

LONG RANGE AGENDA
September 5, 2024 – September 26, 2024

4-21003 TOWNE SQUARE AT SUITLAND FEDERAL CENTER, PHASE 4 8

4-22033 CAROZZA PROPERTY 4

4-22051 IVY CREEK..... 3

4-23003 PENN PLACE 1..... 7

4-23008 CAPITAL BELTWAY II - 9405 LIVINGSTON 4

4-23012 RENEWAL CHRISTIAN CENTER 2

4-23042 MERIDIAN HILL 6

4-23047 MOUNTAIN OF FIRE AND MIRACLES MINISTRIES..... 10

4-24002 8427 ALLENTOWN ROAD 5

CDP-0506-01 LOCUST HILL 5

DDS-23001 MCDONALD’S AGER ROAD 11

DSDS-24001 PARCELS 69 & 70 STEEPLECHASE BUSINESS PARK..... 9

DSP-05044-14 STEEPLECHASE BUSINESS PARK 9

DSP-20002 GIAC SON BUDDHIST TEMPLE 10

DSP-22001 MCDONALD’S AGER ROAD 11

DSP-22030 NEW CARROLLTON MULTIFAMILY IV 7

MRF-2023-003 CITY OF BOWIE ICE RINK..... 6

PPS-2022-007 THE PAVILION AT LOTTSFORD 2

SDP-2301 CASE YERGAT 3

PGCPB AGENDA

9/5/2024

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

BOARD ACTION AND VOTE

REGULAR AGENDA

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

5. **PPS-2022-007 THE PAVILION AT LOTTSFORD (TCP)(VARIANCE)**
Council District: 06 Municipality: N/A
Location: On the west side of Lottsford Road, and on the south side of McCormick Drive
Planning Area: 73
Growth Policy Area: Established Communities
Zoning Prior: C-O/ D-D-O Zoning: RTO-H-e
Gross Acreage: 9.61 Date Accepted: 06/05/2024
Applicant: Banneker Ventures, LLC
Request: One parcel for 769 multifamily dwelling units and 78,490 square feet of commercial development

Planning Board Action Limit: 11/23/2024 (140 days)

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

6. **NOTE: THIS CASE WAS CONTINUED FROM THE PLANNING BOARD MEETING OF JULY 25, 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 10,962 square feet of institutional development

Planning Board Action Limit: 9/7/2024 (140-day)

PGCPB AGENDA
9/5/2024

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

BOARD ACTION AND VOTE

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

7. **SDP-2301 CASE YERGAT**
(TCP)
Council District: 06 Municipality: None
Location: On the southern side of Westphalia Road, approximately 3,750 feet west of its intersection with Ritchie-Marlboro Road
Planning Area: 78
Growth Policy Area: Established Communities
Zoning Prior: R-M/M-I-O Zoning: LCD/MIO
Gross Acreage: 104.78 Date Accepted: 05/31/2024
Applicant: Property and Industry Coordinators, LLC
Request: Development of Phase I consisting of 350 dwelling units, of which 233 are single-family detached homes and 117 are for single-family attached homes

Action must be taken on or before 9/9/2024.

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

8. **4-22051 IVY CREEK**
(TCP)(VARIATION)(VARIANCE)
Council District: 04 Municipality: N/A
Location: In the northwest quadrant of the intersection of MD 450 (Annapolis Road) and MD 193 (Glenn Dale Boulevard)
Planning Area: 70
Growth Policy Area: Established Communities
Zoning Prior: R-R Zoning: RR
Gross Acreage: 19.10 Date Accepted: 03/25/2024
Applicant: Glen Dale Holding Company, LLC
Request: 75 lots and 12 parcels for age-restricted townhouses and one single-family detached dwelling unit

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

PGCPB AGENDA

9/5/2024

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

BOARD ACTION AND VOTE

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

9. **NOTE: THIS CASE WAS CONTINUED FROM THE PLANNING BOARD MEETING OF JULY 25, 2024.**

4-22033 CAROZZA PROPERTY

(TCP)(VARIATIONS)

Council District: 09 Municipality: N/A

Location: In the southwest quadrant of the interchange of MD 4 (Pennsylvania Avenue) and MD 223 (Woodyard Road), along the north side of Marlboro Pike

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 RER PGC Investments, LLC

Request: 199 lots and 39 parcels for development of 199 single-family attached dwellings, 401 multifamily dwellings, and 50,000 square feet of commercial development

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

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

10. **4-23008 CAPITAL BELTWAY II**

(TCP)(VARIANCE)

Council District: 08 Municipality: N/A

Location: At the terminus of Taylor Acres Avenue, approximately 0.25 mile north of the intersection of Oxon Hill Road and Livingston Road

Planning Area: 80

Growth Policy Area: Established Communities

Zoning Prior: I-1/O-S Zoning: IE/AG

Gross Acreage: 17.80 Date Accepted: 03/18/2024

Applicant: Prologis, L.P.

Request: One parcel and one outlot for 140,896 square feet of industrial development

Planning Board Action Limit: 9/6/2024

TENTATIVE PGCPB AGENDA
9/12/2024

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

BOARD ACTION AND VOTE

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

5. **NOTE: THIS ITEM WILL BE HEARD AT 10:00 A.M.**

CDP-0506-01 LOCUST HILL

(TCP)

Council District: 06 Municipality: None

Location: On the north and south sides of Oak Grove Road and west of MC-600 (Leeland Road), between Church Road and Collington Branch

Planning Area: 79

Growth Policy Area: Established Communities

Zoning Prior: R-L Zoning: LCD

Gross Acreage: 505.81 Date Accepted: 06/11/2024

Applicant: WBLH, LLC

Request: Increase the total number of dwelling units to 706, in accordance with A-9975-C-01 approved by the Prince George's County District Council (Zoning Ordinance 6-2)

Planning Board Action Limit: 09/20/2024

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

6. **4-24002 BIRD LAWN**

(TCP)(VARIATION)

Council District: 08 Municipality: N/A

Location: On the east side of Allentown Road, approximately 1,300 feet south of its intersection with Tucker Road

Planning Area: 76B

Growth Policy Area: Established Communities

Zoning Prior: R-R Zoning: RR

Gross Acreage: 3.72 Date Accepted: 04/30/2024

Applicant: Rainy Day Investments, LLC

Request: 5 lots and 1 parcel for single-family detached development

Planning Board Action Limit: 10/21/2024 (140-day)

TENTATIVE PGCPB AGENDA
9/12/2024

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

BOARD ACTION AND VOTE

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

7. **NOTE: THIS CASE WAS CONTINUED FROM THE PLANNING BOARD MEETING OF JULY 25, 2024.**

4-23042 MERIDIAN HILL

(TCP)(VARIANCE)

Council District: 09 Municipality: N/A

Location: At the southern terminus of Johensu Drive, approximately 1,015 feet southeast of its intersection with Woodyard Road, and at the eastern terminus of Arethus Lane
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: 127 lots and 15 parcels for residential development consisting of 127 attached dwelling units for a planned retirement community

Planning Board Action Limit: 9/16/2024 (140-day)

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

8. **MRF-2023-003 CITY OF BOWIE ICE RINK**

Council District: 04 Municipality: City of Bowie

Location: 7420 Laurel Bowie Road, Bowie

Planning Area: 71B

Growth Policy Area: Established Communities

Zoning Prior: OS Zoning: AG

Gross Acreage: 130.38 Date Accepted: 05/07/2024

Applicant: City of Bowie

Request: Development of a new ice rink to include vehicular access, a parking lot, and other improvements to support the building

Applicant provided an Extension to the 60-days

TENTATIVE PGCPB AGENDA

9/19/2024

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

5. **4-23003 PENN PLACE 1**
(TCP)
Council District: 07 Municipality: N/A
Location: Between Penn Crossing Drive and MD 4
(Pennsylvania Avenue)
Planning Area: 75A
Growth Policy Area: Established Communities
Zoning Prior: M-X-T Zoning: RMF-48
Gross Acreage: 7.54 Date Accepted: 06/12/2024
Applicant: Penn Place 1 Owner LLC
Request: One parcel for 767 square feet of commercial development and 168 multifamily dwelling units

Planning Board Action Limit: 9/21/2024

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

6. **DSP-22030 NEW CARROLLTON MULTIFAMILY IV**
(TCP)
Council District: 05 Municipality: None
Location: On the south quadrant of the intersection of Garden City Drive and Corporate Drive
Planning Area: 72
Growth Policy Area: Established Communities
Zoning Prior: M-X-T/T-D-O Zoning: RTO-H-c
Gross Acreage: 15.79 Date Accepted: 07/24/2024
Applicant: New Carrollton Developer, LLC
Request: Develop Parcels 11–15 for four multifamily buildings of 364 units and one two-level parking structure

Planning Board Action Limit: 70-day waiver

TENTATIVE PGCPB AGENDA

9/19/2024

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

BOARD ACTION AND VOTE

EXTENSION REQUEST FOR A PRELIMINARY PLAN (Inquiries call 301-952-3530)

7. **NOTE: This Preliminary Plan of Subdivision was approved by the Planning Board on @ and is valid through @. @, by letter dated @, requested a @-year extension of this approval. This request was approved, and the plan was valid through @. If this request is approved, the PPS will be valid through @.**

4-21003 TOWNE SQUARE AT SUITLAND FEDERAL CENTER, PHASE 4

(TCP?)

Council District: 07 Municipality: @

Location: On the northwest quadrant of the Silver Hill Road and Suitland Road intersection

Planning Area: 75A

Growth Policy Area: Established Communities

Zoning Prior: MU-TC Zoning: LMUTC

Gross Acreage: 6.43 Extension File Date: @

Applicant: Redevelopment Authority of Prince George's County

TENTATIVE PGCPB AGENDA

9/26/2024

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

BOARD ACTION AND VOTE

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

5. **NOTE: THIS ITEM IS COMPANION WITH ITEM 6 (DSDS-24001).**

DSP-05044-14 STEEPLECHASE BUSINESS PARK (TCP)

Council District: 06 Municipality: N/A

Location: On the south side of Alaking Court, approximately 1,000 feet east of its intersection with Hampton Park Boulevard

Planning Area: 75A

Growth Policy Area: Established Communities

Zoning Prior: I-1 Zoning: IE

Gross Acreage: 2.03 Date Accepted: 06/20/2024

Applicant: Atapco Beltsville LLC

Request: Redesign of retail on Parcels 69 and 70

Planning Board Action Limit: 9/29/2024

DEPARTURE FROM SIGN DESIGN STANDARDS (Inquiries call 301-952-3530)

6. **NOTE: THIS ITEM IS COMPANION WITH ITEM 5 (DSP-05044-14).**

DSDS-24001 PARCELS 69 & 70 STEEPLECHASE BUSINESS PARK

Council District: 06 Municipality: N/A

Location: On the south side of Alaking Court, approximately 1,000 feet east of its intersection with Hampton Park Boulevard

Planning Area: 75A

Growth Policy Area: Established Communities

Zoning Prior: I-1 Zoning: IE

Gross Acreage: 2.03 Date Accepted: 06/20/2024

Applicant: Atapco Ritchie Interchange, Inc

Request: Departure from sign design standards signage.

TENTATIVE PGCPB AGENDA

9/26/2024

Prince George's County Planning Department
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BOARD ACTION AND VOTE

REMAND BY THE DISTRICT COUNCIL FOR A DETAILED SITE PLAN (Inquiries call 301-952-3530)

7. **NOTE: THIS CASE WAS APPROVED AT THE PLANNING BOARD MEETING OF @ AND REMANDED BY THE DISTRICT COUNCIL ON @.**

DSP-20002 GIAC SON BUDDHIST TEMPLE

Council District: 01 Municipality: @

Location: In the southeast quadrant of the intersection of MD 197 (Laurel Bowie Road) and Snowden Road

Planning Area: 62

Growth Policy Area: Established Communities

Zoning Prior: R-R Zoning: RR

Gross Acreage: 1.64 Date Accepted: 2/2/2023

Applicant: Giac Son Buddhist Temple Corp

Request: To construct a place of worship and maintain an existing single-family detached dwelling as a parsonage

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

8. **4-23047 MOUNTAIN OF FIRE AND MIRACLES MINISTRIES**

(TCP)

Council District: 04 Municipality: N/A

Location: On the west side of Church Road, at its intersection with Westview Forest Drive

Planning Area: 71A

Growth Policy Area: Established Communities

Zoning Prior: R-R Zoning: RR

Gross Acreage: 12.02 Date Accepted: 05/07/2024

Applicant: Mountain of Fire and Miracles Ministries MFM Bowie MD, Inc.

Request: 1 parcel for 44,094 square feet of institutional development

Planning Board Action Limit: 10/25/2024 (140 days)

TENTATIVE PGCPB AGENDA

9/26/2024

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

9. **NOTE: THIS ITEM IS COMPANION WITH ITEM 10 (DDS-23001).**

DSP-22001 MCDONALD'S AGER ROAD

(TCP)(AC)

Council District: 02 Municipality: Hyattsville

Location: 6565 Ager Road Hyattsville.

Planning Area: 65

Growth Policy Area: Established Communities

Zoning Prior: C-S-C Zoning: CGO

Gross Acreage: 4.00 Date Accepted: 01/24/2024

Applicant: McDonalds USA, LLC

Request: Development of an eating and drinking establishment with drive-through service.

Planning Board Action Limit: TBD

DEPARTURE FROM DESIGN STANDARDS (Inquiries call 301-952-3530)

10. **NOTE: THIS ITEM IS COMPANION WITH ITEM 9 (DSP-22001).**

DDS-23001 MCDONALD'S AGER ROAD

Council District: 02 Municipality: Hyattsville

Location: On the NW quadrant of the intersection of East-West Highway and Ager Road.

Planning Area: 65

Growth Policy Area: Established Communities

Zoning Prior: C-S-C Zoning: CGO

Gross Acreage: 4.00 Date Accepted: 01/24/2024

Applicant: McDonalds USA, LLC

Request: Departure from design standards for buffer yard