**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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4-23012 RENEWAL CHRISTIAN CENTER 6

4-23037 RIDGLEY MINISTRIES 9

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4-24009 KENILWORTH INTERCHANGE INDUSTRIAL PARK 3

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MRF-2023-010 MARGARET BRENT ELEMENTARY SCHOOL 5

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SDP-2304 SADDLE RIDGE 8

SDP-2305 NATIONAL CAPITAL BUSINESS PARK - PHASE 2 15

SP-230001 TOWNE SQUARE AT SUITLAND FEDERAL CENTER-PHASE 2 10

SPE-2023-004 FIRST LEARNING STAGES DAYCARE CENTER 2

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ZMA-2023-002 4110 SUIT ROAD 2

| PGCPB AGENDA6/6/2024Prince George’s County Planning Department BOARD ACTION AND VOTELakisha 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: NoneLocation: On the north side of White Oak Drive, approximately 200 feet west of the intersection with Livingston Road. Planning Area: 76BGrowth Policy Area: Established CommunitiesZoning Prior: C-O Zoning: CGOGross 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 ROADCouncil District: 06 Municipality: N/ALocation: On the north side of Suitland Parkway, to the west of its intersection with Forestville RoadPlanning Area: 75AGrowth Policy Area: Established CommunitiesZoning Prior: I-1; R-80 Zoning: IE/RSF-95Gross 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 AGENDA6/6/2024Prince George’s County Planning Department BOARD ACTION AND VOTELakisha 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/ALocation: On the east side of Westhampton Avenue, approximately 480 feet south of MD 214 (Central Avenue).Planning Area: 75AGrowth Policy Area: Established CommunitiesZoning Prior: I-1/M-I-O Zoning: IE/LTO-e/MIOGross 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: CheverlyLocation: On the south side of Lydell Road, approximately 850 feet east of its intersection with MD 201 (Kenilworth Avenue)Planning Area: 69Growth Policy Area: Established CommunitiesZoning Prior: I-1 Zoning: IEGross 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 AGENDA6/6/2024Prince George’s County Planning Department BOARD ACTION AND VOTELakisha 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/ALocation: In the southeast quadrant of the intersection of MD 322 (Old Central Avenue) and Rollins AvenuePlanning Area: 75AGrowth Policy Area: Established CommunitiesZoning Prior: R-55/D-D-O Zoning: RSF-65Gross 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/ALocation: On the south side of McKendree Road, approximately 1,400 feet west of its intersection with US 301 (Crain Highway). Planning Area: 85AGrowth Policy Area: Established CommunitiesZoning Prior: R-S Zoning: LCDGross 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 AGENDA6/6/2024Prince George’s County Planning Department BOARD ACTION AND VOTELakisha 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 CarrolltonLocation: 5816 Lamont Terrace, 20784Planning Area: 69Growth Policy Area: Established CommunitiesZoning Prior: R-55 Zoning: RSF-65Gross Acreage: 11.00 Date Accepted: 04/05/2024Applicant: 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 AGENDA6/13/2024Prince George’s County Planning Department BOARD ACTION AND VOTELakisha 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 ParkLocation: On the north side of Hartwick Road, between Yale Avenue and Baltimore AvenuePlanning Area: 66Growth Policy Area: Established CommunitiesZoning Prior: M-U-I/R-55/D-D-O/APA-6Zoning: LTO-E/RSF-65/APA-6Gross 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/ALocation: 6601 Chew Road Upper MarlboroPlanning Area: 82AGrowth Policy Area: Rural & AgriculturalZoning Prior: R-A Zoning: ARGross 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 AGENDA6/13/2024Prince George’s County Planning Department BOARD ACTION AND VOTELakisha 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/ALocation: In the northeast quadrant of the intersection of I‑95/495 (Capital Beltway) and MD 704 (Martin Luther King, Jr. Highway)Planning Area: 73Growth Policy Area: Established CommunitiesZoning Prior: C-S-C Zoning: CGOGross 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: NoneLocation: On the east side of I-95/495, south and west of Konterra Drive Road, and north of MD 200 (Intercounty Connector) Planning Area: 60Growth Policy Area: Established CommunitiesZoning Prior: M-X-T Zoning: TAC-cGross 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 AGENDA6/13/2024Prince George’s County Planning Department BOARD ACTION AND VOTELakisha 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/ALocation: On the south side of Floral Park Road, approximately 268 feet west of its intersection with Old Liberty Lane Planning Area: 85AGrowth Policy Area: Established CommunitiesZoning Prior: R-S Zoning: LCDGross 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 CarrolltonLocation: 6419 85th Avenue Planning Area: 69Growth Policy Area: Established CommunitiesZoning Prior: R-55 Zoning: RSF-65Gross Acreage: 6.52 Date Accepted: 04/05/2024Applicant: 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 AGENDA6/20/2024Prince George’s County Planning Department BOARD ACTION AND VOTELakisha 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/ALocation: On the west side of D'Arcy Road Planning Area: 78Growth Policy Area: Established CommunitiesZoning Prior: R-R Zoning: RRGross Acreage: 4.74 Date Accepted: 03/22/2024Applicant: 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/ALocation: 8711 Westphalia Road, Upper Marlboro, MDPlanning Area: 78Growth Policy Area: Established CommunitiesZoning Prior: M-X-T/M-I-O Zoning: RMF-20Gross 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 AGENDA6/20/2024Prince George’s County Planning Department BOARD ACTION AND VOTELakisha 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/ALocation: On the south side of Towne Boulevard, approximately 100 feet east of its intersection with Evansgreen DrivePlanning Area: 75AGrowth Policy Area: Established CommunitiesZoning Prior: MU-TC Zoning: LMUTCGross 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/ALocation: 9702 & 10200 Marlboro Pike, Upper Marlboro Planning Area: 77Growth Policy Area: Established CommunitiesZoning Prior: M-X-T/MIO Zoning: CGO/MIOGross 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 AGENDA6/20/2024Prince George’s County Planning Department BOARD ACTION AND VOTELakisha 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 OrdinanceCouncil District: All Municipality: All except LaurelLocation: 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 OrdinanceCouncil District: All Municipality: All except LaurelLocation: 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 AGENDA6/27/2024Prince George’s County Planning Department BOARD ACTION AND VOTELakisha 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: NoneLocation: 13206 Christie Place Upper MarlboroPlanning Area: 74AGrowth Policy Area: Established CommunitiesZoning Prior: @ Zoning: LCDGross 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/ALocation: South of I-495, east of MD 5 (Branch Avenue) Planning Area: 76BGrowth Policy Area: Established CommunitiesZoning Prior: R-R/M-I-O Zoning: RR/MIOGross Acreage: 24.38 Date Accepted: 03/01/2024 Applicant: Karen Thomas |  |

| **TENTATIVE** PGCPB AGENDA6/27/2024Prince George’s County Planning Department BOARD ACTION AND VOTELakisha 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/ALocation: 7011 Chesapeake Road Hyattsville Planning Area: 69Growth Policy Area: Established CommunitiesZoning Prior: M-X-T/D-D-O Zoning: NACGross 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/ALocation: In the northwest quadrant of the intersection MD 214 (Central Avenue) and Hill Road.Planning Area: 72Growth Policy Area: Established CommunitiesZoning Prior: M-I-O/R-18C/R-TZoning: MIO/RMF-20/RSF-AGross 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 AGENDA6/27/2024Prince George’s County Planning Department BOARD ACTION AND VOTELakisha 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 ParkLocation: On the east side of US 1 (Baltimore Avenue), between Melbourne Place on the south and Navahoe street on the northPlanning Area: 66Growth Policy Area: Established CommunitiesZoning Prior: M-U-I/D-D-O/APA-4&6Zoning: LTO-e/NAC//APA-4&6Gross 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 DrivePlanning Area: 60Growth Policy Area: Established CommunitiesZoning Prior: R-R Zoning: RRGross 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 AGENDA6/27/2024Prince George’s County Planning Department BOARD ACTION AND VOTELakisha 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/ALocation: 1990 Brightseat Road, Hyattsville, MD, 20785 Planning Area: 72Growth Policy Area: Established CommunitiesZoning Prior: O-S/M-X-T Zoning: AG/TAC-CGross 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/ALocation: On the north side of Queens Court, approximately 1,000 feet west of Prince George’s BoulevardPlanning Area: 74AGrowth Policy Area: Established CommunitiesZoning Prior: R-S Zoning: LCDGross 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. |  |