

- AGENDA -

THE PRINCE GEORGE'S COUNTY PLANNING BOARD

Regular Session

Thursday, May 1, 2025

10:00 AM

THE FOLLOWING ORDER OF AGENDA ITEMS IS FOR THE CONVENIENCE OF THE PLANNING BOARD AND IN NO WAY INDICATES THE ORDER IN WHICH CASES WILL BE CALLED. **ANYONE WISHING TO SPEAK AND/OR BECOME A PARTY OF RECORD MUST SIGN UP AND SUBMIT DOCUMENTATION BY 12:00 P.M. THE TUESDAY BEFORE THE MEETING BY VISITING OUR WEBSITE AT www.pgplanningboard.org/participate.** PLEASE BE ADVISED THAT PERSONS WISHING TO SPEAK MAY BE SUBJECT TO TIME LIMITS AS DEEMED NECESSARY IN ORDER TO REASONABLY ACCOMMODATE ALL WHO WISH TO SPEAK. INDIVIDUALS WITH SPECIAL NEEDS ARE ASKED TO CONTACT THE PLANNING BOARD OFFICE AT 301-952-3560 or Maryland Relay 7-1-1.

ATTENTION: In case of inclement weather, please call 301-952-5330 as to the status of the Planning Board meeting.

I. ADMINISTRATIVE ITEMS

Jessica Jones, Planning Board Administrator

1. Commissioners' Items – TBD
2. Draft Minutes of PGCPB Meeting – April 24, 2025
- 3A. Legislative Updates and Approval – TBD
- 3B. Executive Session – TBD
- 3C. OFFICE OF THE PLANNING DIRECTOR (Inquiries call 301 952 3594)

Police Adequacy & Subdivision Ordinance

PLACEHOLDER

STAFF RECOMMENDATION:
APPROVAL
(HULL/HUNT)

II. CONSENT AGENDA

All items listed under the Consent Agenda have been distributed to each member of the Planning Board for review, are considered to be routine, and will be acted upon by one motion. There will be no discussion of these items as it has been indicated that there is no opposition to the staff's findings or recommendation. If discussion is desired, or if there is opposition to the recommendation, that item will be removed from the Consent Agenda and considered separately. **NOTE: IT IS THE RESPONSIBILITY OF THE APPLICANT AND OTHER PERSONS OF RECORD TO BE PREPARED TO DISCUSS ON THIS SAME DATE ANY ITEM THAT IS REMOVED FROM THE CONSENT AGENDA FOR SEPARATE CONSIDERATION.**

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

4A. SUBDIVISION SECTION ITEMS (Inquiries call 301-952-3530)

DRAFT RESOLUTIONS – TBD

4B. URBAN DESIGN SECTION ITEMS (Inquiries call 301-952-3530)

DRAFT RESOLUTIONS – TBD

4C. ZONING SECTION ITEMS (Inquiries call 301-952-3530)

DRAFT RESOLUTIONS – TBD

III. REGULAR AGENDA

5. **PPS-2024-020 EASTGATE SHOPPING CENTER**
(TCP)

Council District: 03 Municipality: N/A

Location: On the south side of MD 193 (Greenbelt Road), in the southwest quadrant of its intersection with MD 564 (Lanham Severn Road)

Planning Area: 70

Growth Policy Area: Established Communities

Zoning Prior: C-S-C Zoning: CGO

Gross Acreage: 9.57 Date Accepted: 02/24/2025

Applicant: SO Eastgate, LLC

Request: 3 parcels for 32,230 square feet of commercial development, of which 25,905 square feet is existing

Planning Board Action Limit: 05/05/2025 (70-day)

STAFF RECOMMENDATION:

- PPS-2024-020 – APPROVAL with conditions
- TCP1-026-01-02 – APPROVAL with conditions (VATANDOOST)

6. **PPS-2023-023 BAPS GYMNASIUM**

(TCP)

Council District: 01 Municipality: N/A

Location: North of Ammendale Road, approximately 2,000 feet east of its intersection with Old Gunpowder Road

Planning Area: 61

Growth Policy Area: Established Communities

Zoning Prior: C-O Zoning: CGO

Gross Acreage: 10.05 Date Accepted: 03/10/2025

Applicant: BAPS Beltsville LLC

Request: One parcel for institutional development

Planning Board Action Limit: 05/19/2025 (70-day)

STAFF RECOMMENDATION:

- PPS-2023-023 – APPROVAL with conditions
- TCP1-003-2025 APPROVAL with conditions (VATANDOOST)

7. **ZMA-2024-002 THE MARK AT COLLEGE PARK**

NOTE: THIS ITEM WAS CONTINUED FROM THE PLANNING BOARD MEETING OF MARCH 27, 2025.

Council District: 03 Municipality: College Park

Location: 4330 Hartwick Road College Park

Planning Area: 66

Growth Policy Area: Established Communities

Zoning Prior: R-10 Zoning: RTO-L-e

Gross Acreage: 4.52 Date Accepted: 1/6/2025

Applicant: The Mark at College Park, LLC

Request: Rezoning of property from the RTO-L-e Zone to the RTO-PD Zone for development of two high-density multifamily residential buildings

STAFF RECOMMENDATION:

@

(KING)

[Staff Report.pdf](#)

[Power Point.pdf](#)

[Backup.pdf](#)

8. **ZMA-2024-003 RST NEW CARROLLTON**

NOTE: THIS ITEM WAS CONTINUED FROM THE PLANNING BOARD MEETING OF APRIL 10, 2025.

Council District: 03 Municipality: N/A

Location: On the south side of MD 450 (Annapolis Road), approximately 400 feet east of its intersection with MD 410 (East-West Highway)

Planning Area: 69

Growth Policy Area: Established Communities

Zoning: NAC

Gross Acreage: 4.29 Date Accepted: 01/31/2025

Applicant: RST Development, LLC

Request: Rezone from NAC to NAC-PD to allow development of a mixed-use building with up to 300 multifamily residential units and up to 3,000 square feet of commercial space

STAFF RECOMMENDATION:

@

KING)

[Staff Report.pdf](#)

[Power Point.pdf](#)

[Backup.pdf](#)

9. **DSP-24010 MELFORD TOWN CENTER - BLOCK 4 & 6**

NOTE: THIS ITEM WAS CONTINUED FROM THE PLANNING BOARD MEETING OF APRIL 17, 2025.

Council District: 04 Municipality: City of Bowie

Location: South of Melford Boulevard and Tesla Drive, north of US 50 (John Hanson Highway)

Planning Area: 71B

Growth Policy Area: Established Communities

Zoning Prior: M-X-T Zoning: TAC-E

Gross Acreage: 51.83 Date Accepted: 02/11/2025

Applicant: St. John Properties, Inc.

Request: Approval of parking methodology and optional parking and playground regulations for future tenants within the existing flex buildings.

Planning Board Action Limit: 04/22/2025

STAFF RECOMMENDATION:

@

(MYERHOLTZ)

[Staff Report.pdf](#)

[Power Point.pdf](#)

[Backup.pdf](#)

[Additional Backup_04152025.pdf](#)

IV. SUPPLEMENTAL AGENDA