

- 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 30, 2017

2:00 p.m. – Administrative/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 – October 19, 2017 and November 2, 2017
- 3A. Legislative Work Session:  
STAFF RECOMMENDATION: Discussion  
(CHECKLEY)
- 3B. Executive Session – **This item was removed from the agenda.**

PGCPB AGENDA  
11/30/17

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 2:00 P.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 – CASES HEARD ON NOVEMBER 9, 2017**

PGCPB NO. 17-144 – DSP-16053 – 4550 RHODE ISLAND AVENUE

PGCPB NO. 17-145 – CP-17003 – 4550 RHODE ISLAND AVENUE

PGCPB NO. 17-146 – CSP-16005 – FALLEN OAK TOWNHOMES

STAFF RECOMMENDATIO: APPROVAL  
(KOSACK)

PGCPB AGENDA

11/30/17

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 RESOLUTION – CASE HEARD ON  
NOVEMBER 9, 2017**

PGCPB NO. 17-143 – DPLS-434 – FAMILY DOLLAR

STAFF RECOMMENDATION: APPROVAL  
(CONNER)

PGCPB AGENDA  
11/30/17

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

BOARD ACTION AND VOTE

**REGULAR AGENDA**

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

5. **THIS ITEM WAS REMOVED FROM THE AGENDA**

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

6. **DSP-99044-14 MALL AT PRINCE GEORGE'S PLAZA (FREESTANDING RESTAURANT PAD SITE)**  
Council District: 02 Municipality: Hyattsville  
Located at the northwest quadrant of intersection of Belcrest Road and East West Highway. (PA 68)  
M-U-I/TDO Zone (51.78 acres) (9/21/17)  
PR Prince George's Plaza LLC, Applicant  
**Request: Infrastructure only for future 7,718 square-foot freestanding restaurant**

Action must be taken on or before 11/30/17.

STAFF RECOMMENDATION: APPROVAL with conditions (BISHOP)

PGCPB AGENDA  
11/30/17

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

BOARD ACTION AND VOTE

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

7. **DSP-99044-15 MALL AT PRINCE GEORGE'S PLAZA-(ENDCAP SIGNAGE)**  
Council District: 02 Municipality: Hyattsville  
Located northwest of intersection of Belcrest Road and MD 410. (PA 68)  
M-U-I Zone (51.78 acres) (9/27/17)  
PR Prince George's Plaza, LLC, Applicant  
**Request: Addition of 1 building mounted sign for an existing mall.**

Action must be taken on or before 12/6/17.

STAFF RECOMMENDATION: APPROVAL with conditions  
(BISHOP)

8. **DSP-16055 VISTA GARDENS WEST**  
(TCP2-094-96-04) (AC-17019)  
Council District: 05 Municipality: None  
Located on the west side of Annapolis Road (MD 450) and on the north side of MLK Highway (MD 704) and east of Business Parkway. (PA 70)  
M-X-T Zone (31.34 acres) (7/31/17)  
Buena Vista West, LLC, Applicant  
**Request: 113-rooms Hotel, 14,881 square-foot Office Building, 115 Townhomes and 32,508 square-foot of Commercial Retail.**

70-day limit has been waived to 12/14/17

STAFF RECOMMENDATION: APPROVAL of Request for Continuance to 12/14/17  
(KOSACK)

PGCPB AGENDA  
11/30/17

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

BOARD ACTION AND VOTE

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

9. **CSP-16001 METRO CITY**  
(TCP1-004-2017)  
Council District: 07 Municipality: None  
Located on the west side of Addison Road and  
approximately 4,000 feet southwest from its intersection  
with Central Avenue (MD 214). (PA 75A)  
R-T Zone (39.68 acres) (6/29/17)  
Metro City, LLC, Applicant  
**Request: Expand the boundary of previously approved  
Addison Road Metro Town Center in D-D-O Zone to  
include the subject property, rezone the property from  
the R-T Zone to the M-X-T Zone and to develop the  
subject site with approximately 110, 240 square-feet of  
commercial/retail space, and 961 residential units.**

70-day limit waived to 12/7/17.

STAFF RECOMMENDATION: APPROVAL of Request  
for Continuance to 12/7/17  
(ZHANG)

PGCPB AGENDA  
SUPPLEMENTAL  
11/30/17

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

BOARD ACTION AND VOTE

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

10. **5-17131 CAPITAL COURT, PLAT 1**  
57 Lots & 7 Parcels (4/72 acres)

**5-17132 CAPITAL COURT, PLAT 2**  
46 Lots & 7 Parcels (3.5 acres)

**5-17133 CAPITAL COURT, PLAT 3**  
57 Lots & 8 Parcels (4.9 acres)

**5-17134 CAPITAL COURT, PLAT 4**  
38 Lots & 7 Parcels (3.76 acres)

**5-17135 CAPITAL COURT, PLAT 5**  
49 Lots & 4 Parcels (3.46 acres)

**5-17136 CAPITAL COURT, PLAT 6**  
2 Parcels (3.93 acres)

**5-17137 CAPITAL COURT, PLAT 7**  
59 Lots & 11 Parcels (4.49 acres)

**5-17138 CAPITAL COURT, PLAT 8**  
1 Parcel (7.72 acres)

Council District: 06  
C-O Zone, 4-16031 and DSP-16041  
Located in the southwest quadrant of Central Avenue and  
Harry S Truman Drive. (PA 73)  
Capital Court TH MD, LLC and Capital Court Apartments  
MD, LLC, Applicants

Action must be taken on or before 12/21/17.

STAFF RECOMMENDATION: APPROVAL  
(BRESSLER)

PGCPB AGENDA  
SUPPLEMENTAL  
11/30/17

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

BOARD ACTION AND VOTE

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

11. **Approval of Planning Assistance to Municipalities and  
Communities (PAMC) Program Guidelines and  
Procedures.**

Council District:

STAFF RECOMMENDATION: DISCUSSION  
(D'AMBROSI)