

NOTE: Cases on this agenda will be heard on March 26, 2020 at 10:00 a.m.

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, March 19, 2020

10:00 a.m. – Administrative/Parks & Recreation/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
STAFF RECOMMENDATION: Discussion
(CHECKLEY)
- 3B. Executive Session

PGCPB AGENDA
3/19/2020

Department of Parks and Recreation
Bill Tyler, Director

BOARD ACTION AND VOTE

PARKS AND RECREATION ITEMS (Inquiries call 301-699-2582)

- 3C. **NOTE: THIS ITEM WAS REMOVED FROM THE
AGENDA.**

PGCPB AGENDA
3/19/2020

Office of the Secretary-Treasurer
Joseph C. Zimmerman, Secretary-Treasurer

BOARD ACTION AND VOTE

DEPARTMENT OF FINANCE ITEM

3D. **NOTE: THIS ITEM WAS REMOVED FROM THE
AGENDA.**

PGCPB AGENDA

3/19/2020

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

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 1:30 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 – NONE**

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

4C. **DRAFT RESOLUTIONS – NONE**

PGCPB AGENDA

3/19/2020

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. **DSP-19043 ROYAL FARMS #356**
(TCP – EXEMPT)
Council District: 05 Municipality: None
Located in the southeast quadrant of the intersection of
Ardwick Ardmore Road and Pennsy Drive. (PA 72)
(2.90 acres) (1/9/2020)
I-1 Zone
Two Farms Inc., D/B/A/ Royal Farms, Applicant
**Request: Construction of a 4,649-square-foot food and
beverage store and a gas station.**

Action must be taken on or before 3/19/2020.

STAFF RECOMMENDATION: APPROVAL with
conditions
(BUSH)

6. **DSP-19023 SOUTH LAKE**
(TCP) (CSP)
Council District: 04 Municipality: Bowie
Located at the southwest quadrant of the intersection of MD
214 (Central Avenue) and US 301 (Robert S. Crain
Highway). (PA 74A)
E-I-A Zone (282.98 acres) (1/15/2020)
South Lake Partners LLC, Applicant
**Request: Development of 1,035 dwelling units as part of
a mixed-use planned community, and amendment to
Conceptual Site Plan layout.**

Action must be taken on or before 3/25/20.

STAFF RECOMMENDATION:
• DSP-19023 – APPROVAL with conditions
• TCP2-26-05-03 – APPROVAL with conditions
• CSP-02004 – APPROVAL with conditions
(BOSSI/ZHANG)

PGCPB AGENDA

3/19/2020

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

BOARD ACTION AND VOTE

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

7. **DSP-19024 SOUTH LAKE (UMBRELLA ARCHITECTURE)**
Council District: 04 Municipality: Bowie
Located in the southwest quadrant of the intersection of MD 214 (Central Avenue) and US 301 (Robert S. Crain Highway). (PA 74A)
E-I-A Zone (282.97 acres) (1/15/2020)
South Lake Partners LLC, Applicant
Request: Approval of an umbrella architecture detailed site plan for 27 single-family detached models, 13 single-family attached models, and 2 two-family attached models.

Action must be taken on or before 3/24/2020.

STAFF RECOMMENDATION: APPROVAL with conditions
(ZHANG)

8. **NOTE: THIS CASE IS COMPANION WITH ITEM 9 (DPLS-468).**

DSP-18037 CLINTON VETERINARY HOSPITAL (TCP - EXEMPT) (AC)
Council District: 09 Municipality: None
Located on the east side of Brandywine Road, approximately 395 feet south of its intersection with Clinton Manor Drive. (PA 81A)
R-80 Zone (0.52 acre) (12/11/2019)
Veterinary Realty LLC, Applicant
Request: Construction of a 2,340-square-foot addition to an existing animal hospital.

Action must be taken on or before 4/19/2020.

STAFF RECOMMENDATION:
• DSP-18037 – APPROVAL with conditions
• AC-20002 Section 4.6 – DISAPPROVAL
• AC-20002 Section 4.7 – APPROVAL
(BURKE)

PGCPB AGENDA

3/19/2020

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

BOARD ACTION AND VOTE

DEPARTURE FROM PARKING AND LOADING SPACES

(Inquiries call 301-952-3530)

9. **NOTE: THIS CASE IS COMPANION WITH ITEM 8 (DSP-18037).**

DPLS-468 CLINTON VETERINARY HOSPITAL

Council District: 09 Municipality: None

Located on east side of Brandywine Road, approximately 395 feet south of its intersection with Clinton Manor Drive.

(PA 81A)

R-80 Zone (0.52 acre) (12/11/2019)

Veterinary Realty LLC, Applicant

Request: Departure from Parking and Loading Spaces to allow a reduction in three parking spaces.

STAFF RECOMMENDATION: APPROVAL
(BURKE)

PGCPB AGENDA
SUPPLEMENTAL
3/19/2020

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

BOARD ACTION AND VOTE

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

10. **NOTE: THIS CASE WAS CONTINUED FROM THE
PLANNING BOARD MEETING OF MARCH 12, 2020.**

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

**4-19005 THE FAIRWAYS AT GLENN DALE ESTATES
(TCP) (VARIANCE)**

Council District: 04 Municipality: None

Located on the east side of Prospect Hill Road, approximately
1,600 feet northeast of its intersection with Glenn Dale
Boulevard.

(PA 70)

O-S/R-18C Zones (125.16 acres) (11/25/2019)

Fairways Glenn Dale MD, LP, Applicant

**Request: 272 lots and 15 parcels for development of 210
single-family detached dwellings and 62 single-family
attached dwellings.**

Action must be taken on or before 4/28/2020.

STAFF RECOMMENDATION:

- 4-19005 – APPROVAL with conditions
- TCP1-016-2019 – APPROVAL with conditions
- VARIANCE – APPROVAL

(CONNER)

11. **NOTE: THIS ITEM MUST BE HEARD AFTER ITEM 10.**

**DRAFT RESOLUTION – CASE HEARD ON
MARCH 19, 2020.**

PGCPB NO. 2020-36 - 4-19005 – THE FAIRWAYS AT
GLENN DALE ESTATES

STAFF RECOMMENDATION: APPROVAL
(CONNER)