

LONG RANGE AGENDA
October 17, 2024 – November 7, 2024

4-23040 STEPHEN'S CROSSING 6

4-23041 REDEEMED CHRISTIAN CHURCH OF GOD 10

4-23043 J L T RECYCLING 7

4-24002 8427 ALLENTOWN ROAD 4

4-24018 ADDITION TO GLORIOUS SUBDIVISION 7

A-8427-01 OAK CREEK CLUB - LANDBAY T 2

A-8578-01 OAK CREEK CLUB - LANDBAY T 3

A-8579-01 OAK CREEK CLUB - LANDBAY T 3

DDS-23001 MCDONALD’S AGER ROAD 5

DET-2024-004 HARMONY GARDENS..... 11

DSP-19031-02 THREE ROADS CORNER - POPEYES RESTAURANT 11

DSP-20008-01 HOPE VILLAGE - PHASE 2 12

DSP-22001 MCDONALD’S AGER ROAD 5

DSP-23003 PENN PLACE 1 10

DSP-23019 SWANN CROSSING 9

MRF-2023-003 CITY OF BOWIE ICE RINK..... 2

MRF-2024-004 ACCOKEEK SOLAR..... 8

PPS-2022-007 THE PAVILION AT LOTTSFORD 6

Proposed Designation of two Prince George’s County Historic Sites 4

SDP-2205 PARKLAND AND ROCK CREEK 9

PGCPB AGENDA

10/17/2024

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

BOARD ACTION AND VOTE

REGULAR AGENDA

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

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

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

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

6. **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

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)

7. **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**

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

8. **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**

PGCPB AGENDA
10/17/2024

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

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

4-24002 BIRD LAWN

(TCP)(VARIATION)(VARIANCES)

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)

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

10. **Proposed Designation of two Prince George's County Historic Sites: Mount Hermon Masonic Temple (Documented Property 68-010-95), 4207 Gallatin Street, Hyattsville, MD 20781; and Maatico House (Documented Property 68-030-01), 6911 Wells Parkway, Hyattsville, MD 20782; based on Historic Preservation Commission recommendations (July 23, 2024) and joint public hearing with County Council (September 10, 2024) and pursuant to Subtitle 29-120.01.**

PGCPB AGENDA
10/17/2024

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

11. **NOTE: THIS CASE WAS CONTINUED FROM THE PLANNING BOARD MEETING OF OCTOBER 3, 2024.**

NOTE: THIS ITEM IS COMPANION WITH ITEM 12 (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: Indefinite

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

12. **NOTE: THIS CASE WAS CONTINUED FROM THE PLANNING BOARD MEETING OF OCTOBER 3, 2024.**

NOTE: THIS ITEM IS COMPANION WITH ITEM 11 (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

PGCPB AGENDA

10/17/2024

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BOARD ACTION AND VOTE

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

13. **NOTE: THIS CASE WAS CONTINUED FROM THE PLANNING BOARD MEETING OF OCTOBER 3, 2024.**

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 Cattail Way, between Mattawoman Drive and 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)

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

14. **NOTE: THIS CASE WAS CONTINUED FROM THE PLANNING BOARD MEETING OF OCTOBER 3, 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

10/24/2024

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. **4-24018 ADDITION TO GLORIOUS SUBDIVISION (TCP)(VARIANCE)**
Council District: 09 Municipality: N/A
Location: On the east side of Brandywine Road, approximately 1,500 feet north of its intersection with Symposium Way
Planning Area: 81A
Growth Policy Area: Established Communities
Zoning Prior: R-80 Zoning: RSF-95
Gross 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 JLT Recycling and Trucking (TCP)**
Council District: 06 Municipality: N/A
Location: North of Suitland Parkway, approximately 700 feet of the intersection of Burton Lane and Old Marlboro Pike
Planning Area: 78
Growth Policy Area: Established Communities
Zoning Prior: I-1/M-I-O Zoning: IE/MIO
Gross Acreage: 6.72 Date Accepted: 06/26/2024
Applicant: Jerome L. Taylor Trucking, Inc.
Request: 2 parcels for 72,500 square feet of industrial development
Planning Board Action Limit: 12/13/2024 (140-day)

TENTATIVE PGCPB AGENDA

10/24/2024

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

7. **MRF-2024-004 ACCOKEEK SOLAR**
Council District: 09 Municipality: NA
Location: 5601 Accokeek Road Brandywine
Planning Area: 85A
Growth Policy Area: Rural and Agricultural Area
Zoning Prior: R-A Zoning: AR
Gross Acreage: 486.97 Date Accepted: 08/22/2024
Applicant: 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.

TENTATIVE PGCPB AGENDA

10/31/2024

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

5. **DSP-23019 SWANN CROSSING**
(TCP)
Council District: 07 Municipality: N/A
Location: Approximately 1,400 feet southeast of the Silver Hill Road and Swann Road intersection
Planning Area: 75A
Growth Policy Area: Established Communities
Zoning Prior: R-55/D-D-O Zoning: RSF-65
Gross Acreage: 12.74 Date Accepted: 08/02/2024
Applicant: Swann Road Investors, LLC
Request: Development of 57 single-family detached dwelling units

Planning Board Action Limit: 11/10/2024

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

6. **SDP-2205 PARKLAND AND ROCK CREEK**
(TCP)(AC)
Council District: 06 Municipality: N/A
Location: Approximately 1.3 miles west of the intersection of Westphalia Road and Ritchie Marlboro Road
Planning Area: 78
Growth Policy Area: Established Communities
Zoning Prior: R-M/L-A-C Zoning: LCD
Gross Acreage: 156.87 Date Accepted: 07/19/2024
Applicant: Stanley Martin Homes, LLC
Request: Development of 416 single-family attached and 98 single-family detached dwelling units

Action must be taken on or before 11/21/2024.

TENTATIVE PGCPB AGENDA

11/7/2024

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

5. **DSP-23003 PENN PLACE 1**

(TCP)

Council District: 07 Municipality: None

Location: The south side of Penn Crossing Drive, east of 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: 08/14/2024

Applicant: Penn Place 1 Owner LLC

Request: Development of four buildings in the M-X-T Zone containing 168 multifamily units and 767 square feet of office space

Planning Board Action Limit: 11/10/2024

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

6. **4-23041 REDEEMED CHRISTIAN CHURCH OF GOD**

(TCP)(VARIATION)

Council District: 04 Municipality: N/A

Location: In the southeast quadrant of the Mount Oak Road and Church Road intersection

Planning Area: 74A

Growth Policy Area: Established Communities

Zoning Prior: R-E Zoning: RE

Gross Acreage: 31.47 Date Accepted: 06/28/2024

Applicant: Redeemed Christian Church of God (Victory Temple)

Request: Eight lots and two parcels for residential and institutional development.

Planning Board Action Limit: 12/16/2024 (140-day)

TENTATIVE PGCPB AGENDA

11/7/2024

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

7. **DET-2024-004 HARMONY GARDENS**
(TCP)(AC)
Council District: 01 Municipality: N/A
Location: On the southeast quadrant of the intersection of Old Baltimore Pike and Ammendale Road
Planning Area: 62
Growth Policy Area: Established Communities
Zoning Prior: RSF-65 Zoning: CGO
Gross Acreage: 7.75 Date Accepted: 08/14/2024
Applicant: Potomac Realty Company
Request: Development of 67 single-family attached dwelling units

Planning Board Action Limit: 11/10/2024

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

8. **NOTE: THIS CASE WAS APPROVED AT THE PLANNING BOARD MEETING ON APRIL 25, 2024 AND REMANDED BY THE DISTRICT COUNCIL ON SEPTEMBER 16, 2024.**

DSP-19031-02 THREE ROADS CORNER - POPEYES RESTAURANT

(TCP)(AC)
Council District: 09 Municipality: None
Location: On the west side of MD 631 (Old Brandywine Road), in the southeast quadrant of its intersection with the confluence of MD 381 (Brandywine Road) and MD 373 (Accokeek Road)
Planning Area: 85A
Growth Policy Area: Established Communities
Zoning Prior: C-M/C-S-C Zoning: CS/CGO
Gross Acreage: 4.427 Date Accepted: 01/18/2024
Applicant: Three Roads Corner, LLC
Request: Amend DSP-19031 to develop a 2,923-square-foot eating and drinking establishment with drive through service on Parcel 3.

TENTATIVE PGCPB AGENDA

11/7/2024

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. **DSP-20008-01 HOPE VILLAGE - PHASE 2**
(TCP)(AC)
Council District: 09 Municipality: N/A
Location: In the southeast quadrant of the intersection of MD
223 and Marlboro Pike
Planning Area: 82A
Growth Policy Area: Established Communities
Zoning Prior: M-X-T Zoning: RMF-48
Gross Acreage: 37.61 Date Accepted: 08/07/2024
Applicant: CBR Woodyard, LLC
**Request: Development of approximately 270 front-loaded
and rear-loaded single-family attached residential units**

Planning Board Action Limit: 11/10/2024