**LONG RANGE AGENDA**

**June 6, 2024 – June 27, 2024**

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4-21055 TERRAPIN HOUSE 6

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4-22033 CAROZZA PROPERTY 10

4-22050 FAIRVIEW 7

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| PGCPB AGENDA  6/6/2024  Prince George’s County Planning Department BOARD ACTION AND VOTE  Lakisha Hull, AICP, LEED AP BD+C, Planning Director | | |
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| ZONING SECTION ITEM (Inquiries call 301‑952‑3530) | |  |
| 4D. | **SPE-2023-004 FIRST LEARNING STAGES DAYCARE CENTER**  Council District: 08 Municipality: None  Location: On the north side of White Oak Drive, approximately 200 feet west of the intersection with Livingston Road.  Planning Area: 76B  Growth Policy Area: Established Communities  Zoning Prior: C-O Zoning: CGO  Gross Acreage: 1.38 Date Accepted: 01/11/2024  Applicant: Karen Williamson  **Request: Special exception for a daycare center for 20 children.** |  |
| ZONING MAP AMENDMENT (Inquiries call 301-952-3530) | |  |
| 4E. | ZMA-2023-002 4110 SUIT ROAD Council District: 06 Municipality: N/A  Location: On the north side of Suitland Parkway, to the west of its intersection with Forestville Road  Planning Area: 75A  Growth Policy Area: Established Communities  Zoning Prior: I-1; R-80 Zoning: IE/RSF-95  Gross Acreage: 14.22 Date Accepted: 03/07/2024  Applicant: Suit & Forest OI, LLC  **Request: Rezone the property from the RSF-95 Zone and IE Zone, to the IE Zone** |  |

| PGCPB AGENDA  6/6/2024  Prince George’s County Planning Department BOARD ACTION AND VOTE  Lakisha Hull, AICP, LEED AP BD+C, Planning Director | | | | |
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| REGULAR AGENDA | | | | |
| PRELIMINARY PLAN OF SUBDIVISION (Inquiries call  301-952-3530) | | |  | |
| 5. | **4-24008 SPACE MAKER SELF-STORAGE**  (TCP-EXEMPT)  Council District: 06 Municipality: N/A  Location: On the east side of Westhampton Avenue, approximately 480 feet south of MD 214 (Central Avenue).  Planning Area: 75A  Growth Policy Area: Established Communities  Zoning Prior: I-1/M-I-O Zoning: IE/LTO-e/MIO  Gross Acreage: 3.30 Date Accepted: 03/25/2024  Applicant: Layton Warehouse LLC  **Request:** **2 parcels for 137,115 square feet of industrial development**  Planning Board Action Limit: (140-day) 9/12/2024 | |  | |
| PRELIMINARY PLAN OF SUBDIVISION (Inquiries call  301-952-3530) | | | |  | |
| 6. | | **4-24009 KENILWORTH INTERCHANGE INDUSTRIAL PARK**  (TCP)  Council District: 05 Municipality: Cheverly  Location: On the south side of Lydell Road, approximately 850 feet east of its intersection with MD 201 (Kenilworth Avenue)  Planning Area: 69  Growth Policy Area: Established Communities  Zoning Prior: I-1 Zoning: IE  Gross Acreage: 1.90 Date Accepted: 03/20/2024  Applicant: Civil Construction, LLC  **Request:** **One lot for 15,000 square feet of industrial development**  Planning Board Action Limit: 9/7/2024 (140-day) | |  | |

| PGCPB AGENDA  6/6/2024  Prince George’s County Planning Department BOARD ACTION AND VOTE  Lakisha Hull, AICP, LEED AP BD+C, Planning Director | | |
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| PRELIMINARY PLAN OF SUBDIVISION (Inquiries call  301-952-3530) | |  |
| 7. | **PPS-2023-024 ADDISON PARK**  (TCP)(VARIATION)(VARIANCE)  Council District: 07 Municipality: N/A  Location: In the southeast quadrant of the intersection of MD 322 (Old Central Avenue) and Rollins Avenue  Planning Area: 75A  Growth Policy Area: Established Communities  Zoning Prior: R-55/D-D-O Zoning: RSF-65  Gross Acreage: 10.91 Date Accepted: 02/06/2024  Applicant: Redevelopment Authority of Prince George’s County  **Request:** **4 parcels and 4 outparcels for development of 293 multifamily dwellings for the elderly and 29,572 square feet of commercial and institutional development**  Planning Board Action Limit: 6/25/2024 |  |
| SPECIFIC DESIGN PLAN (Inquiries call 301-952-3530) | |  |
| 8. | **SDP-2303 DOBSON FARMS**  (TCP)(VARIANCE)  Council District: 09 Municipality: N/A  Location: On the south side of McKendree Road, approximately 1,400 feet west of its intersection with US 301 (Crain Highway).  Planning Area: 85A  Growth Policy Area: Established Communities  Zoning Prior: R-S Zoning: LCD  Gross Acreage: 581.06 Date Accepted: 01/31/2024  Applicant: D.R. Horton, Inc.  **Request: Infrastructure improvements including public streets, water, sewer, stormdrain utilities, and stormwater management facilities.**  Action must be taken on or before: 6/13/2024 |  |

| PGCPB AGENDA  6/6/2024  Prince George’s County Planning Department BOARD ACTION AND VOTE  Lakisha Hull, AICP, LEED AP BD+C, Planning Director | | | |
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| COUNTYWIDE PLANNING DIVISION (Inquiries call 301-952-3680) | |  |
| 9. | **MRF-2023-010 MARGARET BRENT ELEMENTARY SCHOOL**  Council District: 03 Municipality: New Carrollton  Location: 5816 Lamont Terrace, 20784  Planning Area: 69  Growth Policy Area: Established Communities  Zoning Prior: R-55 Zoning: RSF-65  Gross Acreage: 11.00 Date Accepted: 04/05/2024  Applicant: Prince George’s County Public Schools  **Request: Replace the existing elementary school as part of Phase II of the Blueprint Schools program**  Action must be taken on or before 6/6/2024. |  |

| **TENTATIVE** PGCPB AGENDA  6/13/2024  Prince George’s County Planning Department BOARD ACTION AND VOTE  Lakisha Hull, AICP, LEED AP BD+C, Planning Director | | | | |
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| EXTENSION REQUEST FOR A PRELIMINARY PLAN (Inquiries call 301-952-3530) | | |  | |
| 5. | **NOTE: This Preliminary Plan of Subdivision was approved by the Planning Board on May 26, 2022 and is valid through June 16, 2024. Matthew C. Tedesco, by letter dated April 24, 2024, requested a one-year extension of this approval. If this request is approved, the PPS will be valid through June 16, 2025.**  **4-21055 TERRAPIN HOUSE**  (TCP-EXEMPT)  Council District: 03 Municipality: College Park  Location: On the north side of Hartwick Road, between Yale Avenue and Baltimore Avenue  Planning Area: 66  Growth Policy Area: Established Communities  Zoning Prior: M-U-I/R-55/D-D-O/APA-6  Zoning: LTO-E/RSF-65/APA-6  Gross Acreage: 0.89 Extension File Date: 4/24/2024  Applicant: Green Hill Capital Corporation | |  | |
| PRELIMINARY PLAN OF SUBDIVISION (Inquiries call  301-952-3530) | | | |  | |
| 6. | | **4-23012 RENEWAL CHRISTIAN CENTER**  (TCP)  Council District: 09 Municipality: N/A  Location: 6601 Chew Road Upper Marlboro  Planning Area: 82A  Growth Policy Area: Rural & Agricultural  Zoning Prior: R-A Zoning: AR  Gross Acreage: 23.34 Date Accepted: 03/20/2024  Applicant: Renewal Christian Center, Inc.  **Request:** **One parcel for 24,920 square feet of institutional development**  Planning Board Action Limit: 9/7/2024 (140-day) | |  | |

| **TENTATIVE** PGCPB AGENDA  6/13/2024  Prince George’s County Planning Department BOARD ACTION AND VOTE  Lakisha Hull, AICP, LEED AP BD+C, Planning Director | | | |
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| PRELIMINARY PLAN OF SUBDIVISION (Inquiries call  301-952-3530) | | |  |
| 7. | **4-22050 FAIRVIEW**  (TCP)(VARIATIONS)(VARIANCE)  Council District: 05 Municipality: N/A  Location: In the northeast quadrant of the intersection of I‑95/495 (Capital Beltway) and MD 704 (Martin Luther King, Jr. Highway)  Planning Area: 73  Growth Policy Area: Established Communities  Zoning Prior: C-S-C Zoning: CGO  Gross Acreage: 7.65 Date Accepted: 02/13/2024  Applicant: DD Land Holding, LLC  **Request:** **65 lots and 5 parcels for development of 65 single-‑family attached dwellings.**  Planning Board Action Limit: 7/3/2024 (140-day) | |  |
| CONCEPTUAL SITE PLAN (Inquiries call 301-952-3530) | |  | |
| 8. | **CSP-07003-01 KONTERRA TOWN CENTER EAST**  (TCP)  Council District: 01 Municipality: None  Location: On the east side of I-95/495, south and west of Konterra Drive Road, and north of MD 200 (Intercounty Connector)  Planning Area: 60  Growth Policy Area: Established Communities  Zoning Prior: M-X-T Zoning: TAC-c  Gross Acreage: 402.98 Date Accepted: 03/29/2024  Applicant: Konterra Associates, LLC; Konterra Core Ventures, LLC., and Konterra Environs Ventures, LLC.  **Request: CSP revision to add Parcels 145, 126 and 5 or ±5.6 acres**  Planning Board Action Limit: Indefinite waiver |  | |

| **TENTATIVE** PGCPB AGENDA  6/13/2024  Prince George’s County Planning Department BOARD ACTION AND VOTE  Lakisha Hull, AICP, LEED AP BD+C, Planning Director | | | | |
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| SPECIFIC DESIGN PLAN (Inquiries call 301-952-3530) | |  | | |
| 9. | **SDP-2304 SADDLE RIDGE**  (TCP)  Council District: 09 Municipality: N/A  Location: On the south side of Floral Park Road, approximately 268 feet west of its intersection with Old Liberty Lane  Planning Area: 85A  Growth Policy Area: Established Communities  Zoning Prior: R-S Zoning: LCD  Gross Acreage: 289.01 Date Accepted: 02/14/2024  Applicant: D.R. Horton, Inc.  **Request: Infrastructure improvements including public streets, water, sewer, stormdrain utilities, and stormwater management facilities.**  Action must be taken on or before 6/20/2024 |  | | |
| COUNTYWIDE PLANNING DIVISION (Inquiries call 301-952-3680) | | |  |
| 10. | **MRF-2023-007 ROBERT FROST SCHOOL**  Council District: 03 Municipality: New Carrollton  Location: 6419 85th Avenue  Planning Area: 69  Growth Policy Area: Established Communities  Zoning Prior: R-55 Zoning: RSF-65  Gross Acreage: 6.52 Date Accepted: 04/05/2024  Applicant: Prince George’s County Public Schools  **Request: Replace the existing elementary school as part of Phase II of the Blueprint Schools program**  Action must be taken on or before 6/5/2024 | |  |

| **TENTATIVE** PGCPB AGENDA  6/20/2024  Prince George’s County Planning Department BOARD ACTION AND VOTE  Lakisha Hull, AICP, LEED AP BD+C, Planning Director | | | | |
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| PRELIMINARY PLAN OF SUBDIVISION (Inquiries call  301-952-3530) | | |  | |
| 5. | **4-23037 RIDGLEY MINISTRIES**  (TCP)(VARIANCE)  Council District: 06 Municipality: N/A  Location: On the west side of D'Arcy Road  Planning Area: 78  Growth Policy Area: Established Communities  Zoning Prior: R-R Zoning: RR  Gross Acreage: 4.74 Date Accepted: 03/22/2024  Applicant: Ridgley Church of God  **Request:** **1 parcel for 44,500 square feet of institutional development**  Planning Board Action Limit: 9/9/2024 (140-day) | |  | |
| DETAILED SITE PLAN (Inquiries call 301-952-3530) | | | |  |
| 6. | | **DSP-18020-01 CAPITAL ELECTRIC**  (TCP-EXEMPT)  Council District: 06 Municipality: N/A  Location: 8711 Westphalia Road, Upper Marlboro, MD  Planning Area: 78  Growth Policy Area: Established Communities  Zoning Prior: M-X-T/M-I-O Zoning: RMF-20  Gross Acreage: 45.40 Date Accepted: 04/01/2024  Applicant: Capital Westphalia Real Estate, LLC  **Request: Proposed 162,240-square-foot expansion of the 362,880 square feet of light industrial warehousing previously approved by the Planning Board**  Planning Board Action Limit: 6/20/2024 | |  |

| **TENTATIVE** PGCPB AGENDA  6/20/2024  Prince George’s County Planning Department BOARD ACTION AND VOTE  Lakisha Hull, AICP, LEED AP BD+C, Planning Director | | |
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| SPECIAL PERMIT (Inquiries call 301-952-3530) | |  |
| 7. | **SP-230001 TOWNE SQUARE AT SUITLAND FEDERAL CENTER-PHASE 2**  Council District: 07 Municipality: N/A  Location: On the south side of Towne Boulevard, approximately 100 feet east of its intersection with Evansgreen Drive  Planning Area: 75A  Growth Policy Area: Established Communities  Zoning Prior: MU-TC Zoning: LMUTC  Gross Acreage: 0.40 Date Accepted: 04/05/2024  Applicant: Redevelopment Authority of Prince George’s County  **Request: Revision to SP-150004 to replace two single-family detached dwellings with nine single-family attached dwellings**  Planning Board Action Limit: N/A |  |
| PRELIMINARY PLAN OF SUBDIVISION (Inquiries call  301-952-3530) | |  |
| 8. | **4-22033 CAROZZA PROPERTY**  (TCP)(VARIATIONS)  Council District: 09 Municipality: N/A  Location: 9702 & 10200 Marlboro Pike, Upper Marlboro  Planning Area: 77  Growth Policy Area: Established Communities  Zoning Prior: M-X-T/MIO Zoning: CGO/MIO  Gross Acreage: 59.93 Date Accepted: 03/22/2024  Applicant: Global City Communities, LLC  **Request:** **199 lots and 40 parcels for development of 199 townhouse units, 401 multifamily units, and 50,000 square feet of commercial development**  Planning Board Action Limit: 9/9/2024 |  |

| **TENTATIVE** PGCPB AGENDA  6/20/2024  Prince George’s County Planning Department BOARD ACTION AND VOTE  Lakisha Hull, AICP, LEED AP BD+C, Planning Director | | |
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| OFFICE OF THE PLANNING DIRECTOR (Inquiries call 301‑952‑3594) | |  |
| 9. | **Legislative Drafting Request LDR-82-2024**  Legislative Amendment to the Zoning Ordinance  Council District: All Municipality: All except Laurel  Location: Countywide  **Request: Seek the Planning Board’s recommendation on a proposed legislative amendment to the Zoning Ordinance to prohibit light emitting diode (LED) lights in commercial storefronts to reduce the harmful effects of light pollution on Prince George’s County residents and neighborhoods.**  Action must be taken on @. |  |
| OFFICE OF THE PLANNING DIRECTOR (Inquiries call 301‑952‑3594) | |  |
| 10. | **Legislative Drafting Request LDR-83-2024**  Legislative Amendment to the Zoning Ordinance  Council District: All Municipality: All except Laurel  Location: Countywide  **Request: Seek the Planning Board’s recommendation on a proposed legislative amendment to the Zoning Ordinance to revise the use-specific standards applicable to convenience stores by adding a minimum distance between convenience store uses; and set reasonable hours of operation for convenience stores in furtherance of the public safety, health, and welfare of citizens and residents of Prince George’s County.**  Action must be taken on @. |  |

| **TENTATIVE** PGCPB AGENDA  6/27/2024  Prince George’s County Planning Department BOARD ACTION AND VOTE  Lakisha Hull, AICP, LEED AP BD+C, Planning Director | | | | |
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| SPECIFIC DESIGN PLAN (Inquiries call 301-952-3530) | | |  | |
| 5. | **SDP-0307-H21 CAMERON GROVE, LOT 15 BLOCK D - RODGERS SCREEN ROOM**  (TCP-EXEMPT)  Council District: 06 Municipality: None  Location: 13206 Christie Place Upper Marlboro  Planning Area: 74A  Growth Policy Area: Established Communities  Zoning Prior: @ Zoning: LCD  Gross Acreage: 0.12 Date Accepted: 04/23/2024  Applicant: Loretta Rodgers  **Request: An 8-foot by 24-foot screen room addition to the rear of existing dwelling.**  Planning Board Action Limit: 7/2/2024 | |  | |
| VACATION PETITION (Inquiries call 301-952-3530) | | | |  |
| 6. | | **VPT-2024-001 MANCHESTER ESTATES**  **Petition to vacate 97,588 square feet of Gunston Lane**  Council District: 08 Municipality: N/A  Location: South of I-495, east of MD 5 (Branch Avenue)  Planning Area: 76B  Growth Policy Area: Established Communities  Zoning Prior: R-R/M-I-O Zoning: RR/MIO  Gross Acreage: 24.38 Date Accepted: 03/01/2024  Applicant: Karen Thomas | |  |

| **TENTATIVE** PGCPB AGENDA  6/27/2024  Prince George’s County Planning Department BOARD ACTION AND VOTE  Lakisha Hull, AICP, LEED AP BD+C, Planning Director | | | |
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| PRELIMINARY PLAN OF SUBDIVISION (Inquiries call  301-952-3530) | |  | |
| 7. | **4-23005 FLATS AT GLENRIDGE STATION**  (TCP)(VARIATION)  Council District: 03 Municipality: N/A  Location: 7011 Chesapeake Road Hyattsville  Planning Area: 69  Growth Policy Area: Established Communities  Zoning Prior: M-X-T/D-D-O Zoning: NAC  Gross Acreage: 3.00 Date Accepted: 04/18/2024  Applicant: Landover Hills Leased Housing Associates I, LLLP  **Request:** **One parcel for mixed-use development, including 245 multifamily dwelling units and 1,380 square feet of office**  Planning Board Action Limit: 6/27/2024 |  | |
| PRELIMINARY PLAN OF SUBDIVISION (Inquiries call  301-952-3530) | | |  |
| 8. | **NOTE: THIS CASE WAS CONTINUED FROM THE PLANNING BOARD MEETING OF MAY 2, 2024.**  **4-22014 HILL ROAD PROPERTY**  (TCP)(VARIATION)(VARIANCE)  Council District: 07 Municipality: N/A  Location: In the northwest quadrant of the intersection MD 214 (Central Avenue) and Hill Road.  Planning Area: 72  Growth Policy Area: Established Communities  Zoning Prior: M-I-O/R-18C/R-T  Zoning: MIO/RMF-20/RSF-A  Gross Acreage: 3.71 Date Accepted: 02/13/2024  Applicant: Retail RE Central Hill LLC  **Request:** **Two parcels and one outlot for development of 8,574 square feet of commercial development**  Planning Board Action Limit: 7/2/2024 | |  |

| **TENTATIVE** PGCPB AGENDA  6/27/2024  Prince George’s County Planning Department BOARD ACTION AND VOTE  Lakisha Hull, AICP, LEED AP BD+C, Planning Director | | |
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| DETAILED SITE PLAN (Inquiries call 301-952-3530) | |  |
| 9. | **DSP-23009 PROJECT TURTLE**  (TCP-EXEMPT)  Council District: 03 Municipality: College Park  Location: On the east side of US 1 (Baltimore Avenue), between Melbourne Place on the south and Navahoe street on the north  Planning Area: 66  Growth Policy Area: Established Communities  Zoning Prior: M-U-I/D-D-O/APA-4&6  Zoning: LTO-e/NAC//APA-4&6  Gross Acreage: 2.71 Date Accepted: 04/22/2024  Applicant: 8133 Baltimore Owner LLC  **Request:** **One mixed-use building with 299 multifamily dwelling units and 13,684 square feet of ground-floor commercial space**  Planning Board Action Limit: 7/1/2024 |  |
| DEPARTURE FROM DESIGN STANDARDS (Inquiries call 301‑952‑3530) | |  |
| 10. | DDS-23002 ONE LEG UP PETS (AC)  Council District: 01 Municipality: @  Location: Along Greencastle Road, approximately 400 feet west of its intersection with Birkhall Drive  Planning Area: 60  Growth Policy Area: Established Communities  Zoning Prior: R-R Zoning: RR  Gross Acreage: 2.75 Date Accepted: 04/01/2024  Applicant: One Leg Up Pets, LLC  **Request: Departure from design standards for relief from Section 27-554 for driveway and parking surfacing and from Section 27-563** |  |

| **TENTATIVE** PGCPB AGENDA  6/27/2024  Prince George’s County Planning Department BOARD ACTION AND VOTE  Lakisha Hull, AICP, LEED AP BD+C, Planning Director | | | |
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| PRELIMINARY PLAN OF SUBDIVISION (Inquiries call  301-952-3530) | | |  |
| 11. | **4-21040 IMBERLEY TOWNHOMES**  (TCP?)(VARIATION)  Council District: 05 Municipality: N/A  Location: 1990 Brightseat Road, Hyattsville, MD, 20785  Planning Area: 72  Growth Policy Area: Established Communities  Zoning Prior: O-S/M-X-T Zoning: AG/TAC-C  Gross Acreage: 22.12 Date Accepted: 03/04/2024  Applicant: Neighborhood Partners 100, LLC  **Request:** **Two parcels for residential development consisting of 170 condominium dwelling units.**  Planning Board Action Limit: 7/22/2024 | |  |
| SPECIFIC DESIGN PLAN (Inquiries call 301-952-3530) | |  | |
| 12. | **SDP-2305 NATIONAL CAPITAL BUSINESS PARK - PHASE 2**  (TCP)  Council District: 04 Municipality: N/A  Location: On the north side of Queens Court, approximately 1,000 feet west of Prince George’s Boulevard  Planning Area: 74A  Growth Policy Area: Established Communities  Zoning Prior: R-S Zoning: LCD  Gross Acreage: 90.20 Date Accepted: 04/22/2024  Applicant: NCBP Property, LLC c/o Manekin, LLC  **Request: Development of three warehouse distribution buildings totaling approximately 1,543,815 square feet**  Action must be taken on or before 7/2/2024. |  | |