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**October 3, 2024 – October 24, 2024**

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| PGCPB AGENDA10/3/2024Prince George’s County Planning Department BOARD ACTION AND VOTELakisha Hull, AICP, LEED AP BD+C, Planning Director |
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| REGULAR AGENDA |
| SPECIFIC DESIGN PLAN (Inquiries call 301-952-3530) |  |
| 5. | **SDP-2302 WOODSIDE VILLAGE – MEADOWS AT WESTMORE**(TCP)(AC)Council District: 06 Municipality: Upper MarlboroLocation: South of Westphalia Road, approximately 2,000 feet from its intersection with Ritchie Marlboro RoadPlanning Area: 78Growth Policy Area: Established CommunitiesZoning Prior: R-M/M-I-O Zoning: LCD/MIOGross Acreage: 63.35 Date Accepted: 06/24/2024Applicant: STANLEY MARTIN HOMES**Request: Development of 14 single-family detached dwelling units and 262 attached dwelling units**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/ALocation: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: 85AGrowth Policy Area: Established CommunitiesZoning Prior: M-X-T Zoning: RMF-48Gross 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) |  |

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| PGCPB AGENDA10/3/2024Prince George’s County Planning Department BOARD ACTION AND VOTELakisha Hull, AICP, LEED AP BD+C, Planning Director |
| PRELIMINARY PLAN OF SUBDIVISION (Inquiries call 301-952-3530) |  |
| 7. | **PPS-2024-001 SMITH LAKE ESTATES** (TCP)(VARIANCE)Council District: 09 Municipality: N/ALocation: On the west side of Frank Tippett Road, approximately 3,000 feet northwest of the intersection of Frank Tippett Road and US 301 (Robert Crain Highway).Planning Area: 82AGrowth Policy Area: Established CommunitiesZoning Prior: R-R Zoning: R-PDGross Acreage: 62.52 Date Accepted: 06/28/2024 Applicant: D.R. Horton, Inc.**Request:** **143 lots and 17 parcels for development of 75 single-family detached dwellings and 68 single-family attached dwellings**Planning Board Action Limit: 12/16/2024 (140-day) |  |
| 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/ALocation: On the west side of Lottsford Road, and on the south side of McCormick DrivePlanning Area: 73Growth Policy Area: Established CommunitiesZoning Prior: C-O/ D-D-O Zoning: RTO-H-eGross 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)  |  |

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| PGCPB AGENDA10/3/2024Prince George’s County Planning Department BOARD ACTION AND VOTELakisha Hull, AICP, LEED AP BD+C, Planning Director |
| PRELIMINARY PLAN OF SUBDIVISION (Inquiries call 301-952-3530) |  |
| OFFICE OF THE PLANNING DIRECTOR (Inquiries call 301‑952‑3594) |  |
| 9. | **Legislative Drafting Request LDR-39-2024**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 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 AGENDA10/10/2024Prince 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. | **4-23044 ALEXANDER LANDING**(TCP)Council District: 06 Municipality: N/ALocation: South side of Westphalia Road, approximately 750 feet east of its intersection with Rock Spring DrivePlanning Area: 78Growth Policy Area: Established CommunitiesZoning Prior: M-I-O/R-R Zoning: MIO/RRGross 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: BowieLocation: Jericho Park Road and Laurel Bowie RoadPlanning Area: 71AGrowth Policy Area: Established CommunitiesZoning Prior: OS Zoning: AGGross Acreage: 227.10 Date Accepted: 08/19/2024Applicant: 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 AGENDA10/10/2024Prince 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) |  |
| 7. | **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/ALocation: On the northwest quadrant of the Silver Hill Road and Suitland Road intersection Planning Area: 75AGrowth Policy Area: Established CommunitiesZoning Prior: MU-TC Zoning: LMUTCGross Acreage: 6.43 Extension File Date: 08/07/2024 Applicant: Redevelopment Authority of Prince George's County |  |
| REQUEST FOR REFUND OF A FILING FEE FOR A PRELIMINARY PLAN OF SUBDIVISION (Inquiries call 301-952-3530) |  |
| 8. | **4-23001 VALLEY VIEW**(TCP)(VARIATION)(VARIANCE)Council District: 07 Municipality: N/ALocation: East of Suffolk Avenue, approximately 0.3 mile south of its intersection with MD 214 (Central Avenue)Planning Area: 75AGrowth Policy Area: Established CommunitiesZoning Prior: R-T Zoning: RSF-AGross Acreage: 11.73 Date Accepted: 05/30/2024Applicant: Valley View LLC**Request:** **Refund of filing fee** |  |

| **TENTATIVE** PGCPB AGENDA10/17/2024Prince 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) |  |
| 5. | **MRF-2023-003 CITY OF BOWIE ICE RINK** Council District: 04 Municipality: City of BowieLocation: 7420 Laurel Bowie Road, BowiePlanning Area: 71BGrowth Policy Area: Established CommunitiesZoning Prior: OS Zoning: AGGross Acreage: 130.38 Date Accepted: 05/07/2024Applicant: 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 |  |
| ZONING MAP AMENDMENT (Inquiries call 301-952-3530) |  |
| 6. | A-8427-01 OAK CREEK CLUB - LANDBAY TCouncil District: 06 Municipality: Upper MarlboroLocation: 800 Church Road Upper Marlboro Planning Area: 74AGrowth Policy Area: Established CommunitiesZoning Prior: R-M Zoning: LCDGross Acreage: 8.09 Date Accepted: 05/23/2024 Applicant: Carrollton Oak Creek, LLCRequest: 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 AGENDA10/17/2024Prince George’s County Planning Department BOARD ACTION AND VOTELakisha Hull, AICP, LEED AP BD+C, Planning Director |
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| ZONING MAP AMENDMENT (Inquiries call 301-952-3530) |  |
| 7. | A-8578-01 OAK CREEK CLUB - LANDBAY TCouncil District: 06 Municipality: N/ALocation: 800 Church Road Upper Marlboro Planning Area: 74AGrowth Policy Area: Established CommunitiesZoning Prior: R-M Zoning: LCDGross Acreage: 8.09 Date Accepted: 05/23/2024 Applicant: Carrollton Oak Creek, LLCRequest: 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) |  |
| 8. | A-8579-01 OAK CREEK CLUB - LANDBAY TCouncil District: 06 Municipality: N/ALocation: 800 Church Road Upper Marlboro Planning Area: 74AGrowth Policy Area: Established CommunitiesZoning Prior: R-M Zoning: LCDGross Acreage: 8.09 Date Accepted: 05/23/2024 Applicant: Carrollton Oak Creek, LLCRequest: 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 AGENDA10/17/2024Prince 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) |  |
| 9. | **4-24002 BIRD LAWN**(TCP)(VARIATION)Council District: 08 Municipality: N/ALocation: On the east side of Allentown Road, approximately 1,300 feet south of its intersection with Tucker Road Planning Area: 76BGrowth Policy Area: Established CommunitiesZoning Prior: R-R Zoning: RRGross Acreage: 3.72 Date Accepted: 04/30/2024Applicant: 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 AGENDA10/24/2024Prince 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. | **4-24018 ADDITION TO GLORIOUS SUBDIVISION**(TCP)(VARIANCE)Council District: 09 Municipality: N/ALocation: On the east side of Brandywine Road, approximately 1500 feet north of its intersection with Symposium WayPlanning Area: 81AGrowth Policy Area: Established CommunitiesZoning Prior: R-80 Zoning: RSF-95Gross Acreage: 2.95 Date Accepted: 07/15/2024 Applicant: Gabriel Akim**Request:** **Nine lots and one parcel for single-family detached development**Planning Board Action Limit: 10/24/2024 |  |
| PRELIMINARY PLAN OF SUBDIVISION (Inquiries call 301-952-3530) |  |
| 6. | **4-23043 J LT RECYCLING**(TCP)Council District: 06 Municipality: N/ALocation: 8469 Burton Lane Upper Marlboro. Planning Area: 78Growth Policy Area: Established CommunitiesZoning Prior: I-1/M-I-O Zoning: IE/MIOGross Acreage: 6.73 Date Accepted: 06/26/2024 Applicant: Jerome J. Trucking, Inc.**Request: 2 parcels for 72,500 square feet of industrial development: a 55,000-square-foot facility for the collection of recyclable materials with 7,500 square feet of accessory office space on one parcel and trash removal service vehicles on the second parcel.**Planning Board Action Limit: 12/13/2024 (140-day) |  |

| **TENTATIVE** PGCPB AGENDA10/24/2024Prince 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) |  |
| 7. | **MRF-2024-004 ACCOKEEK SOLAR**Council District: 09 Municipality: NALocation: 5601 Accokeek Road BrandywinePlanning Area: 85AGrowth Policy Area: Rural and Agricultural AreaZoning Prior: R-A Zoning: ARGross Acreage: 486.97 Date Accepted: 08/22/2024Applicant: Centennial Generating Company **Request: The installation of a 13-acre solar array facility on a 26-acre site, consisting of 5,025 panels (2.0 mw ac), a 7‑foot fence, a 20-foot access drive with turnaround, pad areas, shed**Action must be taken on or before 10/24/2024. |  |
| SPECIFIC DESIGN PLAN (Inquiries call 301-952-3530) |  |
|  | **SDP-2205 PARKLAND AND ROCK CREEK**(TCP)Council District: 06 Municipality: N/ALocation: Approximately 1.3 miles west of the intersection of Westphalia Road and Ritchie Marlboro RoadPlanning Area: 78Growth Policy Area: Established CommunitiesZoning Prior: R-S Zoning: LCDGross Acreage: 156.87 Date Accepted: 07/19/2024 Applicant: Stanley Martin Homes, LLC**Request: Specific design plan to allow for development of 416 single-family attached and 98 single-family detached dwelling units in the L-A-C and R-M Zones**Action must be taken on or before 10/28/2024. |  |