

LONG RANGE AGENDA
July 11, 2024 – August 29, 2024

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PGCPB AGENDA

7/11/2024

Prince George's County Planning Department
Lakisha Hull, AICP, LEED AP BD+C, Planning Director

BOARD ACTION AND VOTE

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

5. **MRF-2023-002 UMD BASKETBALL PRACTICE CENTER**

Council District: 03 Municipality: College Park

Location: Paint Branch Drive

Planning Area: 66

Growth Policy Area: Established Communities

Zoning Prior: RR Zoning: RR

Gross Acreage: 3.18 Date Accepted: 04/18/2024

Applicant: University of Maryland College Park

Request: An approximate 43,000-square-foot basketball practice facility with associated site improvements and a connection to the Xfinity Center

Action must be taken on or before - waived.

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

6. **4-23033 AUTOZONE HYATTSVILLE**

(TCP-EXEMPT)(VARIATION)

Council District: 05 Municipality: N/A

Location: In the northeastern quadrant of the intersection of MD 214 (Central Avenue) and Norair Avenue

Planning Area: 72

Growth Policy Area: Established Communities

Zoning Prior: M-U-I/D-D-O/M-I-O Zoning: CGO/MIO

Gross Acreage: 0.82 Date Accepted: 05/06/2024

Applicant: AZ Hyattsville LLC

Request: 1 parcel for 7,348 square feet of commercial development

Planning Board Action Limit: 7/16/2024 (70-day)

PGCPB AGENDA

7/11/2024

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BOARD ACTION AND VOTE

SPECIFIC DESIGN PLAN (Inquiries call 301-952-3530)

7. **NOTE: THIS CASE WAS CONTINUED FROM THE PLANNING BOARD MEETING OF MAY 16, 2024.**

SDP-1901-02 PRESERVE AT WESTPHALIA
(TCP)

Council District: 06 Municipality: None

Location: In the northwest quadrant of the intersection of Westphalia Road and Ritchie Marlboro Road

Planning Area: 78

Growth Policy Area: Established Communities

Zoning Prior: L-A-C/R-M Zoning: LCD

Gross Acreage: 63.66 Date Accepted: 03/12/2024

Applicant: Stanley Martin Companies, LLC

Request: Amendment to SDP-1901 for development of a clubhouse, swimming pool, and parking on Parcel R and minor modifications to previously approved recreation facilities

Action must be taken on or before 7/17/2024

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

8. **4-23045 STEAMFITTERS PROPERTY**
(TCP)

Council District: 05 Municipality: N/A

Location: At the southwest corner of the intersection of Ardwick Ardmore Road and Preston Drive

Planning Area: 72

Growth Policy Area: Established Communities

Zoning Prior: I-1/R-R Zoning: IE/RR

Gross Acreage: 8.28 Date Accepted: 03/29/2024

Applicant: U.A. Mechanical Trades School, Inc.

Request: 2 parcels for 59,124 square feet of nonresidential use

Planning Board Action Limit: 9/16/2024

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BOARD ACTION AND VOTE

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

9. **Proposed Designation of two Prince George's County Historic Sites: Blair-Smith House (Documented Property 68-010-94)**, 5416 39th Avenue, Hyattsville, MD 20781; and **Flynn-Steck House (Documented Property 68-074-04)**, 4049 34th Street, Mount Rainier, MD 20712; based on Historic Preservation Commission recommendations (March 19, 2024) and joint public hearing with County Council (June 4, 2024) and pursuant to Subtitle 29-120.01.

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

10. **Suitland Legacy Mixed-Use Town Center (LMUTC) Design Review Committee Nominations**

Nominations by Councilmember Oriadha
District 7

PGCPB AGENDA

7/11/2024

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BOARD ACTION AND VOTE

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

11. **NOTE: THIS CASE WAS CONTINUED FROM THE PLANNING BOARD MEETING OF JUNE 20, 2024.**

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

7/18/2024

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

5. **PPS-2022-004 MUIRKIRK WAREHOUSES**
(TCP)(VARIANCE)
Council District: 01 Municipality: N/A
Location: 12800 Konterra Drive Beltsville
Planning Area: 60
Growth Policy Area: Established Communities
Zoning: IE
Gross Acreage: 23.99 Date Accepted: 05/10/2024
Applicant: Muirkirk Enterprises, LLC
Request: 2 parcels for 269,200 square feet of industrial development

Planning Board Action Limit: 10/28/2024

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

6. **DSP-23017 1020 LARGO CENTER DRIVE SUNOCO**
(TCP-EXEMPT)
Council District: 06 Municipality: N/A
Location: 1020 Largo Center Drive Upper Marlboro
Planning Area: 73
Growth Policy Area: Established Communities
Zoning Prior: M-A-C/D-D-O Zoning: RTO-H-e
Gross Acreage: 0.74 Date Accepted: 03/14/2024
Applicant: Nasir Cheema
Request: Raze an existing 912-square-foot gas station and food and beverage store to replace with a 3,197-square-foot gas station and food and beverage store

Planning Board Action Limit: Indefinite waiver received

TENTATIVE PGCPB AGENDA

7/18/2024

Prince George's County Planning Department
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BOARD ACTION AND VOTE

SPECIFIC DESIGN PLAN (Inquiries call 301-952-3530)

7. **SDP-0805-03 KENWOOD**
(TCP)(AC)
Council District: 06 Municipality: N/A
Location: In the southeast quadrant of the intersection of White House Road and Harry S. Truman Drive
Planning Area: 78
Growth Policy Area: Established Communities
Zoning Prior: R-S Zoning: LCD
Gross Acreage: 62.95 Date Accepted: 05/16/2024
Applicant: BHC, Inc.
Request: 124 lots and 18 parcels for single-family detached development

Action must be taken on or before 7/25/2024.

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

8. **NOTE: THIS CASE WAS CONTINUED FROM THE PLANNING BOARD MEETING OF MAY 30, 2024.**
- DET-2023-021 WILLOWDALE SELF STORAGE**
(TCP-EXEMPT)
Council District: 05 Municipality: None
Location: On the northwest side of Martin Luther King Jr Highway, approximately 700 feet west of Lottsford Vista Road
Planning Area: 70
Growth Policy Area: Established Communities
Zoning Prior: I-2 Zoning: IH
Gross Acreage: 3.01 Date Accepted: 03/25/2024
Applicant: SSZ Willowdale Road Self Storage, LLC
Request: Development of an approximate 122,324-square-foot consolidated storage facility with accessory outdoor storage and office uses

Planning Board Action Limit: 6/3/2024

TENTATIVE PGCPB AGENDA

7/18/2024

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

9. **4-23035 AUTOVILLE RESIDENCES**
(TCP-EXEMPT)
Council District: 01 Municipality: College Park
Location: On the east side of Autoville Drive, approximately 800 feet south of its intersection with Cherry Hill Road
Planning Area: 66
Growth Policy Area: Established Communities
Zoning Prior: C-S-C/D-D-O/M-U-I Zoning: NAC
Gross Acreage: 0.53 Date Accepted: 03/26/2024
Applicant: Donan Enterprises LLC
Request: One parcel for development of 10 multifamily dwelling units
- Planning Board Action Limit: 9/14/2024 (140-day)

OFFICE OF THE PLANNING DIRECTOR (Inquiries call 301-952-3594)

10. **Legislative Drafting Request LDR-91-2024**
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 that sets a minimum number of parking spaces with electric vehicle (EV) charging stations for newly constructed multifamily and commercial developments; minimum required EV-Ready spaces in new multifamily developments; and minimum required parking spaces with accessible EV charging stations.**

Action must be taken on 7/18/2024.

TENTATIVE PGCPB AGENDA

7/25/2024

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

5. **4-22068 EAGLE LAKE CAMPGROUND & RESORT**
(TCP)(VARIANCE)(VARIATION)
Council District: 09 Municipality: N/A
Location: On the east and west sides of Brandywine Road, approximately 2,200 feet south of its intersection with North Keys Road
Planning Area: 85B & 86B
Growth Policy Area: Rural and Agricultural Area
Zoning Prior: O-S Zoning: AG
Gross Acreage: 176.65 Date Accepted: 03/20/2024
Applicant: Danconia Investments, LLC
Request: 5 parcels and 1 outlot for development of a recreational campground including 300 camp sites

Planning Board Action Limit: 9/7/2024

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

6. **4-22049 PENN PLACE 2**
(TCP)(VARIANCE)
Council District: 07 Municipality: N/A
Location: Southeast quadrant of the intersection of Marlboro Pike and Penn Crossing Drive
Planning Area: 75A
Growth Policy Area: Established Communities
Zoning Prior: R-18 Zoning: RMF-20
Gross Acreage: 4.9 Date Accepted: 03/25/2024
Applicant: Penn Place II Owner LLC
Request: One parcel for development of 58 multifamily dwelling units

Planning Board Action Limit: 9/13/2024 (140-day)

TENTATIVE PGCPB AGENDA

7/25/2024

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

7. **MRF-2023-004 UNIVERSITY OF MARYLAND STANLEY R ZUPNIK HALL**
Council District: 03 Municipality: College Park
Location: Paint Branch Drive
Planning Area: 66
Growth Policy Area: Established Communities
Zoning Prior: R-R Zoning: RR
Gross Acreage: 1011.25 Date Accepted: 04/18/2024
Applicant: University of Maryland
Request: Development of a 157,000-square-foot building to serve the School of Engineering
Action must be taken on or before @.

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

8. **DSP-23015 SALUBRIA CENTER**
(TCP)
Council District: 08 Municipality: None
Location: 6710 Oxon Hill Rd Oxon Hill
Planning Area: 80
Growth Policy Area: Established Communities
Zoning Prior: M-X-T Zoning: IE
Gross Acreage: 9.15 Date Accepted: 05/20/2024
Applicant: Pinnacle Harbor, L.L.C.
Request: Develop a new eating or drinking establishment, with drive-through service, and a new day care center for children, while reconfiguring the parking area associated with an office

Planning Board Action Limit: 7/29/2024

TENTATIVE PGCPB AGENDA

7/25/2024

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BOARD ACTION AND VOTE

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

9. **MRF-2023-015 PR53 COMMUNITY SOLAR**
Council District: 09 Municipality: None
Location: 4401 Steed Road Clinton
Planning Area: 81B
Growth Policy Area: Established Communities
Zoning Prior: R-S Zoning: LCD
Gross Acreage: 285.00 Date Accepted: 05/28/2024
Applicant: TPE MD PR53C LLC
Request: Develop community solar project with solar array
Action must be taken on or before 7/26/24

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

10. **NOTE: THIS CASE WAS CONTINUED FROM THE PLANNING BOARD MEETING OF JUNE 13, 2024.**
- 4-23012 RENEWAL CHRISTIAN CENTER**
(TCP)
Council District: 09 Municipality: N/A
Location: In the southwestern quadrant of the intersection of US 301 (Robert S. Crain Highway) and Chew Road
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

7/25/2024

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BOARD ACTION AND VOTE

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

11. **4-23042 MERIDIAN HILL**

(TCP)

Council District: 09 Municipality: N/A

Location: On the southwest side of Johensu Drive,
approximately 1015 feet from the intersection of Woodyard
Road and Johensu Drive

Planning Area: 82A

Growth Policy Area: Established Communities

Zoning Prior: R-A/M-I-O Zoning: AR/MIO

Gross Acreage: 43.73 Date Accepted: 03/29/2024

Applicant: Meridian Hill Partners LLC

**Request: 128 lots and 14 parcels for a planned retirement
community with 128 single-family attached dwelling units**

Planning Board Action Limit: 9/16/2024

THE PLANNING BOARD

IS IN RECESS

DURING AUGUST

AND

WILL RESUME ON

SEPTEMBER 5, 2024