

- 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, December 14, 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 – November 9, 2017
- 3A. Legislative Work Session:
STAFF RECOMMENDATION: Discussion
(CHECKLEY)
- 3B. 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 (HARPP property, Aquasco, MD); to discuss “FY 18 Land Acquisition Priorities” and to consult with Counsel.
STAFF RECOMMENDATION: APPROVAL/BRIEFING
(TYNER/CONFORTI/CLAGGETT/SUN/ASAN)

PGCPB AGENDA

12/14/17

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 RESOLUTIONS – NONE

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

**4B. DRAFT RESOLUTIONS – CASES HEARD ON
NOVEMBER 30, 2017**

PGCPB NO. 17-154 – DSP-99044-14 – MALL AT
PRINCE GEORGE'S PLAZA (FREESTANDING
RESTAURANT PAD)

PGCPB NO. 17-155 – DSP-99044-15 – MALL AT
PRINCE GEORGE'S PLAZA (ENDCAP SIGNAGE)

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

4C. DRAFT RESOLUTIONS - NONE

PGCPB AGENDA

12/14/17

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

BOARD ACTION AND VOTE

REGULAR AGENDA

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

5. **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 of Gibbs and Haller requested a reconsideration of Conditions 14 and 15. The request was APPROVED at the Planning Board Meeting on October 5, 2017.**

NOTE: THIS ITEM MUST BE HEARD BEFORE ITEM 6 (PGCPB NO. 13-24(A)).

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 51st and 52nd Avenues. (PA 66 & 68)

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

(48.57 acres) (10/31/12)

M Square Associates, LLC, Applicant

STAFF RECOMMENDATION: APPROVAL with conditions
(CONNER)

6. **NOTE: THIS ITEM MUST BE HEARD AFTER ITEM 5 (4-12014).**

DRAFT RESOLUTION – CASE HEARD ON DECEMBER 14, 2017

PGCPB NO. 13-24(A) – 4-12014 – LITTON TECHNOLOGY CENTER

STAFF RECOMMENDATION: APPROVAL
(CONNER)

PGCPB AGENDA
12/14/17

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. **A-10043 LINDA LANE COMMERCIAL PARK**
Council District: 08 Municipality: None
The subject property is located on the western side of Branch Avenue (MD 5), in the southwest quadrant of its intersection with Linda Lane. (PA 76B)
(5.61± acres) (7/20/17)
C-S-C/R-80/M-I-O Zones
Curtis Properties, Inc., Applicant
Request: Rezone the property from C-S-C and R-80 Zones to the M-X-T Zone.
- STAFF RECOMMENDATION: DISAPPROVAL
(ALAM)

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

8. **NOTE: THIS CASE WAS CONTINUED FROM THE PLANNING BOARD MEETING OF OCTOBER 19, 2017.**
- NOTE: THIS CASE IS COMPANION WITH ITEM 9 (DPLS-454).**
- 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 Apartments complex.
- STAFF RECOMMENDATION: APPROVAL with conditions
(BISHOP)

PGCPB AGENDA
12/14/17

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

BOARD ACTION AND VOTE

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

9. **NOTE: THIS CASE IS COMPANION WITH ITEM 8 (DSP-15015).**

DPLS-454 HARBOR PLACE APARTMENTS

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)
(10.37± acres) (11/5/17)
R-18 Zone
Morgan Properties, Applicant
Request: Departure from parking and loading standards for a waiver of six parking spaces for the proposed clubhouse.

STAFF RECOMMENDATION: APPROVAL
(BISHOP)

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

10. **4-17021 BA/WRPR COLLEGE PARK, LLC**
(TCP- EXEMPT)
Council District: 03 Municipality: City of College Park
Located on west side of Baltimore Avenue (US 1), bounded by the north by Hartwick Road, and to the south of Guilford Drive. (PA 66)
M-U-I/D-D-O Zones
(5.82 acres) (9/27/17)
BA/WRPR College Park, LLC, Applicant
Request: 5 Parcels for 393 multifamily units and 84,475 square feet of retail.

70-Day limited has been waived to 3/1/18.

STAFF RECOMMENDATION:
• 4-17021 – APPROVAL with conditions
• VARIATION 24-122(a) – APPROVAL
(CONNER)

PGCPB AGENDA
12/14/17

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

BOARD ACTION AND VOTE

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

11. **DSP-17003 BA/WRPR COLLEGE PARK, LLC**
(TCP-EXEMPT)
Council District: 03 Municipality: City of College Park
Located on the west side of Baltimore Avenue (US 1), bounded to the north by Hartwick Road, and to the south by Guilford Drive. (PA 66)
M-U-I/D-D-O Zones (5.75 acres) (9/20/17)
BA/WPRP College Park, LLC, Applicant
Request: 393 multifamily units and 87,404 square feet of commercial use.

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

STAFF RECOMMENDATION: APPROVAL with conditions
(GROVER)

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

12. **Review the Analysis of Testimony and Staff Recommendation on Council Resolution CR-84-2017 proposing an amendment to 2017 Adopted Greater Cheverly Sector Plan.**

Council District: 05

STAFF RECOMMENDATION: APPROVAL of the draft comments to the District Council on the proposed amendment
(WHITE)

PGCPB AGENDA

12/14/17

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

BOARD ACTION AND VOTE

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

13. **NOTE: THIS CASE WAS CONTINUED FROM THE PLANNING BOARD MEETING OF NOVEMBER 30, 2017.**

NOTE: THIS CASE IS COMPANION WITH ITEM 14 (DDS-644)

NOTE: THIS ITEM MUST BE HEARD BEFORE ITEM 14 (DDS-644), ITEM 15 (PGCPB NO. 17-158), AND ITEM 16 (PGCPB NO. 17-159).

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: 103-rooms Hotel, 14,881 square-feet office building, 115 townhomes and 29,922 square-feet of commercial retail.

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

STAFF RECOMMENDATION:

- DSP-16055 – APPROVAL with conditions
- TCP2-094-96-04 – APPROVAL with conditions
- AC-17019 – APPROVAL with conditions

(KOSACK)

PGCPB AGENDA

12/14/17

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

BOARD ACTION AND VOTE

DEPARTURE FROM DESIGN STANDARDS (Inquiries call 301-952-3530)

14. **NOTE: THIS CASE IS COMPANION WITH ITEM 13 (DSP-16055).**

NOTE: THIS ITEM MUST BE HEARD AFTER ITEM 13 (DSP-16055), AND BEFORE ITEM 15 (PGCPB NO. 17-158), AND ITEM 16 (PGCPB NO. 17-159).

DDS-644 VISTA GARDENS WEST

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) (11/27/17)

Buena Vista West, LLC, Applicant

Request: Departure from Design Standards for a loading space access driveway within 50 feet of residential land.

STAFF RECOMMENDATION: APPROVAL with conditions (KOSACK)

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

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

DRAFT RESOLUTION – CASE HEARD ON DECEMBER 14, 2017

PGCPB NO. 17-158 - DSP-16055 – VISTA GARDENS WEST

STAFF RECOMMENDATION: APPROVAL (KOSACK)

PGCPB AGENDA
12/14/17

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

BOARD ACTION AND VOTE

DEPARTURE FROM DESIGN STANDARDS (Inquiries call 301-952-3530)

16. **NOTE: THIS ITEM MUST BE HEARD AFTER ITEM 14 (DDS-644).**

DRAFT RESOLUTION – CASE HEARD ON DECEMBER 14, 2017

PGCPB NO. 17-159 – DDS-644 – VISTA GARDENS WEST

STAFF RECOMMENDATION: APPROVAL
(KOSACK)

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

17. **NOTE: THIS CASE WAS CONTINUED FROM THE PLANNING BOARD MEETING OF NOVEMBER 30, 2017.**

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 D-D-O Zone, rezone the property from the R-T Zone to the M-X-T Zone and to develop the subject site with approximately 151, 365 square-feet of commercial/retail space, and 1,043 residential units.

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

STAFF RECOMMENDATION:

- CSP-16001 – APPROVAL with conditions
 - TCP1-004-2017 – APPROVAL with conditions
- (ZHANG)

PGCPB AGENDA
SUPPLEMENTAL
12/14/17

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)

18. **5-17151 ALLENTOWN ANDREWS GATEWAY, PLAT 1**
3 Parcels (3.52 acres)

5-17152 ALLENTOWN ANDREWS GATEWAY, PLAT 2
1 Parcel (3.49 acres)

5-17153 ALLENTOWN ANDREWS GATEWAY, PLAT 3
26 Lots & 4 Parcels (2.89 acres)

5-17154 ALLENTOWN ANDREWS GATEWAY, PLAT 4
33 Lots & 3 Parcels (3.52 acres)

Council District: 08
M-X-T/M-I-O Zone, 4-15022 and DSP-16020
Located in the northeast quadrant of Allentown Road and
Branch Avenue. (PA 76B)
Camp Springs Allentown, LLC, Applicant

Action must be taken on or before 1/6/18.

STAFF RECOMMENDATION: APPROVAL
(BRESSLER)

PGCPB AGENDA
SUPPLEMENTAL
12/14/17

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

BOARD ACTION AND VOTE

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

19. **5-17155 TOWNE SQUARE AT SUTLAND FEDERAL
CENTER, PHASE 1A**

Council District: 07

45 Lots & 5 Parcels, M-U-TC/D-D-O Zone (3.38 acres)

4-15005 & SP-150004

Located on the south side of Homer Avenue, east of
Suitland Road. (PA 75A)

Redevelopment Authority of Prince George's County,
Applicant

Action must be taken on or before 1/12/18.

STAFF RECOMMENDATION: APPROVAL
(BRESSLER)