



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, March 26, 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 – February 27, 2020
  
- 3A. Legislative Work Session  
STAFF RECOMMENDATION: Discussion  
(CHECKLEY)
- 3B. Executive Session

PGCPB AGENDA

3/26/2020

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–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 RESOLUTION – CASE HEARD ON  
MARCH 5, 2020**

PGCPB NO. 2020-31 – SDP-1202-07 – CANTER CREEK,  
PHASE III & IV

STAFF RECOMMENDATION: APPROVAL  
(KOSACK)

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

**4C. DRAFT RESOLUTION – CASE HEARD ON  
MARCH 5, 2020**

PGCPB NO. 2020-30 – DSDS-696 – COLLINGBROOK  
AT RODENHAUSER

STAFF RECOMMENDATION: APPROVAL  
(CONNER)

PGCPB AGENDA

3/26/2020

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 CASE IS COMPANION WITH ITEM 6 (DPLS-465).**

**DSP-04013-01 EZ STORAGE (CAPITOL HEIGHTS)**  
(TCP)

Council District: 06 Municipality: None  
Located on the east side of Ritchie Road, approximately  
700 feet south of the intersection with Edgeworth Drive.  
(PA 75A)

I-1/M-I-O Zones (3.94 acres) (1/17/2020)

Capitol Heights Land, LLLP, Applicant

**Request: 50,000 square foot addition to an existing  
consolidated storage facility.**

Action must be taken on or before 3/27/2020.

STAFF RECOMMENDATION:

- DSP-04013-01 – APPROVAL with conditions
- TCP2-087-04-01 – APPROVAL with conditions  
(BURKE)

DEPARTURE FROM PARKING AND LOADING SPACES

(Inquiries call 301-952-3530)

6. **NOTE: THIS CASE IS COMPANION WITH ITEM 5 (DSP-04013-01).**

**DPLS-465 EZ STORAGE (CAPITOL HEIGHTS)**

Council District: 06 Municipality: None  
Located on the east side of Ritchie Road, approximately  
700 feet south of the intersection with Edgeworth Drive.  
(PA 75A)

I-1/M-I-O Zones (3.94 acre) (1/17/2020)

Capitol Heights Land, LLLP, Applicant

**Request: Departure from the numbers of parking and  
loading spaces.**

STAFF RECOMMENDATION: APPROVAL  
(BURKE)

PGCPB AGENDA

3/26/2020

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

BOARD ACTION AND VOTE

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

7. **NOTE: THIS CASE IS COMPANION WITH ITEM 8 (DSP-19053).**

**NOTE: THIS CASE MUST BE HEARD BEFORE ITEM 8 (DSP-19053).**

**CSP-19009 5600 AGER ROAD**

(TCP – EXEMPT)

Council District: 02 Municipality: Hyattsville

Located in the northwest quadrant of the intersection of Ager Road and Jamestown Road. (PA 68)

M-X-T/T-D-O Zones (0.32 acre) (1/17/2020)

Hyattsville West One, LLC, Applicant

**Request: Property owner request to change the list of allowed uses for this property in accordance with Section 27-548.09.01(b).**

Action must be taken on or before 3/27/20.

STAFF RECOMMENDATION: APPROVAL with conditions  
(BOSSI)

PGCPB AGENDA

3/26/2020

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

BOARD ACTION AND VOTE

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

8. **NOTE: THIS CASE IS COMPANION WITH ITEM 7 (CSP-19009).**

**NOTE: THIS CASE MUST BE HEARD AFTER ITEM 7 (CSP-19009).**

**DSP-19053 5600 AGER ROAD (PROPERTY)**

(TCP – EXEMPT)

Council District: 02 Municipality: Hyattsville

Located in the northwest quadrant of the intersection of  
Ager Road and Jamestown Road. (PA 68)

M-X-T/T-D-O Zones (0.32 acre) (1/17/2020)

Mariachiara “Meri” Baroni, Applicant

**Request: Property owner request to change the list of  
allowed uses for this property in accordance with Section  
27-548.09.01(b).**

Action must be taken on or before 3/27/20.

STAFF RECOMMENDATION: APPROVAL with  
conditions  
(BOSSI)