



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, April 2, 2020

10:00 a.m. – Administrative Items
10:30 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
STAFF RECOMMENDATION: Discussion
(CHECKLEY)
- 3B. Executive Session

PGCPB AGENDA

4/2/2020

Department of Parks and Recreation

Bill Tyler, Director

BOARD ACTION AND VOTE

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

3C. **PARKS REALIGNMENT UPDATE**

STAFF RECOMMENDATION: INFORMATION
(TYLER/TYNER/RAMOS/BEAVERS/PADILLA)

PGCPB AGENDA
4/2/2020

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

BOARD ACTION AND VOTE

DEPARTMENT OF FINANCE ITEM

3D. JANUARY 31, 2020 PROJECTIONS

STAFF RECOMMENDATION: INFORMATION
(ZIMMERMAN)

PGCPB AGENDA

4/2/2020

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 10:30 A.M.

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

**4A. DRAFT RESOLUTIONS – CASES HEARD ON
MARCH 12, 2020**

PGCPB NO. 2020-32 – 5-19090 THROUGH 5-19093 –
MARLBORO RIDGE

PGCPB NO. 2020-33 – 4-18031 – ACCOKEEK
PROPERTY

PGCPB NO. 2020-35 – 4-18001 – MAGRUDER POINTE

STAFF RECOMMENDATION: APPROVAL
(CONNER)

PGCPB AGENDA

4/2/2020

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

BOARD ACTION AND VOTE

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

4B. **DRAFT RESOLUTION – CASE HEARD ON
MARCH 26, 2020**

PGCPB NO. 2020-34 – CSP-19008 – WOODYARD
STATION

STAFF RECOMMENDATION: APPROVAL
(KOSACK)

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

4C. **DRAFT RESOLUTIONS – NONE**

PGCPB AGENDA

4/2/2020

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

BOARD ACTION AND VOTE

REGULAR AGENDA

COUNTYWIDE PLANNING DIVISION (Inquiries call 301-952-3680)

5. **MANDATORY REFERRAL NO. MR-1930F
(WASHINGTON METROPOLITAN TRANSIT
AUTHORITY)**

Council District: 03 Municipality: N/A
General Plan: Established Communities
Location: 4000 block of Garden City Drive at new
Carrollton Metro Station.
(PA 72)
Zone(s): M-X-T/T-D-O (3.63 acres)
Date Accepted: 2/3/2020
WMATA, Applicant

Request: WMATA proposes to relocate its regional office from Washington, D.C. to Prince George's County. The project location is on a WMATA owned 3.63-acres site at the New Carrollton Metro Station. The new office building is 14 stories in height and approximately 371,800 square feet which includes 3,000 square feet retail, and will include a 10,000 square-foot penthouse with access to an existing parking garage and a surface parking lot.

Action must be taken on or before 4/2/2020.

STAFF RECOMMENDATION: APPROVAL
Transmit staff report to applicant
(OSEI)

PGCPB AGENDA

4/2/2020

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. **DDS-661 CHICK-FIL-A BRANDYWINE**
Council District: 09 Municipality: None
Located on the west side of US 301 (Crain Highway) at its intersection with Albert Road. (PA 85A)
C-S-C Zone (1.04 acres) (1/28/2020)
Chick-Fil-A, Applicant
Request: Departure from Section 4.2 of the Landscape Manual to permit a low wall and no shade trees within the required landscape strip.

STAFF RECOMMENDATION: APPROVAL with conditions
(SIEVERS)

ZONING CASE TO BE HEARD (Inquiries call 301-952-3530)

7. **CNU-51768-2019 CRESCENT SQUARE APARTMENTS**
Council District: 04 Municipality: Greenbelt
Located on the south side of Parkway Road, west of its intersection with Crescent Road. (PA 67)
(.63 acre) (1/16/2020)
R-18/R-P-C Zones
Crescent Square Apartments, Applicant
Request: Certification of Non-Conforming multifamily use.

STAFF RECOMMENDATION: APPROVAL
(DIAZ-CAMPBELL)

PGCPB AGENDA

4/2/2020

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

BOARD ACTION AND VOTE

ZONING CASE TO BE HEARD (Inquiries call 301-952-3530)

8. **CNU- 53400-2019 CRESCENT SQUARE APARTMENTS**
Council District: 04 Municipality: Greenbelt
Located on the south side of Crescent Road and west of its intersection with Garden Way Court. (PA 67)
(1.17 acres) (1/16/2020)
R-18/R-P-C/R-T Zones
Crescent Square Apartments, Applicant
Request: Certification of a Non-Conforming multifamily use.

STAFF RECOMMENDATION: APPROVAL
(DIAZ-CAMPBELL)

9. **CNU-26029-2019 E & K INTERNATIONAL FOOD MARKET, LLC**
Council District: 08 Municipality: None
Located on the west side of Livingston Road, approximately 0.3 miles north of Oxon Hill Road. (PA 80)
(0.25 acre) (2/20/2020)
C-M Zone
Ebrima Jallow, Applicant
Request: Certification of a nonconforming use for a food or beverage store.

STAFF RECOMMENDATION: PARTIAL APPROVAL
(DIAZ-CAMPBELL)

PGCPB AGENDA

4/2/2020

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. **4-19031 EAST PINES**
(TCP – EXEMPT) (VARIATION)
Council District: 03 Municipality: None
Located on south side of Riverdale Road, at the intersection of 67th Place and Riverdale Road. (PA 69)
R-18/R-55 Zones (3.24 acres) (1/31/2020)
DGV Apartments LLC, Applicant
Request: 1 Parcel for 250 multifamily dwelling units and 25,000 square feet of commercial development.

Action must be taken on or before 6/9/2020.

STAFF RECOMMENDATION: APPROVAL of Request for Continuance
(DIAZ-CAMPBELL)

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

11. **DSP-19009 WESTPHALIA EAST**
(TCP)
Council District: 06 Municipality: None
Located on the west side of Melwood Road, approximately 1,388 feet north of MD 4 (Pennsylvania Avenue). (PA 78)
M-I-O/M-X-T Zones (58.06 acres) (1/22/2020)
Westphalia Development MD, LLC, Applicant
Request: Construction of 75 single-family detached, 416 single-family attached, and 164 two-family attached dwellings units.

Action must be taken on or before 5/13/2020.

STAFF RECOMMENDATION:
• DSP-19009 – APPROVAL with conditions
• TCP11-029-12-10 – APPROVAL with conditions
(HURLBUTT)

PGCPB AGENDA

4/2/2020

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

BOARD ACTION AND VOTE

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

12. **DSP-04067-09 WOODMORE COMMONS**

(TCP)

Council District: 05 Municipality: None

Located in the northeast quadrant of the intersection of Ruby

Lockhart Boulevard and St. Joseph's Drive. (PA 73)

M-X-T Zone (9.34 acres) (1/22/2020)

Balk Hill Ventures, LLC, Applicant

Request: 284 multifamily dwelling units in seven buildings, 4,000 square foot clubhouse, and surface parking.

Action must be taken on or before 5/16/2020.

STAFF RECOMMENDATION: APPROVAL of Request for Continuance to 4/16/2020.

(BISHOP)

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

13. **PLANNING ASSISTANCE TO MUNICIPALITIES AND COMMUNITIES (PAMC) PROGRAM:**

1) City of Hyattsville application requesting funding to

reimburse trainer's fee for 4-day workshop on Crime

Prevention Through Environmental Design (CPTED)

2) Town of Cheverly requesting extension of On-call

Contract 340030 to include the "Old Fourth Ward" in the

National Register of Historic Places Nomination

Councilmanic District: 2: Councilmember Deni Taveras

Councilmanic District 5: Councilmember Jolene Ivey

At-Large: Councilmember Mel Franklin

At-Large: Councilmember Calvin Hawkins

STAFF RECOMMENDATION: APPROVAL of Hyattsville PAMC application; APPROVAL of extension of Contract 340030

(IRMINGER/SAMS/STACHURA)