

LONG RANGE AGENDA
January 16, 2025 – February 6, 2025

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PGCPB AGENDA

1/16/2025

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. **DET-2022-020 MCKENDREE ROAD**
(TCP)(AC)
Council District: 09 Municipality:
Location: On the north side of McKendree Road, approximately
420 feet west of its intersection with MD 301 (Robert S. Crain
Highway)
Planning Area: 85A
Growth Policy Area: Established Communities
Zoning Prior: R-T Zoning: RSF-A
Gross Acreage: 12.86 Date Accepted: 10/29/2024
Applicant: Christopher Land LLC
**Request: Develop 79 townhouse units, associated
infrastructure and amenities**
- Planning Board Action Limit: 1/18/2025

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

6. **DSP-13008-02 GILPIN PROPERTY (PHASE III)**
(TCP)
Council District: 07 Municipality: N/A
Location: On the southeast side of Southern Avenue,
approximately 570 feet south of its intersection with Wheeler
Road
Planning Area: 76A
Growth Policy Area: Established Communities
Zoning Prior: I-1 Zoning: IE
Gross Acreage: 14.44 Date Accepted: 9/10/2024
Applicant: Arland Property Company, LLC
**Request: Development of a three-story, 115,364-square-foot,
consolidated storage facility with 1,077 units**
- Planning Board Action Limit: 01/16/2025

PGCPB AGENDA

1/16/2025

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

7. **NOTE: THIS ITEM WAS CONTINUED FROM THE PLANNING BOARD MEETING OF NOVEMBER 21, 2024.**

DSP-22001 MCDONALD'S AGER ROAD
(TCP)

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

WAIVER OF THE RULES OF PROCEDURE (Inquiries call 301-952-3530)

8. **NOTE: THIS ITEM MUST BE HEARD BEFORE ITEM 9 (REQUEST FOR RECONSIDERATION).**

NOTE: By letter dated December 12, 2024, Thomas Haller, is requesting a Waiver of the Planning Board Rules of Procedure for a reconsideration request submitted beyond 14 days of the final decision (Section 10a).

4-10020 THE VINEYARDS II

Council District: 09 Municipality: N/A
Location: At the terminus of Hunt Webber Drive, approximately 0.50 mile west of MD 381 (Brandywine Road)
Planning Area: 81A
Growth Policy Area: Established Communities
Zoning Prior: R-80 Zoning: RSF-95
Gross Acreage: 90.69 Date Received: 12/13/2024
US Home, LLC, Applicant

PGCPB AGENDA

1/16/2025

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

BOARD ACTION AND VOTE

REQUEST A RECONSIDERATION HEARING FOR A
PRELIMINARY PLAN OF SUBDIVISION (Inquiries call
301-952-3530)

9. **NOTE: THIS ITEM MUST BE HEARD AFTER ITEM 8
(WAIVER OF THE RULES OF PROCEDURE).**

NOTE: This Preliminary Plan of Subdivision was approved by the Planning Board on November 29, 2012. By letter dated December 12, 2024, Thomas Haller requests a reconsideration hearing for Condition 15f of PGCPB Resolution No. 12-107 related to timing for completion of a master plan trail.

4-10020 THE VINEYARDS II

Council District: 09 Municipality: N/A

Location: At the terminus of Hunt Webber Drive, approximately 0.50 miles west of MD 381 (Brandywine Road)

Planning Area: 81A

Growth Policy Area: Established Communities

Zoning Prior: R-80 Zoning: RSF-95

Gross Acreage: 90.69 Date Received: 12/13/2024

US Home, LLC, Applicant

TENTATIVE PGCPB AGENDA

1/23/2025

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)

5. **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 @.**

4-20015 ADDITION TO SIGNATURE CLUB AT MANNING VILLAGE

(TCP?)

Council District: 09 Municipality: @

Location: North of the intersection of MD 228 (Berry Road) and Manning Road, on both sides of Carribbean Way

Planning Area: 84

Growth Policy Area: Established Communities

Zoning Prior: M-X-T Zoning: RMF-48

Gross Acreage: 7.26 Extension File Date: @

Applicant: Signature Land Holdings, LLC

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

6. **4-24026 CAROZZA PROPERTY**
(TCP)(VARIANCE)(VARIATIONS)
Council District: 09 Municipality: N/A
Location: Southwest quadrant of the intersection of MD 4 (Pennsylvania Ave) and MD 223 (Woodyard Road), north of Marlboro Pike.
Planning Area: 77
Growth Policy Area: Established Communities
Zoning Prior: M-X-T/M-I-O Zoning: CGO/MIO
Gross Acreage: 119.86 Date Accepted: 11/08/2024
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: 2/1/2025 (70-day)

TENTATIVE PGCPB AGENDA

1/23/2025

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

BOARD ACTION AND VOTE

COMMUNITY PLANNING DIVISION (Inquiries call 301-952-3972)

7. **PORT TOWNS SECTOR PLAN AND SECTIONAL MAP
AMENDMENT**

Councilmanic District: 5

Seek approval from the Planning Board to transmit a letter to the District Council requesting a seven-month extension to the Permission to Print deadline.

TENTATIVE PGCPB AGENDA

1/30/2025

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. **DSP-20003-03 CHIPOTLE AT MILL BRANCH
CROSSING**

(TCP)

Council District: 04 Municipality: Bowie

Location: On the east side of MD 301 (Robert Crain Highway),
north of its intersection with Excalibur Road

Planning Area: 71B

Growth Policy Area: Established Communities

Zoning Prior: C-S-C Zoning: CGO

Gross Acreage: 3.35 Date Accepted: 11/07/2024

Applicant: Green Branch LLC

**Request: An amendment to a prior approved site plan that
proposes to construct an eating and drinking establishment
with a drive-through**

Planning Board Action Limit: 01/31/2025

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

6. **DSP-24003 SPACE MAKER SELF-STORAGE
(TCP-EXEMPT)**

Council District: 06 Municipality: N/A

Location: On the east side of Westhampton Avenue,
approximately 500 feet south of its intersection with MD 214
(Central Avenue)

Planning Area: 75A

Growth Policy Area: Established Communities

Zoning Prior: I-1 Zoning: IE/LTO-e

Gross Acreage: 6.60 Date Accepted: 06/20/2024

Applicant: Layton Warehouse LLC

**Request: Conversion of an existing building to a self-storage
facility and construction of a new self-storage facility**

Planning Board Action Limit: Indefinite

TENTATIVE PGCPB AGENDA
1/30/2025

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

7. **Master Plan of Transportation (MPOT) 2035 Permission to
Print Staff Draft Document**

This presentation is to request Permission to Print the Preliminary Go Prince George's Staff Draft document and transmit the Public Facilities Request to the County Executive.

TENTATIVE PGCPB AGENDA

2/6/2025

Prince George's County Planning Department
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BOARD ACTION AND VOTE

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

5. **4-23015 LOVELAND**
(TCP1)(VARIANCES)
Council District: 08 Municipality: N/A
Location: Terminus of Arden Lane, approximately 265 feet southeast of Allentown Road
Planning Area: 76B
Growth Policy Area: Established Communities
Zoning Prior: R-E Zoning: RE
Gross Acreage: 9.94 Date Accepted: 09/11/2024
Applicant: Loveland Development, LLC
Request: 8 lots for single-family detached development

Planning Board Action Limit: 02/13/2025 (140-day)