

LONG RANGE AGENDA
September 12, 2024 – October 3, 2024

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PGCPB AGENDA
9/12/2024

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

BOARD ACTION AND VOTE

REGULAR AGENDA

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: Amend CDP-0506 to increase the number of residential units to 706 and to conform with conditions and considerations set forth in Basic Plan A-9975-01-C

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)

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)

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

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. **NOTE: THIS ITEM IS COMPANION WITH ITEM 7 (DDS-24001).**
- 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, Planning Director

BOARD ACTION AND VOTE

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

7. **NOTE: THIS ITEM IS COMPANION WITH ITEM 6 (DSP-22030)**

DDS-24001 NEW CARROLLTON MULTIFAMILY IV

Council District: 05 Municipality: @
Location: 4051 block of Garden City Drive, Landover MD, between US 50 (John Hanson Highway, Corporate Drive, and Pennsy Drive
Planning Area: 72
Growth Policy Area: Established Communities
Zoning Prior: M-X-T Zoning: RTO-H-c
Gross Acreage: 4.59 Date Accepted: 07/24/2024
Applicant: New Developer LLC
Request: Departure from design standards for parking space size.

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

8. **NOTE: This Preliminary Plan of Subdivision was approved by the Planning Board on July 28, 2022, and is valid through September 8, 2024. The Redevelopment Authority of Prince George's County, by letter dated August 7, 2024, requested a two year extension of this approval. This is the applicant's first extension request. If this request is approved, the PPS will be valid through September 8, 2026.**

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

(TCP?)
Council District: 07 Municipality: N/A
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: 08/07/2024
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 Parcels 69 and 70 to develop multi-tenant retail building

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 design standards for 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 SEPTEMBER 7, 2023 AND REMANDED BY THE DISTRICT COUNCIL ON JANUARY 25, 2024.**

DSP-20002 GIAC SON BUDDHIST TEMPLE

Council District: 01 Municipality: N/A

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
Lakisha Hull, AICP, LEED AP BD+C, Planning Director

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

TENTATIVE PGCPB AGENDA

10/3/2024

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)

5. **SDP-2302 WOODSIDE VILLAGE – MEADOWS AT WESTMORE**
(TCP)(AC)
Council District: 06 Municipality: Upper Marlboro
Location: South of Westphalia Road, approximately 2,000 feet from its intersection with Ritchie Marlboro Road
Planning Area: 78
Growth Policy Area: Established Communities
Zoning Prior: R-M Zoning: LCD
Gross Acreage: 63.35 Date Accepted: 06/24/2024
Applicant: STANLEY MARTIN HOMES
Request: Proposed development of single-family detached and attached residential uses

Action must be taken on or before 10/2/2024.

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

6. **4-23040 STEPHEN'S CROSSING AT BRANDYWINE**
(TCP)(VARIANCE)
Council District: 09 Municipality: N/A
Location: Northeast of the existing intersection of Mattawoman Drive and MD 381 (Brandywine Road), north and south of future Cattail Way between future Mattawoman Drive and future Daffodil Court
Planning Area: 85A
Growth Policy Area: Established Communities
Zoning Prior: M-X-T Zoning: RMF-48
Gross Acreage: 4.51 Date Accepted: 06/17/2024
Applicant: ESC Stephens, L.C.
Request: 75 lots and 13 parcels for development of 75 single-family attached dwellings

Planning Board Action Limit: 12/5/2024 (140-day)

TENTATIVE PGCPB AGENDA

10/3/2024

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. **PPS-2024-001 SMITH LAKE ESTATES**
(TCP)(VARIANCE)
Council District: 09 Municipality: N/A
Location: 10703 Frank Tippett Road Cheltenham
Planning Area: 82A
Growth Policy Area: Established Communities
Zoning Prior: R-R Zoning: R-PD
Gross Acreage: 62.52 Date Accepted: 06/28/2024
Applicant: D.R. Horton, INC.
Request: 143 lots and 17 parcels for single-family attached and detached development
Planning Board Action Limit: 10/7/2024

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

- 4-24007 MELFORD TOWNS**
(TCP)(VARIATIONS)
Council District: 04 Municipality: Bowie
Location: South of Lake Melford Avenue, approximately 300 feet east of its intersection with Curie Drive
Planning Area: 71B
Growth Policy Area: Established Communities
Zoning Prior: M-X-T Zoning: TAC-e
Gross Acreage: 1.86 Date Accepted: 06/28/2024
Applicant: St. John Properties, Inc.
Request: 29 lots and 4 parcels for development of single-family attached dwellings
Planning Board Action Limit: 10/8/2024