



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.pgplanning.org

- 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, February 27, 2020

9:30 a.m. – Administrative Items

10:00 a.m. – Regular Items

SCHEDULED ITEM: 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 (Jones)

1. Commissioners' Items
2. Draft Minutes of PGCPB Meeting – None

- 3A. Legislative Work Session – Teleconference meeting of the M-NCPPC
STAFF RECOMMENDATION: Discussion
(BORDEN)
Prince George's County Council Bills: CB-6-2020, CB-7-2020, CB-9-2020, CB-10-2020, and CB-12-2020
(HIGHTOWER)
- 3B. Executive Session

PGCPB AGENDA

2/27/2020

Prince George's County Planning Department
Andree Green Checkley, Esq., 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–4D)

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 – CASES HEARD ON
FEBRUARY 6, 2020**

PGCPB NO. 20-21 – 4-18026 – BRANDYWINE CORNER
PGCPB NO. 20-22 – 4-19032 – AMBER RIDGE

STAFF RECOMMENDATION: APPROVAL
(CONNER)

URBAN DESIGN SECTION ITEMS (Inquiries call 301-952-3530)

**4B. DRAFT RESOLUTION – CASE HEARD ON
FEBRUARY 6, 2020**

PGCPB NO. 20-19 – CSP-18007 – HOPE VILLAGE
CENTER

STAFF RECOMMENDATION: APPROVAL
(KOSACK)

PGCPB AGENDA
2/27/2020

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

BOARD ACTION AND VOTE

ZONING SECTION ITEMS (Inquiries call 301-952-3530)

4C. **DRAFT RESOLUTIONS – NONE**

PGCPB AGENDA
SUPPLEMENTAL
2/27/2020

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

BOARD ACTION AND VOTE

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

- 4D. **5-19155 BA/WRPR COLLEGE PARK, LLC**
Council District: 03
4 Parcels, M-U-I/D-D-O Zone (5.60 acres) 4-17021
and DSP-17003
Fee-in-lieu: No
Located in the west side of US 1 (Baltimore Avenue), north of
Guilford Drive. (PA 66)
College Park JV, LLC, Applicant
Bohler Engineering, Engineer

Action must be taken on or before 3/25/2020.

STAFF RECOMMENDATION: APPROVAL
(CONNER)

PGCPB AGENDA
2/27/2020

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

BOARD ACTION AND VOTE

REGULAR AGENDA

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

5. **NOTE: THIS ITEM IS COMPANION WITH ITEM 6 (DDS-665).**

DSP-19044 PARK PLACE

(TCP) (AC) (VARIANCES)

Council District: 01 Municipality: None

Located on the south side of Muirkirk Road, approximately 650 feet west of its intersection with Virginia Manor Road. (PA 60)

I-3 Zone (17.21 acres) (10/2/2019)

Konterra Associates, LLC, Applicant

Request: Develop 128,810 square feet of flexible industrial space for office, warehouse, and wholesale trade uses.

Action must be taken on or before 2/29/20.

STAFF RECOMMENDATION:

- DSP-19044 – APPROVAL with conditions
- TCP2-029-2019 – APPROVAL with conditions
- AC-20005 – APPROVAL with conditions
- VARIANCES – APPROVAL with conditions

(BUSH)

PGCPB AGENDA
2/27/2020

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

BOARD ACTION AND VOTE

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

6. **NOTE: THIS ITEM IS COMPANION WITH ITEM 5 (DSP-19044).**

DDS-665 PARK PLACE

Council District: 01 Municipality: None

Located on the south side of Muirkirk Road, approximately 650 feet west of its intersection with Virginia Manor Road. (PA 60)

I-3 Zone (17.21 acres) (10/2/2019)

Konterra Associates, LLC, Applicant

Request: Departure from Design Standards to allow a reduction in the standard parking space size.

STAFF RECOMMENDATION: APPROVAL
(BUSH)