

LONG RANGE AGENDA
December 27, 2012–January 17, 2013

The items scheduled on the long-range agenda represent a tentative work in progress. Therefore, it is subject to last minute changes, and the items listed should always be verified. For additional information or to verify the list of scheduled items, please call Reyna Kosla at 301-952-4148.

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THE PLANNING BOARD

MEETING FOR

DECEMBER 27, 2012

HAS BEEN

CANCELLED

THE PLANNING BOARD

MEETING FOR

JANUARY 3, 2013

HAS BEEN

CANCELLED

TENTATIVE PGCPB AGENDA
1/10/13

Prince George's County Planning Department
Fern Piret, County Planning Director

BOARD ACTION AND VOTE

THE FOLLOWING ITEMS WILL BEGIN AT 10:00 A.M.

ZONING CASE FOR REVIEW (Inquiries call 301-952-3530)

5. **SE-4718 D2 FUEGO'S**
Council District: 05 Municipality: Bladensburg and
Cheverly
Tier: Developed.
The subject property is located south of Jackson Street
approximately 620 feet east of 52nd Avenue. (PA 69)
(.50± acre) (5/31/12)
I-1 Zone
D2 Fuego's, Applicant
Request: Special Exception for Adult Entertainment.

STAFF RECOMMENDATION: @
(FERRANTE)

6. **SE-4720 SINSAYSIONAL**
Council District: 03 Municipality: None
Tier: Developing.
The subject property is located on the southeast side of
Lanham Severn Road, approximately 350 feet west of 98th
Avenue. (PA 70)
(.74± acre) (5/31/12)
C-M Zone
Maages Auditorium, Applicant
Request: Special Exception for Adult Entertainment.

STAFF RECOMMENDATION: @
(LOCKARD)

TENTATIVE PGCPB AGENDA

1/10/13

Prince George's County Planning Department
Fern Piret, County Planning Director

BOARD ACTION AND VOTE

VACATION PETITION (Inquiries call 301-952-3530)

7. **NOTE: THIS ITEM WAS CONTINUED FROM THE PLANNING BOARD MEETING OF DECEMBER 6, 2012.**

V-12006 RODENHAUSER PROPERTY

Petition to vacate Rodenhauser Lane and Port Lane

Council District: 04 Municipality: None

Tier: Developing

Located on the east side of Church Road, 3,000 feet south of John Hanson Highway (US 50). (PA 74A)

R-E Zone (1.34 acres)

Church Road Development, Inc. et al, Applicants

STAFF RECOMMENDATION: @
(CHELLIS/BRESSLER)

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

8. **DSP-11024-01 HENSON VALLEY ACADEMY AT CLINTON BAPTIST CHURCH**
Council District: 09 Municipality: None
Tier: Developing
Located 800 feet east of the intersection with Mike Shapiro Drive. (PA 81A)
@ Zone (9.12 acres) (10/19/12)
Henson Valley Academy c/o Regina Perkins, Applicant
Request: Daycare Center and Private School.

Action must be taken on or before 1/10/13.

STAFF RECOMMENDATION: @
(FIELDS)

TENTATIVE PGCPB AGENDA
1/10/13

Prince George's County Planning Department
Fern Piret, County Planning Director

BOARD ACTION AND VOTE

REQUEST FOR A REFUND OF FILING FEE FOR A REVISION
OF A SITE PLAN (Inquiries and requests for Staff Reports call
301-952-3530)

**Note: By letter dated November 28, 2012,
Michele LaRocca Esquire, on behalf of the applicant,
requests a refund of 100 percent of the application fee
per Section 27-125.02(m)(4)(A)(i).**

ROSP-SE-4327-01 AMARA MLK

Council District: 05 Municipality: Glenarden

Tier: Developed

Located at the intersection of Martin Luther King Jr.

Highway and Goodland Drive. (PA 72)

(0.86± acre) (11/7/12)

C-M Zone

Amara Properties, LLC, Applicant

**Request: Refund of 100% Application Filing Fee of
\$1435.00.**

STAFF RECOMMENDATION: @
(ALAM)

TENTATIVE PGCPB AGENDA

1/17/13

Prince George's County Planning Department
Fern Piret, County Planning Director

BOARD ACTION AND VOTE

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

DSP-10016 FROM THE HEART MINISTRIES

Council District: 09 Municipality: None

Tier: Developed

Located approximately .25 mile southwest of the intersection of north bound beltway ramp and Allentown Road on the north side of Allentown Road. (PA 76B)

C-S-C Zone (7.76 acres) (2/17/2012)

From the heart ministries, Applicant

Request: Conversion of an Existing 157,584-Square-Foot Warehouse with an Existing 3,000 Seat Church to Include a Private School for 208 Students and a Day Care for 60 Children.

70-day limit has been waived.

STAFF RECOMMENDATION: @
(FIELDS)

DSP-10011-01 QUEENS CHAPEL TOWN CENTER

Council District: 02 Municipality: Hyattsville

Tier: Developed

Located in the northwest quadrant of Queens Chapel Road and Hamilton Street. (PA 68)

M-X-T Zone (6.05 acres) (8/2/12)

Queens Chapel Town Center, LLC, Applicant

Request: Amend West Hyattsville TDDP to Allow Internally Illuminated Building Signs.

70-day limit has been waived.

STAFF RECOMMENDATION: @
(GROVER)

TENTATIVE PGCPB AGENDA

1/17/13

Prince George's County Planning Department
Fern Piret, County Planning Director

BOARD ACTION AND VOTE

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

DSP-06003-01 NEW BORN CHURCH OF GOD

(TCP2-032-12)

Council District: 07 Municipality: None

Tier: Developed

Located east of the intersection of Rollins and District
Avenues. (PA 75A)

D-D-O/R-T/R-55 Zones (2.66 acres) (8/8/12)

New Born Church of God and True Holiness, Inc.,
Applicant

**Request: 13,150-Square-Foot Addition to an Existing
6,064-Square-Foot Church with Daycare.**

70-day limit has been waived.

STAFF RECOMMENDATION:

- DSP-@ - @
- TCP2-032-12 - @

(FIELDS)

OFFICE OF THE PLANNING DIRECTOR (Inquiries call
301-952-3595)

**PRINCE GEORGE'S COUNTY GENERAL PLAN
WORKSESSION**

Overview on the development capacity process related to
scenario planning.

STAFF RECOMMENDATION: INFORMATION
(MCCUNE)

TENTATIVE PGCPB AGENDA

1/17/13

Prince George's County Planning Department
Fern Piret, County Planning Director

BOARD ACTION AND VOTE

ZONING CASE TO BE HEARD (Inquiries call 301-952-3530)

NOTE: THIS ITEM IS COMPANION WITH ITEM @ (DSDS-663).

SE-4654 DASH-IN WOODYARD ROAD

(VARIANCE) (VSE-4654) (AC-10018-01)

Council District: 09 Municipality: None.

Tier: Developing.

Located along the south side of Woodyard Road (MD 223) at its intersection with Stuart Lane and Woody Terrace. Located at 8906 Woodyard Road. (PA 81A)

(0.71± acre) (9/23/09)

C-S-C Zone

Dash-In Food Stores, Inc., Applicant

Request: Special Exception to Raze and Rebuild the Existing Gasoline Station, and Add a Food and Beverage Store. Variances Requested from Section 27-358.

STAFF RECOMMENDATION:

- SE-4654 – @
- VSE-4654 – @
- AC-10018-01 – @

(FERRANTE)

NOTE: THIS ITEM IS COMPANION WITH ITEM @ (SE-4654).

DSDS-663 DASH-IN WOODYARD ROAD

Council District: 09 Municipality: None.

Tier: Developing.

Located along the south side of Woodyard Road (MD 223) at its intersection with Stuart Lane and Woody Terrace. Located at 8906 Woodyard Road. (PA 81A)

(0.71± acre) (9/23/09)

C-S-C Zone

Dash-In Food Stores, Inc., Applicant

Request: Departure from Sign Design Standards for Setback Main Building Associated with Sign.

STAFF RECOMMENDATION: @

(FERRANTE)

TENTATIVE PGCPB AGENDA

1/17/13

Prince George's County Planning Department
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BOARD ACTION AND VOTE

ZONING CASE FOR REVIEW (Inquiries call 301-952-3530)

SE-4714 MCDONALD'S - BOWIE

Council District: 04 Municipality: Bowie

Tier: Developing.

The subject property is located north of Gallant Fox Lane,
west of Laurel-Bowie Road and approximately 180 feet
south of Route 450. (PA 71B)

(.96± acre) (8/22/12)

C-O Zone

McDonald's Corp., c/o Jill Marquardt, Applicant

**Request: Special Exception for the Alteration of a
Certified Non-Conforming use for Drive-Thru
Expansion for Fast Food Restaurant.**

STAFF RECOMMENDATION: @
(LOCKARD)

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

**DSP-03089-01 HANSON PALMER INDUSTRIAL
PARK, PARCEL C**

(TCP11-030-04/01)

Council District: 05 Municipality: None

Tier: Developing

Located at the intersection of Lottsford Vista Road and
Martin Luther King Jr. Hwy. (PA 70)

I-1 Zone (3.397 acres) (10/2/12)

FCW Justice, Inc. Applicant

**Request: Restaurant, Car Wash and Full Service
Laundry Mart.**

70-day limit has been waived.

STAFF RECOMMENDATION:

- DSP-03089-01 - @
- TCP11-030-04/01 - @

(KOSACK)

TENTATIVE PGCPB AGENDA

1/17/13

Prince George's County Planning Department
Fern Piret, County Planning Director

BOARD ACTION AND VOTE

PRELIMINARY PLAN (Inquiries call 301-952-3530)

4-12004 CAFRITZ PROPERTY

(TCPI-005-12) (VARIANCE) (VARIATION)

Council District: 03 Municipality: Riverdale Park,
College Park

Tier: Developed

Located approximately 1400 feet north of intersection of
Baltimore Avenue and East West Highway, on the east side
of Baltimore Avenue. (PA 68)

M-U-TC Zone/R-55 Zone

(35.71 acres) (7/27/12)

Calvert Tract LLC, Applicant

Request: 116 Lots & 3 Parcels

Action must be taken on or before 1/28/13.

STAFF RECOMMENDATION:

- 4-12004 - @
- TCPI-005-12 - @
- VARIANCE - @
- VARIATION - @

(NGUYEN)