oak Grove Road and Church Road, and the other located

approximately 5,000 feet east of the intersection of

Church Road and Mary Bowie Parkway. (PA 74A)

R-L Zone (69.68 acres) (9/30/14)

NVR-MS Cavalier Oak Creek Club Owner LLC, Applicant

STAFF RECOMMENDATION: DISCUSSION
(CHELLIS)

PGCPB AGENDA

11/9/17

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

BOARD ACTION AND VOTE

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

19. **NOTE: THIS ITEM MUST BE HEARD BEFORE ITEM 20.**

NOTE: By letter dated October 5, 2017, Norman D. Rivera 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).

SDP-1501 OAK CREEK CLUB, PHASE 5

(TCPII-094-04-05)

Council District: 06 Municipality: None

Located north of Oak Grove Road, approximately 3,200 feet west of its intersection with Church Road South. (PA 74A)

R-L Zone (117.49 acres) (10/13/15)

NVR-MS Cavalier Oak Creek Club, Owner LLC, Applicant (CHELLIS)

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

20. **NOTE: THIS ITEM MUST BE HEARD AFTER ITEM 19.**

NOTE: This Preliminary Plan was APPROVED by the Planning Board on December 17, 2015 and the Resolution was mailed out on February 9, 2016. Norman D. Rivera requests a reconsideration of Findings 9 and 14.

SDP-1501 OAK CREEK CLUB, PHASE 5

(TCPII-094-04-05)

Council District: 06 Municipality: None

Located north of Oak Grove Road, approximately 3,200 feet west of its intersection with Church Road South. (PA 74A)

R-L Zone (117.49 acres) (10/13/15)

NVR-MS Cavalier Oak Creek Club, Owner LLC, Applicant

STAFF RECOMMENDATION: DISCUSSION
(CHELLIS)

PGCPB AGENDA

11/9/17

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

BOARD ACTION AND VOTE

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

21. **NOTE: THIS ITEM MUST BE HEARD BEFORE ITEM 22.**

NOTE: By letter dated October 5, 2017, Norman D. Rivera 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).

4-06066 WILLOWBROOK

Council District: 04 Municipality: None.

Located on the north side of Leeland, approximately 3,250 feet west of the intersection of Leeland Road and US 301. (PA 74A)
699 Lots, 1 Outlot and 26 Parcels, R-S & I-1 Zones
(440.85 acres) (9/14/06)
WBLH, LLC., Applicant
(CHELLIS)

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

22. **NOTE: THIS ITEM MUST BE HEARD AFTER ITEM 21.**

NOTE: This Preliminary Plan was APPROVED by the Planning Board on February 8, 2007 and the Resolution was mailed out on March 20, 2007. Norman D. Rivera requests a reconsideration of Finding 9, and Conditions 29 and 31.

4-06066 WILLOWBROOK

Council District: 04 Municipality: None.

Located on the north side of Leeland, approximately 3,250 feet west of the intersection of Leeland Road and US 301. (PA 74A)
699 Lots, 1 Outlot and 26 Parcels, R-S & I-1 Zones
(440.85 acres) (9/14/2006)
WBLH, LLC., Applicant

STAFF RECOMMENDATION: DISCUSSION
(CHELLIS)

PGCPB AGENDA

11/9/17

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

BOARD ACTION AND VOTE

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

23. **NOTE: THIS ITEM MUST BE HEARD BEFORE ITEM 24.**

NOTE: By letter dated October 5, 2017, Norman D. Rivera 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).

4-06075 LOCUST HILL

Council District: 06 Municipality: None.

Located on the north and south sides of Oak Grove Road and east of Church Road, east and west of Popes Creek Branch Railroad Crossing with Oak Grove Road. (PA 79)

554 Lots & 24 Parcels, R-L Zone

(503.53 acres) (8/23/06)

WBLH, LLC., Applicant

(CHELLIS)

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

24. **NOTE: THIS ITEM MUST BE HEARD AFTER ITEM 23.**

NOTE: This Preliminary Plan was APPROVED by the Planning Board on January 25, 2007 and the Resolution was mailed out on March 20, 2007. Norman D. Rivera requests a reconsideration of Finding 9, and Conditions 5 and 29.

4-06075 LOCUST HILL

Council District: 06 Municipality: None.

Located on the north and south sides of Oak Grove Road and east of Church Road, east and west of Popes Creek Branch Railroad Crossing with Oak Grove Road. (PA 79)

554 Lots & 24 Parcels, R-L Zone

(503.53 acres) (8/23/06)

WBLH, LLC., Applicant

STAFF RECOMMENDATION: DISCUSSION
(CHELLIS)

PGCPB AGENDA
11/9/17

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

BOARD ACTION AND VOTE

THE FOLLOWING ITEM WILL BE HEARD AT 9:00 A.M.

OFFICE OF THE EXECUTIVE DIRECTOR

25. **FY19 BUDGET**

STAFF RECOMMENDATION: APPROVAL
(BARNEY/KROLL)

PGCPB AGENDA
SUPPLEMENTAL
11/9/17

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

BOARD ACTION AND VOTE

THE FOLLOWING ITEM WILL BE HEARD AT 10:00 A.M.

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

26. **NOTE: THIS ITEM WAS CONTINUED FROM THE
PLANNING BOARD MEETING OF NOVEMBER 2, 2017.**

CSP-16005 FALLEN OAK TOWNHOMES

(TCP1-029-94-01) (VARIANCE)

Council District: 09 Municipality: None

Located 1200 feet from the intersection of Brandywine Road
and Dyson Road. (PA 85 A)

M-X-T Zone (8.84 acres) (2/13/2017)

Chadworth Homes Inc., Applicant

**Request: 44 Townhouses and 9,300 square feet of
commercial use.**

70-day limit has been waived to 11/9/17.

STAFF RECOMMENDATION:

- CSP-16005 – APPROVAL with conditions
- TCP1-029-94-01 – APPROVAL with conditions
- VARIANCE Section 25-122(b)(1)(G) – APPROVAL
(GROVER)