

LONG RANGE AGENDA
September 26, 2024 – October 17, 2024

4-21003 TOWNE SQUARE AT SUITLAND FEDERAL CENTER, PHASE 4..... 9
4-23003 PENN PLACE 1..... 5
4-23040 STEPHEN'S CROSSING 7
4-23044 ALEXANDER LANDING 10
4-23047 MOUNTAIN OF FIRE AND MIRACLES MINISTRIES..... 3
4-24002 8427 ALLENTOWN ROAD 12

A-8427-01 OAK CREEK CLUB - LANDBAY T 11
A-8578-01 OAK CREEK CLUB - LANDBAY T 11
A-8579-01 OAK CREEK CLUB - LANDBAY T 12

DDS-23001 MCDONALD’S AGER ROAD 4
DDS-24001 NEW CARROLLTON MULTIFAMILY IV 6

DSDS-24001 PARCELS 69 & 70 STEEPLECHASE BUSINESS PARK..... 2

DSP-05044-14 STEEPLECHASE BUSINESS PARK 2
DSP-20002 GIAC SON BUDDHIST TEMPLE 3
DSP-22001 MCDONALD’S AGER ROAD 4
DSP-22030 NEW CARROLLTON MULTIFAMILY IV 5

Legislative Drafting Request LDR-18-2024..... 9

MRF-2023-003 CITY OF BOWIE ICE RINK..... 13
MRF-2024-003 THE GATEWAY PROJECT AT BOWIE STATE UNIVERSITY 10

PPS-2022-007 THE PAVILION AT LOTTSFORD 8
PPS-2024-001 SMITH LAKE ESTATES 8

SDP-2302 WOODSIDE VILLAGE – MEADOWS AT WESTMORE 7

PGCPB AGENDA
9/26/2024

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

BOARD ACTION AND VOTE

REGULAR AGENDA

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: Ritchie Interchange LLC

Request: To develop a multi-tenant retail building 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: Ritchie Interchange, Inc

Request: Departure from design standards for signage

PGCPB AGENDA

9/26/2024

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

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: (Remand) 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)(VARIANCE)

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)

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: In the northwest quadrant of the intersection of East-West Highway and Ager Road

Growth Policy Area: Established Communities

Zoning Prior: C-S-C Zoning: CGO

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

Applicant: McDonald's USA, LLC

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

Planning Board Action Limit: 10/9/24

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: In the northwest 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: McDonald's USA, LLC

Request: Departure from design standards for buffer yard

SUPPLEMENTAL
PGCPB AGENDA
9/26/2024

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)

11. **NOTE: THIS CASE WAS CONTINUED FROM THE PLANNING BOARD MEETING OF SEPTEMBER 19, 2024**

4-23003 PENN PLACE 1

(TCP)

Council District: 07 Municipality: N/A

Location: On the south side of Penn Crossing Drive, at its intersection with 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)

12. **NOTE: THIS CASE WAS CONTINUED FROM THE PLANNING BOARD MEETING OF SEPTEMBER 19, 2024**

NOTE: THIS ITEM IS COMPANION WITH ITEM 13 (DDS-24001).

DSP-22030 NEW CARROLLTON MULTIFAMILY IV

(TCP)

Council District: 05 Municipality: None

Location: South of the intersection of MD 950 (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: Development of four multifamily buildings consisting of 364 units and one 2-level parking garage on Parcels 11-15

Planning Board Action Limit: Indefinite:

SUPPLEMENTAL
PGCPB AGENDA
9/26/2024

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

BOARD ACTION AND VOTE

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

13. **NOTE: THIS CASE WAS CONTINUED FROM THE PLANNING BOARD MEETING OF SEPTEMBER 19, 2024**

NOTE: THIS ITEM IS COMPANION WITH ITEM 12 (DSP-22030)

DDS-24001 NEW CARROLLTON MULTIFAMILY IV

Council District: 05 Municipality: None

Location: South of the intersection of MD 950 (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: Departure from design standards for parking space size

STAFF RECOMMENDATION: APPROVAL
(HUANG)

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 11/14/2024.

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 Tippet 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 a single-family attached and detached development of 75 single-family detached dwellings and 68 single-family attached dwellings
Planning Board Action Limit: 12/16/2024 (140-day)

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

8. **NOTE: THIS CASE WAS CONTINUED FROM THE PLANNING BOARD MEETING OF SEPTEMBER 5, 2024.**

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)

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

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

9. **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

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

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

10. **Legislative Drafting Request LDR-39-2024**
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 permits certain industrial uses in the RE Zone subject to specified locational and size requirements, in furtherance of established land use and development policies for Prince George's County.

Action must be taken on or before 10/3/2024.

TENTATIVE PGCPB AGENDA

10/10/2024

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. **4-23044 ALEXANDER LANDING**
(TCP)
Council District: 06 Municipality: N/A
Location: South side of Westphalia Road, approximately 750 feet east of its intersection with Rock Spring Drive
Planning Area: 78
Growth Policy Area: Established Communities
Zoning Prior: M-I-O/R-R Zoning: MIO/RR
Gross Acreage: 10.00 Date Accepted: 07/01/2024
Applicant: ESC 9401 Westphalia, L.C.
Request: 61 lots and 11 parcels for development of single-family attached dwellings for the elderly
- Planning Board Action Limit: 10/10/2024

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

6. **MRF-2024-003 THE GATEWAY PROJECT AT BOWIE STATE UNIVERSITY**
Council District: 04 Municipality: Bowie
Location: Jericho Park Road and Laurel Bowie Road
Planning Area: 71A
Growth Policy Area: Established Communities
Zoning Prior: OS Zoning: AG
Gross Acreage: 227.10 Date Accepted: 08/19/2024
Applicant: Bowie State University
Request: The proposal involves a mixed-use development consisting of 205 units of student housing with ground floor retail. The total square footage is 173,085, with an approximate height of 80 feet.
Action must be taken on or before 10/10/2024.

TENTATIVE PGCPB AGENDA

10/17/2024

Prince George's County Planning Department
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BOARD ACTION AND VOTE

ZONING MAP AMENDMENT (Inquiries call 301-952-3530)

A-8427-01 OAK CREEK CLUB - LANDBAY T

Council District: 06 Municipality: Upper Marlboro

Location: 800 Church Road Upper Marlboro

Planning Area: 74A

Growth Policy Area: Established Communities

Zoning Prior: R-M Zoning: LCD

Gross Acreage: 8.09 Date Accepted: 05/23/2024

Applicant: Carrollton Oak Creek, LLC

Request: Increase residential density in R-L from 1,096 or 1.3 dwellings per acre to 1,108 or 1.4 dwelling units per acre and increase dwelling units in L-A-C from 52 to 76 dwelling units

ZONING MAP AMENDMENT (Inquiries call 301-952-3530)

A-8578-01 OAK CREEK CLUB - LANDBAY T

Council District: 06 Municipality: N/A

Location: 800 Church Road Upper Marlboro

Planning Area: 74A

Growth Policy Area: Established Communities

Zoning Prior: R-M Zoning: LCD

Gross Acreage: 8.09 Date Accepted: 05/23/2024

Applicant: Carrollton Oak Creek, LLC

Request: Increase residential density in R-L from 1,096 or 1.3 dwellings per acre to 1,108 or 1.4 dwelling units per acre and increase dwelling units in L-A-C from 52 to 76 dwelling units

TENTATIVE PGCPB AGENDA

10/17/2024

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

BOARD ACTION AND VOTE

ZONING MAP AMENDMENT (Inquiries call 301-952-3530)

A-8579-01 OAK CREEK CLUB - LANDBAY T

Council District: 06 Municipality: N/A

Location: 800 Church Road Upper Marlboro

Planning Area: 74A

Growth Policy Area: Established Communities

Zoning Prior: R-M Zoning: LCD

Gross Acreage: 8.09 Date Accepted: 05/23/2024

Applicant: Carrollton Oak Creek, LLC

Request: Increase residential density in R-L from 1,096 or 1.3 dwellings per acre to 1,108 or 1.4 dwelling units per acre and increase dwelling units in L-A-C from 52 to 76 dwelling units

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

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

10/17/2024

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)

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