AGENDA ITEM: 5
AGENDA DATE: 1/8/2026

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department

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Note: Staff reports can be accessed at https://www.mncppc.org/883/Watch-Meetings

Specific Design Plan
Dobson Farms Phase 1

SDP-2502

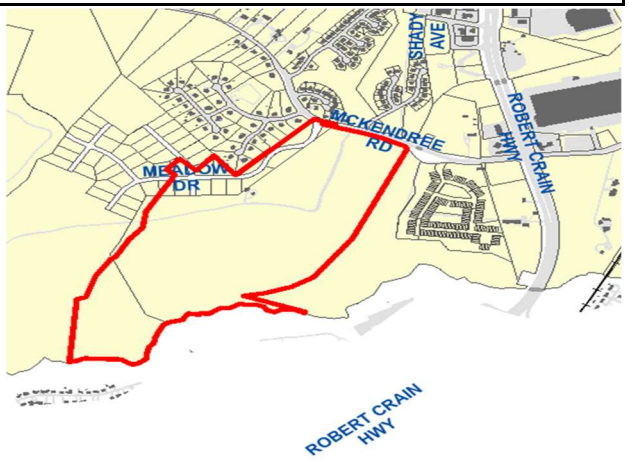
REQUEST	STAFF RECOMMENDATION
Development of 177 single-family detached and 276 single-family attached (townhouse) residential dwelling units.	With the conditions recommended herein: • APPROVAL of Specific Design Plan SDP-2502 • APPROVAL of Type 2 Tree Conservation Plan TCP2-2025-0069

Location: On the south side of McKendree Road, approximately 1,400 feet west of its intersection with US 301 (Robert Crain Highway).

Gross Acreage:	581.06
Phase 1 Gross Acreage:	172.96
Zone:	LCD
Prior Zone	R-S
Reviewed per Prior Zoning Ordinance:	Section 27-1704(g)
Dwelling Units:	453
Gross Floor Area:	N/A
Planning Area:	85A
Council District:	09
Municipality:	N/A

Applicant/Address:
D.R. Horton, Inc.
137 Mitchells Chance Road, Suite 300
Edgewater, MD 21037

Staff Reviewer: Meng Sun
Phone Number: 301-952-3994
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Planning Board Date:	01/08/2026
Planning Board Action Limit:	01/14/2026
Staff Report Date:	12/23/2025
Date Accepted:	10/21/2025
Informational Mailing:	03/12/2025
Acceptance Mailing:	09/29/2025
Sign Posting Deadline:	12/09/2025

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at http://www.mncppcapps.org/planning/Person_of_Record/.
Please call 301-952-3530 for additional information.

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Specific Design Plan SDP-2502
Type 2 Tree Conservation Plan TCP2-2025-0069
Dobson Farms Phase 1

The Urban Design staff have reviewed the specific design plan for the subject property and present the following evaluation and findings leading to a recommendation of APPROVAL, with conditions, as described in the Recommendation section of this technical staff report.

EVALUATION

This property is located within the Legacy Comprehensive Design (LCD) Zone. Pursuant to Section 27-4205(c)(3) of the Prince George's County Zoning Ordinance, development within the LCD Zone shall comply with the applicable approved basic plan, comprehensive design plan, and specific design plan, and with the procedures and standards applicable in the zone in which the development was located prior to its placement in the LCD Zone, in accordance with Section 27-1700 of the Zoning Ordinance, Transitional Provisions. Section 27-1704(g) of the Zoning Ordinance states that property in the LCD Zone may proceed to develop in accordance with the standards and procedures of the Zoning Ordinance in existence prior to the effective date of this Ordinance (prior Zoning Ordinance). Under the prior Zoning Ordinance, the property is subject to the standards of the Residential Suburban Development (R-S) Zone, which applied to this property prior to April 1, 2022. Therefore, staff considered the following in reviewing this SDP:

a. Zoning Map Amendment (Basic Plan) A-10059-C;

b. The regulations of the prior Prince George's County Zoning Ordinance in the Residential Suburban Development (R-S) Zone;

c. Comprehensive Design Plan CDP-22002;

d. Preliminary Plan of Subdivision 4-24014;

e. Certificate of Adequacy ADQ-2024-001;

f. Specific Design Plan SDP-2303;

g. Specific Design Plan SDP-2503;

h. 2010 *Prince George's County Landscape Manual*;

i. The Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;

j. The Prince George's County Tree Canopy Coverage Ordinance;

k. Referral comments; and

l. Community feedback.

FINDINGS

Based upon the analysis of the subject application, the Urban Design staff recommend the following findings:

1. Request: This application requests approval of development of 177 single-family detached and 276 single-family attached (townhouse) residential dwelling units for Phase 1 of the Dobson Farms development.

2. Development Data Summary:

	EXISTING	**APPROVED WITH CDP-22002**	**EVALUATED (Phase 1)**
Zones	LCD	R-S (prior)	R-S (prior)
Use	Vacant	Single-family detached and attached dwelling units	Single-family detached and attached dwelling units
Gross Total Acreage	581.06	581.06	172.96
Total Dwelling Units	**0**	**Up to 1,106**	**453**
Single-Family Attached	0	Up to 387 (approx. 35% of the total)	276
Single-Family Detached	0	Up to 719 (approx. 65% of total)	177

Parking Data (Per Section 27-568(a) of the prior Prince George's County Zoning Ordinance)

Parking	**Required**	**Provided**
Single-family attached at 2.04 spaces x 276 units	564	**948**
Single-family detached at 2 spaces x 177 units	354	**708**
On-street parking	0	**121**
Clubhouse Parking	52*	**66**
TOTAL	970	**1,843**

Notes: *Clubhouse Parking requirement per Section 27-568
Lifeguard Office (102 square feet / 1 seats) 1 sp / 250 square feet = 1 Space
Fitness Room (970 square feet / 18 occupants) 1sp / 7 occup. = 3 Spaces

Yoga / Fitness Room (376 square feet / 8 occupants) 1sp / 7 occup. = 2 Spaces
Game / Club Room (1,200 square feet) 1 sp / 80 square feet = 2 Spaces
Swimming Pool (200 occupants) 1 sp / 7 occup. = 29 Spaces
HOA Office (130 square feet) 1 sp / 250 square feet = 1 Space
Business Center (160 square feet) 1 sp / 250 square feet = 1 Space

Bicycle Spaces
This specific design plan (SDP) includes six bicycle parking locations adjacent to the recreation facilities. Each location includes two inverted U-shaped bicycle racks, and each rack holds two bikes, for a total of 24 bike parking spaces, supporting a multimodal system of service.

3. **Location:** The overall Dobson Farms development is located on the south side of McKendree Road, west of its intersection with MD 5/US 301 (Branch Avenue/Robert Crain Highway) and bordering Charles County. The subject property is in Planning Area 85A and Council District 9. Phase 1 comprises the eastern portion of the overall site, encompassing approximately 172.96 acres situated south of McKendree Road.

4. **Surrounding Uses:** The overall Dobson Farms site is bounded to the north and west by the mostly vacant land and single-family detached homes in the Agriculture-Residential (AR) Zone (formerly the Residential-Agricultural (R-A) Zone). To the east is land currently under development in the Residential Single-Family-Attached (RSF-A) Zone (formerly the Townhouse (R-T) Zone). To south is Mattawoman Creek, and beyond is land and residential uses in Charles County. Phase 1 comprises the eastern portion of the overall site.

5. **Previous Approvals:** The following applications were previously approved for the subject property:

In 1968, the Prince George's County District Council approved Special Exception SE-1719, for expansion of the golf course and construction of ponds on the property.

In 1969, the District Council approved SE-2004, to permit a golf course, a country club, and a concession stand on the property.

In 1978, the District Council approved SE-2970, to permit the mining of sand and gravel, for five years, on a tract of 102 acres on the property.

In 1997, the District Council approved SE-4218, to permit the mining of sand and gravel on the property.

In 2003, the District Council approved SE-4479, to permit the extension of the mining of sand and gravel on a tract of 65 acres, for three years, on the property.

In 2011, the District Council approved SE-4669, to permit the extension of the mining of sand and gravel for six years on the property.

The subject property was rezoned from the R-A and Residential-Estate (R-E) Zones to the Residential Suburban Development (R-S) Zone through Zoning Map Amendment (Basic Plan) A-10059-C, approved by the District Council (Zoning Ordinance No. 8-2022) on

October 17, 2022. This resulted in an approved residential dwelling unit range of up to 1,106 dwelling units, subject to 5 conditions.

On January 22, 2024, the District Council approved Comprehensive Design Plan CDP-22002 for Dobson Farms. The CDP approved a residential development, with a mix of housing types consisting of up to 1,106 dwelling units, subject to 19 conditions and 1 consideration.

On June 21, 2024, the Prince George's County Planning Board approved SDP-2303 (PGCPB Resolution No. 2024-051), which proposed infrastructure improvements for public streets, water, sewer, storm drain utilities, and stormwater management (SWM) facilities.

On July 9, 2025, the Planning Director approved Certificate of Adequacy ADQ-2024-020, subject to nine conditions. This ADQ is valid for 12 years from the date of approval of the associated preliminary plan of subdivision (PPS), subject to the additional expiration provisions of Section 24-4503(c) of the Prince George's County Subdivision Regulations.

On July 31, 2025, the Planning Board approved PPS 4-24014 (PGCPB Resolution No. 2025-059), for 1,024 lots and 140 parcels for residential development.

On October 9, 2025, the Planning Board approved SDP-2503 (PGCPB Resolution No. 2025-097) for an umbrella architecture package of 9 single-family attached home models and 19 single-family detached home models for the Dobson Farms subdivision.

6. **Design Features:** This SDP application is for Phase 1 of the Dobson Farms development, which includes 177 single-family detached and 276 single-family attached residential dwelling units, as well as multiple recreation facilities. The single-family attached (townhouse) units are located at the eastern portion of Phase 1, and the single-family detached units are located at the western portion of Phase 1. The Phase 1 development includes three vehicular access points along the site's frontage of McKendree Road. Within the Phase 1 development, public and private roads form the primary vehicular circulation of the site. While public roads provide access to 177 single-family detached units, private roads and alleys provide access to 276 single-family attached units. The provision of crosswalks, master plan trails, 5-foot-wide sidewalks on both sides of roads, and a 10-foot-wide shared-use path form the pedestrian circulation for the site.

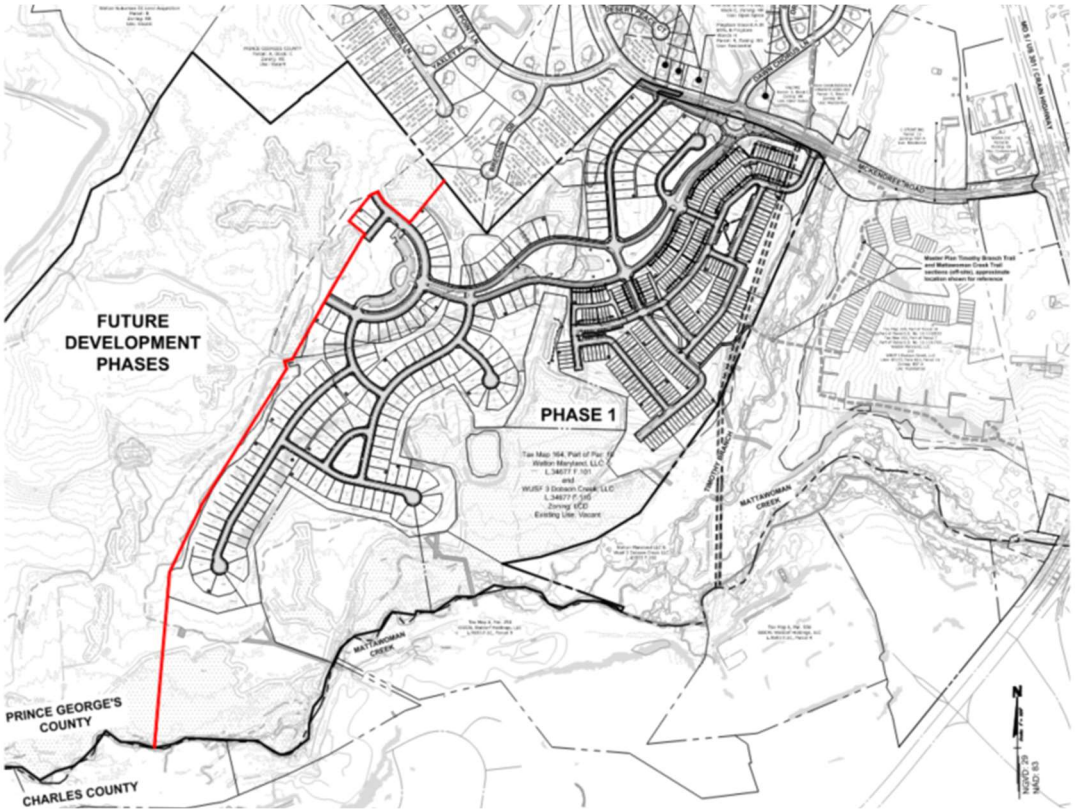


Figure 1: Specific Design Plan

Architecture

The umbrella architecture package for residential dwelling units has been approved via SDP-2503 by the Planning Board, on October 9, 2025. The subject application includes an architecture package for the clubhouse building. The design reflects a modern interpretation of traditional residential architecture, combining stone masonry with clean lines and large windows. The elevation of the clubhouse is designed with a mixture of materials in different colors and textures, as well as architectural elements, such as central gable feature along the roof line, tall vertical windows, fenestration, stone veneer, horizontal siding, and wooden pergola. The design of the clubhouse is compatible with approved umbrella architecture of single-family houses in the development.

Recreational Facilities

Approximately 10 acres of on-site recreational facilities, trails, and 28 acres of open space land were approved by the District Council with CDP-22002, as public benefit features, to satisfy the density increment requirements of the prior Zoning Ordinance. The trails will include approximately 14,000 linear feet of master plan trail along the Mattawoman watershed, of which 5,585 linear feet of trail is within Phase 1. Based on the approved PPS 4-24014, the provision of mandatory dedication of parkland will be met through the dedication of approximately 141.35 acres of parkland and provision of on-site master-planned trail. The on-site recreation facilities provided are not to meet the mandatory dedication of parkland requirements. Therefore, a condition is included herein to remove the value of facilities calculation on Sheet 30 of the landscape plan.

The master-planned trail alignment for the overall development is shown on the submitted circulation exhibit. The portion of the trail in Phase 1 is depicted as a 10-foot-wide shared-use path along the internal roadways, and a 10-foot-wide trail within open space areas on the SDP. Trail details are provided on Sheet 25 of the SDP, in accordance with the standards outlined in the *Parks and Recreation Facilities Design Guidelines*.

In addition to the master-planned trail, the landscape plan includes a diagram for all recreation facility locations within Phase 1, and a separate diagram demonstrates conceptual recreation locations for the entire property, to be implemented with future phases. A tabulation of the recreation facilities and their approximate cost estimates is included with the landscape plan and each facility has its own sheet of labeled plan view and site elements. Facilities proposed within Phase 1 include a clubhouse complex in Parcel L2, including the clubhouse building and outdoor sport fields; a sensory garden in Parcel S3; a picnic area with grills and picnic tables in Parcel Q; a dog park with pet fountains and pet waste receptacles in Parcel 12; a trailhead pocket park with wayfinding signage in Parcel F; two village green areas with picnic tables in Parcels E1 and A2; and a playground in Parcel C, with an open lawn and shade structure. Pedestrian paths, benches, trash receptacles, and bike racks are provided at the above-mentioned recreation areas. The overall area of recreation facilities for the development is approved for approximately 10 acres of land. However, the acreage proposed within Phase 1 is not labeled, which is conditioned herein to be provided. In addition, the entry features with signage are not recreation facilities, which are condition herein to be removed from the recreation chart on Sheet 30 of the landscape plan. Another condition is included herein to rename Sheets 40 and 41 of the landscape plan as signage details, rather than recreation details.

Signage

The SDP includes 19 freestanding signs comprised of 3 types, namely entry sign A, B, and C. Signs A and B share a similar design featuring a stacked stone veneer base, powder-coated steel panels with lettering, and a limestone cap. Sign A serves as the primary entry sign and is larger and longer than Sign B. Sign A will be illuminated with ground-mounted lighting, and landscaping will be provided at the base of both signs. Sign C functions as a smaller secondary signage, consisting of a single-entry column finished with stacked stone veneer and powder-coated steel lettering. At the main entrance area where McKendree Road and Mattawoman Creek Parkway intersect, main entry Sign A and entry Sign B are located on the east and west side of the main vehicular entrance to the site along McKendree Road and are 10 feet behind the street line. At the northern site entrance area, another entry Sign B is located on the east side of entrance to the site along McKendree Road and is 10 feet behind the street line. Entry Sign C is in multiple locations throughout Phase 1, including one sign at the site entrance in the median of Mattawoman Creek Parkway; 16 signs along the main entry way Mattawoman Creek Parkway, towards the clubhouse; and 2 signs along Mattawoman Creek Parkway, in front of the entrance area of the clubhouse.

In accordance with Section 27-614(f) of the prior Zoning Ordinance, in the comprehensive design zones, the design standards for all freestanding on-site signs shall be determined by the Planning Board for each individual development at the time of SDP review. Since the subject application is a residential development, staff have evaluated the signage with the regulation for gateway signs identifying a residential subdivision in any residential zone, in accordance with Section 27-624 of the prior Zoning Ordinance. The sign type dimensions provided are as follows:

	Sign A	Sign B	Sign C
Lettering area	12 square feet	Approx. 10 square feet	Approx. 4.2 square feet
Height	5.6 feet	4.25 feet	5.59 feet
Length	Approx. 25.5 feet	10.23 feet	3 feet

Staff find the sign lettering area is no more than 12 square feet, and the height is less than 6 feet. Signs at the entrance to the residential subdivision are set back from the roadway, which is consistent with the gateway sign regulation per Section 27-624. Staff find that the proposed signs are appropriate in size, type, and design, given the proposed location and the residential uses to be served, and are in keeping with the proposed development in Phase 1.

In addition, interpretative signage for Phase 1 is proposed in Parcel A5 for the wetland showcase area. Details are depicted on Sheet 42 of the landscape plan, in accordance with the standards outlined in the *Parks and Recreation Facilities Design Guidelines.* However, the location and amount of the interpretative signage is unclear. A condition is included herein to show the location and number of interpretive signage for the wetland showcase area in Parcel A5.

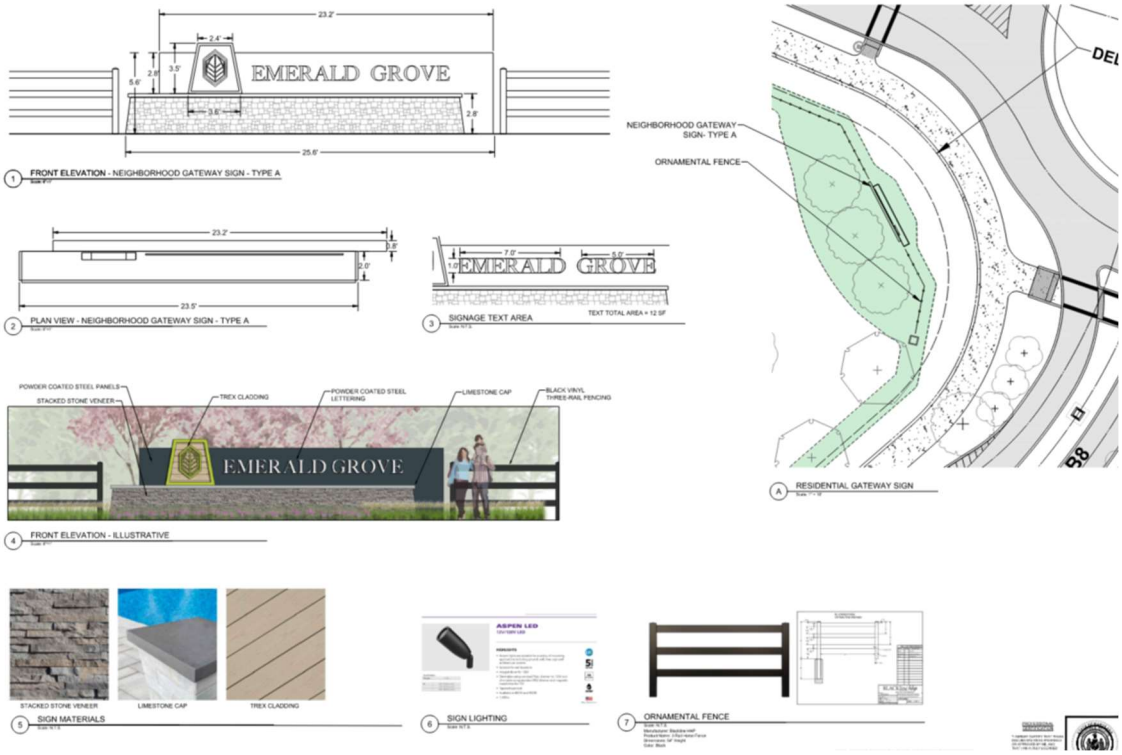


Figure 2: Entrance Sign Elevation (1)

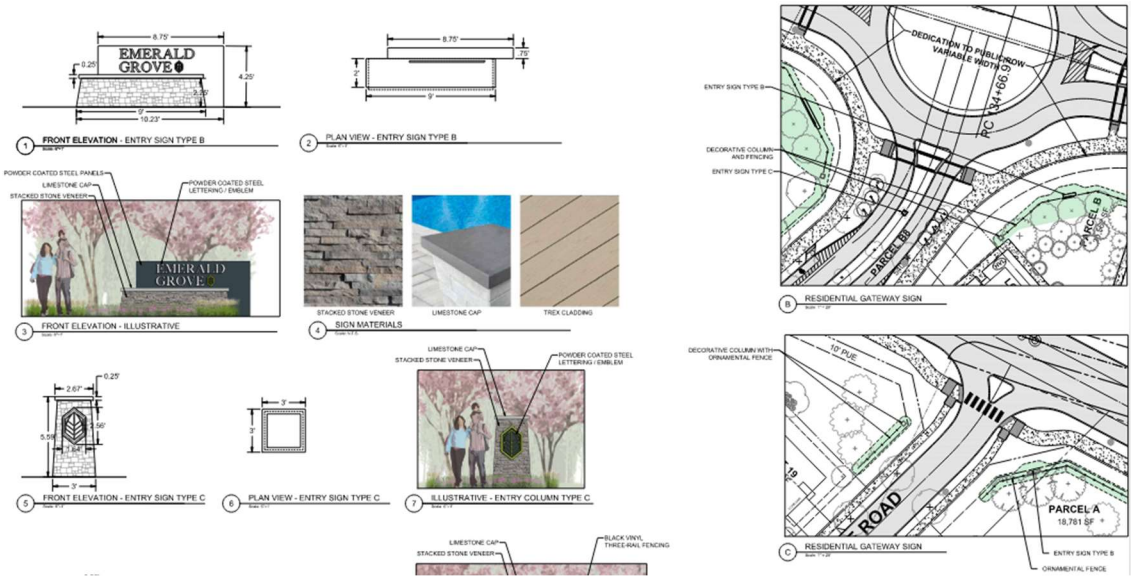


Figure 3: Entrance Sign Elevation (2)



Figure 4: Interpretive Sign Details

Lighting

Pole-mounted light fixtures are proposed along the private streets. The application includes a photometric plan featuring details of light fixtures, showing that the site's internal roadways are well-lit using full cut-off light-emitting diode (LED) fixtures. Conceptual light pole locations on public rights-of-way are shown on the SDP for informational purposes and will be subject to the requirements of the road operating agency.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Map Amendment (Basic Plan) A-10059-C:** Basic Plan A-10059-C was approved on October 17, 2022, to rezone approximately 581.06 acres of R-E and R-A zoned land to the LCD Zone, subject to five conditions. The following conditions of approval are relevant to this SDP:

At the appropriate stage of development:

1. **The Applicant shall provide a stream corridor assessment survey with a NRI plan review.**

   An updated Natural Resources Inventory (NRI-001-2022-01) was approved, which included the required stream corridor assessment survey.

2. **The Applicant shall meet the entire Woodland Conservation requirement on-site for the prior R-S Zone applicable prior to April 1, 2022. The Tree Canopy Coverage requirements shall be met on-site pursuant to the standards of the prior R-S Zone applicable prior to April, 1 2022.**

   The Type 2 tree conservation plan (TCP2) included in this application shows the entire woodland requirement being met on-site, using the prior woodland conservation threshold for the R-S Zone. The landscape plan includes a tree canopy coverage (TCC) chart, which indicates the TCC requirement is met on-site pursuant to the standards of the prior R-S Zone applicable prior to April 1, 2022, through on-site woodland conversation and existing trees (non-woodland conservation area), as well as landscape trees proposed on-site.

3. **The Applicant shall create new wetland and enhance existing wetlands with adjoining meadows focusing on providing wildlife habitat.**

   The Type 1 tree conservation plan (TCP1) certified with CDP-22002 shows new wetlands and enhanced existing wetlands. The TCP2 submitted with this application (SDP-2502) shows the locations of the required habitat enhancement areas within Phase 1 of the development.

4. **The Applicant shall provide selective woodland understory enhancement focusing on habitat and biodiversity**.

   The TCP1 certified with CDP-22002 shows woodland enhancement areas focusing on habitat and biodiversity. The TCP2 submitted with this application (SDP-2502) shows these woodland understory enhancement areas being located in future phases. These habitat areas will be reviewed with future SDP phases.

5. **The Applicant shall provide ecological enhancement through selective environmental site design planting motifs that both replicate and increase the biodiversity of the local ecology**.

The applicant provided individual designs of each area with proposed grading, planting species, and protection measures. This is further discussed in Finding 17(e) below.

8. Prince George's County Zoning Ordinance: The subject SDP is in conformance with the applicable requirements of the prior Zoning Ordinance, as follows:

a. This SDP is in conformance with the requirements of the R-S Zone, as stated in Subdivision 6 of Division 2 of Part 8 of the prior Zoning Ordinance. In addition, both single-family attached and detached dwellings are permitted uses, in accordance with Section 27-515(b) of the prior Zoning Ordinance.

b. Section 27-480 of the prior Zoning Ordinance contains the following general development regulations for comprehensive design zones as they relate to this SDP:

(a) Except as provided in Subsection (g), the exception of the minimum lot area requirement for townhouses as set forth in (b), below, and the height limitation for multifamily dwellings as set forth in (f), below, dimensions for yards, building lines, lot area, lot frontage, lot coverage, and building height shown on an approved Specific Design Plan shall constitute the development regulations applicable to the development of the land area addressed by that particular Specific Design Plan.

The submitted plan includes a chart of development standards indicating the dimensions for yards, building lines, lot area, lot frontage, lot coverage, and building height, which were established with CDP-22002. The lotting pattern is consistent with the approved PPS 4-24014. The approved development standards with CDP-22002 are established as follows:

	SFA	SFD
Minimum Net Lot Area (square feet)	1,800	4,000
Minimum Front Yard Setback (feet)	15	15
Minimum Rear Yard Setback (feet)	15	15
Minimum Side Yard Setback (one side/total) (feet)	0	5/10
Minimum Lot Width at Street Line(feet)	20	40
Minimum Lot Width at Front BRL(feet)	20	40
Minimum Frontage at Cul-De-Sac(feet)	20	30
Minimum Space Between End Building(feet)	10	N/A
Maximum Principal Structure Building Height(feet)	40	40

Based on staff's review, the subject SDP meets all the development standards above. However, the chart shown on the SDP does not include the actual data provided to demonstrate conformance. A condition is included herein to add a "provided" column in the development standards chart on the coversheet to demonstrate conformance. Another condition is included herein to add a requirement for minimum space between end building in the development standards on the coversheet, to be consistent with the approved CDP-22002.

(c) A minimum of sixty percent (60%) of all townhouses constructed in the Comprehensive Design Zones pursuant to a Specific Design Plan for which an application is filed after December 30, 1996 (with the exception of the V-L and V-M Zones), shall have a full front facade (excluding gables, bay windows, trim, and doors) constructed of brick, stone, or stucco.

This requirement has been met with the approval of SDP-2503, which included the architecture for this site. The approved plan for SDP-2503 Sheet 14 and submitted SDP-2502 Sheet 5 both includes a townhouse façade tracking chart. The approved SDP-2503 indicates a total of 346 townhouse units is included in the overall development and 208 units (60 percent) will have a full front façade constructed of brick, stone, or stucco. The submitted SDP-2502 for Phase 1 only indicates that a total of 276 townhouse units is included in the Phase 1 development and 166 units (60 percent) will have a full front façade constructed of brick, stone, or stucco.

(d) There shall be no more than six (6) townhouses per building group in any Comprehensive Design Zone (with the exception of the V-L and V-M Zones) for which an application for a Specific Design Plan is filed after December 30, 1996, except where the applicant demonstrates to the satisfaction of the Planning Board or District Council, as applicable, that more than six (6) dwelling units (but not more than eight (8) dwelling units) would create a more attractive living environment or would be more environmentally sensitive. In no event shall the number of building groups containing more than six (6) dwelling units exceed twenty percent (20%) of the total number of building groups in the SDP, and the end units on such building groups shall be a minimum of twenty-four (24) feet in width. The restrictions on units per building group and percentages of building groups shall not apply to townhouses in the L-A-C Zone, if any portion of the L-A-C tract lies within one-half (1/2) mile of an existing or planned Washington Metropolitan Area Transit Authority Metrorail station. In no event shall there be more than nine (9) dwelling units in a building group. Garage parking within all building groups shall be provided in rear-loaded garages except where the rears of the units are located along open space areas along the perimeter of the development area or areas of steep topography.

The submitted plan includes no more than six townhouses per building group, which meets this requirement.

(e) The minimum building width for townhouses in any continuous, attached group shall be twenty (20) feet, and the minimum gross living space for a townhouse shall be one thousand two hundred and fifty (1,250) square feet in any development for which an application for a Specific Design Plan is filed after December 30, 1996 (with the exception of townhouses in the V-L and V-M Zones and, as it applies to the minimum building width only, townhouses on property in the L-A-C Zone, if any portion lies within one-half (1/2) mile of an existing or

planned Washington Metropolitan Area Transit Authority Metrorail station). For the purposes of this Subsection, "gross living space" shall be defined as all interior building space except the garage and unfinished basement or attic area.

The layout of the townhouse units meets this requirement. The requirement of minimum gross living space for a townhouse has been met with the approval of SDP-2503.

c. Section 27-528 of the prior Zoning Ordinance contains the following required findings for the Planning Board to grant approval of an SDP:

(1) The plan conforms to the approved Comprehensive Design Plan, the applicable standards of the Landscape Manual, and except as provided in Section 27-528(a)(1.1), for Specific Design Plans for which an application is filed after December 30, 1996, with the exception of the V-L and V-M Zones, the applicable design guidelines for townhouses set forth in Section 27-274(a)(1)(B) and (a)(11), and the applicable regulations for townhouses set forth in Section 27-433(d) and, as it applies to property in the L-A-C Zone, if any portion lies within one-half (1/2) mile of an existing or Washington Metropolitan Area Transit Authority Metrorail station, the regulations set forth in Section 27-480(d) and (e);

The subject SDP application is in conformance with approved CDP-22002 as discussed in Finding 8(b) above and Finding 9 below, and is in conformance with the applicable requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual) as discussed in Finding 14 below. The SDP further conforms to the townhouse design guidelines in Section 27-274(a)(1)(B) and (a)(11) of the prior Zoning Ordinance, and with the townhouse regulations in Section 27-433(d) of the prior Zoning Ordinance, as discussed in Findings 8(d) and 8(e) below. The subject SDP is not in the L-A-C Zone; regulations related to the L-A-C zone do not apply.

(1.1) For a Regional Urban Community, the plan conforms to the requirements stated in the definition of the use and satisfies all requirements for the use in Section 27-508 of the Zoning Ordinance;

This requirement is not applicable to the subject SDP application.

(2) The development will be adequately served within a reasonable period of time with existing or programmed public facilities either shown in the appropriate Capital Improvement Program, provided as part of the private development or, where authorized pursuant to Section 24-124(a)(8) of the County Subdivision Regulations, participation by the developer in a road club;

This finding was made at the time of PPS 4-24014, with the accompanying approved Certificate of Adequacy ADQ-2024-020.

(3) Adequate provision has been made for draining surface water so that there are no adverse effects on either the subject property or adjacent properties;

The Site Development Concept Plan (14756-2023-SDC) was approved by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) on May 2,2024, and will expire on May 2, 2027. The approved plan demonstrates that adequate provisions have been made for draining surface water with no adverse effects on the subject property or adjacent properties.

(4) The plan is in conformance with an approved Type 2 Tree Conservation Plan; and

The subject SDP is in conformance with TCP2-008-2024, which was approved with SDP-2303 on June 27, 2024, for development of infrastructure on the Dobson Farms site.

(5) The plan demonstrates that the regulated environmental features are preserved and/or restored to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).

The Planning Board approved 25 primary management area (PMA) impacts with SDP-2303 and four with PPS 4-24014. This SDP-2502 is limited to Phase 1 and is reliant on 12 PMA impacts previously approved with revisions to four of the impacts. The four impact revisions will result in a reduction of the PMA impacts of Phase 1, which demonstrates that the regulated environmental features are preserved and/or restored to the fullest extent possible in accordance with the requirement of Section 24-130(b)(5) of the prior Subdivision Regulations.

d. Section 27-274(a) of the prior Zoning Ordinance contains design guidelines for townhouses, as follows:

(1) General.

(B) The applicant shall provide justification for and demonstrate to the satisfaction of the Planning Board or District Council, as applicable, the reasons for noncompliance with any of the design guidelines for townhouses and three-family dwellings set forth in paragraph (11), below.

(11) Townhouses and three-family dwellings.

(A) Open space areas, particularly areas separating the rears of buildings containing townhouses, should retain, to the extent possible, single or small groups of mature trees. In areas where trees are not proposed to be retained, the applicant shall demonstrate to the satisfaction of the Planning Board or the District Council, as applicable, that specific site conditions

warrant the clearing of the area. Preservation of individual trees should take into account the viability of the trees after the development of the site.

The townhouses have been arranged in a clustered manner to reflect the shape and topography of the overall property in Phase 1. Sufficient open space with existing and proposed trees are included to separate rears of the front-loaded townhouses, alley ways are proposed to separate the rear-loaded townhouses. The subject application has an approved TCP2 which was approved at the Planning Board hearing on June 6, 2024 (TCP2-008-2024). The overall Dobson Farm application site contains 189 specimen trees. No additional specimen trees are requested for removal with this SDP. Single or small groups of existing trees are retained to the extent possible, within the proposed open space area.

(B) Groups of townhouses should not be arranged on curving streets in long, linear strips. Where feasible, groups of townhouses should be at right angles to each other, and should facilitate a courtyard design. In a more urban environment, consideration should be given to fronting the units on roadways.

The site layout for townhouses is designed in an urban environment manner for front-loaded townhouses to front private rights-of-way and rear-loaded townhouse to front alleys while creating corners for open space. Two recreation areas with landscaping are in central locations of the townhouse area. The townhouses around the recreation areas are arranged to face the amenity, facilitating a courtyard design. No more than six townhouses per building group are included, and no groups of townhouses are arranged on curving streets that feature long, linear strips.

(C) Recreational facilities should be separated from dwelling units through techniques such as buffering, differences in grade, or preservation of existing trees. The rears of buildings, in particular, should be buffered from recreational facilities.

The subject SDP application includes multiple locations of on-site recreational facilities, as discussed in Finding 6 above. Recreational facilities and open spaces are separated from dwelling units on-site with roadways and proposed landscaping. Units that face recreational facilities are adequately buffered through landscaping.

(D) To convey the individuality of each unit, the design of abutting units should avoid the use of repetitive architectural elements and should employ a variety of architectural features and designs such as roofline, window and door treatments, projections, colors, and materials. In lieu of this individuality

guideline, creative or innovative product design may be utilized.

The approval of SDP-2503 includes a variety of architectural features and designs such as roofline, window and door treatments, projections, colors, and materials for the nine townhouse models. On the certified architecture plan for SDP-2503, General Note 34 on the coversheet states that "No two houses directly adjacent to each other or across the street from one another shall have the same elevation." The submitted SDP-2502 shows the townhouses are offset two feet between each unit, and the roofline for each group of townhouses will vary due to the existing topography of the site. This requirement is met.

(E) To the extent feasible, the rears of townhouses should be buffered from public rights-of-way and parking lots. Each application shall include a visual mitigation plan that identifies effective buffers between the rears of townhouses abutting public rights-of-way and parking lots. Where there are no existing trees, or the retention of existing vegetation is not practicable, landscaping, berming, fencing, or a combination of these techniques may be used. Alternatively, the applicant may consider designing the rears of townhouse buildings such that they have similar features to the fronts, such as reverse gables, bay windows, shutters, or trim.

No rears of townhouses are oriented towards public rights-of-way and parking lots. The submitted landscape plans show the rear yards of townhouse units are appropriately buffered from public rights-of-way and parking lots. All front façades of the proposed townhouses are facing private rights-of-way.

Lead walkways to the front of townhouse dwelling units are connected to shared common-use sidewalks proposed within the front yards of rear-loaded townhouse lots. The vehicular access to the rear-loaded townhouse dwelling units is provided via proposed private alleys. The applicant noted that providing a shared common-use sidewalk across the rear-loaded townhouse lots reduces the amount of impervious material required and creates an improved visual character along a major corridor of the community. Standard ingress/egress easements will be established with the homeowners association (HOA) on each lot at the time of home sale/contract, disclosure statements will be drafted and disclosed by the HOA attorney, and maintenance of the sidewalks will be provided by the HOA. Staff are in agreement with the layout and the justification. A condition is included herein to label common use easements over the above-mentioned sidewalks, indicating the sidewalks will be maintained by the HOA.

(F) Attention should be given to the aesthetic appearance of the offsets of buildings.

The submitted plans propose a 2-foot offset between units.

e. Section 27-433(d) also contains additional regulations for townhouses, as follows:

(d) Dwellings.

(1) All dwellings shall be located on record lots shown on a record plat.

This requirement will be addressed at the final plat stage, at which time all residential lots will be recorded on a record plat.

(2) There shall be not more than six (6) nor less than three (3) dwelling units (four (4) dwelling units for one-family attached metropolitan dwellings) in any horizontal, continuous, attached group, except where the Planning Board or District Council, as applicable, determines that more than six (6) dwelling units (but not more than eight (8) dwelling units) or that one-family semidetached dwellings would create a more attractive living environment, would be more environmentally sensitive, or would otherwise achieve the purposes of this Division. In no event shall the number of building groups containing more than six (6) dwelling units exceed twenty percent (20%) of the total number of building groups, and the end units on such building groups shall be a minimum of twenty-four (24) feet in width.

The SDP includes groups of townhouses between three to six units, with minimum 10-foot-wide open space between each group.

(3) The minimum width of dwellings in any continuous, attached group shall be at least twenty (20) feet for townhouses, and twenty-two (22) feet for one-family attached metropolitan dwellings. Attached groups containing units all the same width and design should be avoided, and within each attached group attention should be given to the use of wider end units.

The subject SDP is consistent with the design standards that were approved with CDP-22002, and provides a minimum lot width of 20 feet for townhouses. Within each group of townhouses, the unit width varies, and end units are wider than inner units.

(4) The minimum gross living space, which shall include all interior space except garage and unfinished basement or attic area, shall be one thousand two hundred and fifty (1,250) square feet for townhouses, and two thousand two hundred (2,200) square feet for one-family attached metropolitan dwellings.

This requirement is met with the approval of SDP-2503.

(5) Side and rear walls shall be articulated with windows, recesses, chimneys, or other architectural treatments. All endwalls shall have a minimum of two (2) architectural features. Buildings on lots where endwalls are prominent (such as corner lots, lots visible from public spaces, streets, or because of topography or road curvature) shall have additional endwall treatments consisting of architectural features in a balanced composition, or natural features which shall include brick, stone, or stucco.

This requirement was met with the approval of architecture with SDP-2503. The approved architecture plan shows that a minimum of two architectural features, such as multiple windows and brick veneer finishes are provided on each endwall. High visibility lots are identified on the subject SDP. High visibility elevations are provided for high visibility endwalls, which are included with the approval of SDP-2503, demonstrating additional endwall treatments consisting of architectural features in a balanced composition such as columns, rowlock course, and recessed entrances, and incorporated natural features such as brick veneer and stone.

(6) Above-grade foundation walls shall either be clad with finish materials compatible with the primary facade design, or shall be textured or formed to simulate a clad finished material such as brick, decorative block, or stucco. Exposed foundation walls of unclad or unfinished concrete are prohibited.

This requirement is met with the approval of SDP-2503. The approved architecture plan shows all above-grade foundation walls are finished with brick, brick veneer, vinyl siding, or stucco, which are compatible with the primary front façade design. No exposed foundation walls of unclad or unfinished concrete are included.

(7) A minimum of sixty percent (60%) of all townhouse units in a development shall have a full front facade (excluding gables, bay windows, trim, and doors) of brick, stone, or stucco. Each building shall be deemed to have only one "front."

A brick tracking schedule is included in the plan, to ensure that this requirement is met at the permitting stage.

(8) One-family attached metropolitan dwellings shall be designed with a single architecturally integrated "Front Wall." A minimum of one hundred percent (100%) of the "Front Wall", excluding garage door areas, windows, or doorways shall be constructed of high quality materials such as brick or stone and contain other distinctive architectural features.

This requirement is not applicable to the subject SDP application.

9. **Comprehensive Design Plan CDP-22002:** CDP-22002 for Dobson Farms was approved by the District Council on January 25, 2024, for a residential development with a mix of housing types consisting of up to 1,106 dwelling units, subject to 19 conditions. The following conditions of approval are relevant to this SDP:

11. Pursuant to density increments awarded, the applicant and the applicant's heirs, successors, and/or assignees shall provide on-site recreational facilities, in accordance with the standards outlined in the Parks and Recreation Facilities Guidelines, to be reviewed by the Development Review Division of the Prince George s County Planning Department, at the time of specific design plan.

On-site recreation facilities pursuant to density increments awarded are provided with this SDP application, as discussed in detail in Finding 6. The standards are in conformance with the *Parks and Recreation Facilities Design Guidelines*. This condition is met for Phase 1.

12. At the time of specific design plan, the applicant shall submit a list of sustainable site and green building techniques that will be used in the development and will be included in the design guidelines.

The sustainable site and green building techniques were approved with SDP-2503. A set of documents demonstrating green building techniques to be used in the development are included with this submittal. In addition to the approved green building techniques, the Phase 1 SDP has incorporated existing natural features in the site design, such as the wetland showcase area in Parcel A5, with interpretive signage, bird houses, insect hotels, and wetland microtopography technics. Furthermore, the application proposes to retain at least 20 percent of existing pre-development natural vegetation.

The subject property has a Site Development Concept Plan, 14756-2023-SDC, which was approved by DPIE on May 2, 2024, and expires on May 2, 2027. The sustainable site techniques to be implemented with development of the Dobson Farms property include the strategies of Low Impact Development (LID), to fulfill regulatory stormwater management (SWM) designs to maintain and improve the water quality for the Mattawoman Creek habitat composing the entire southern portion of the property. This land area will be preserved through the tree conservation plan process, and dedicated to the Maryland-National Capital Park and Planning Commission (M-NCPPC) as parkland, and selective areas will receive ecological enhancement planting efforts, as conditioned with Basic Plan A-10059-C.

13. At the time of specific design plan, the applicant and the applicant's heirs, successors, and/or assignees shall provide a plan for any interpretive signage to be erected and public outreach measures (based on the findings of the Phase I, II, and/or Phase III archeological investigations). The location and wording of the signage and the public outreach measures shall be subject to approval by the Maryland-National Capital Park and Planning Commission staff archeologist. The plan shall include the timing for installation of the signage and implementation of public outreach measures.

The interpretive signage proposed within Phase 1 is within the wetland showcase area for educational purposes, not for the historic interpretive sign based on the archeological excavations. This condition will apply to a future phase of SDP since the area to receive the historic interpretive signage is located in the westernmost parcel of the property, in association with, but not impacted by, the proposed trail system. All appropriate design, coordination, and outreach will occur during the review of that later SDP phase.

14. At the time of specific design plan, the shared-use path and the specifications and details for all master plan facilities, including along the frontage of McKendree Road, shall be shown on the plan.

The 10-foot-wide shared-use path and master-planned trail throughout the Phase 1 site are shown on all plan sheets. The details for the shared-use path and master-planned trail, including along the frontage of McKendree Road, are included with the submitted SDP in accordance with the *Parks and Recreation Facilities Design Guidelines*. The appropriate master plan facilities along the frontage of McKendree Road are shown and labeled on the plan sheets as 10-foot-wide shared-use path. This condition has been met.

15. At the time of specific design plan, the applicant shall provide the following general notes on the coversheet:

a. During the construction phases of this project, noise shall not be allowed to adversely impact activities on adjacent properties. Indicate intent to conform to the construction activity noise control requirements, as specified in Subtitle 19 of the Prince George's County Code.

b. During the construction phases of this project, no dust shall be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to the construction activity dust control requirements, as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.

The specified notes above have been provided on the SDP coversheet.

19. At the time of preliminary plan of subdivision and specific design plan, a variety of lot sizes, as conceptually depicted on the revised illustrative plan for the comprehensive design plan, shall be provided. The proposed larger single-family detached lots shall be located where abutting lots are developed with, or zoned for, larger lot single-family detached dwellings, unless smaller lots are proposed to be set back and/or buffered from those lots, above the normal requirements of the Prince George's County Landscape Manual. Otherwise, the smaller single-family detached lots and single-family attached units shall be located interior to the development, to create a transition from the existing abutting larger lots.

A variety of dwelling unit sizes were approved with SDP-2503 for architecture. The variety and location of those residential units, with careful consideration for the scale of existing buildings on abutting lots, is demonstrated to be in conformance with this condition with the approval of PPS 4-24014. With the subject Phase 1 SDP, larger single-family detached lots are proposed where abutting lots are developed with, or zoned for, larger lot single-family detached dwellings, at the western portion of Phase 1. Smaller single-family detached units are proposed where abutting lots are proposed for smaller townhouse lots at the eastern portion of Phase 1. Within each cluster of attached townhouse groups, end units are proposed as larger units, while interior units are smaller units.

CONSIDERATION

1. At the time of specific design plan, the applicant shall evaluate an appropriate location(s) for a dog park and dog waste stations.

A dog park is proposed with this Phase 1 SDP, as shown with the overall Phase 1 recreation facilities location diagram. Dog waste stations are proposed in multiple recreation areas, including in Village Green A, the dog park, and the sensory garden. Details are included within landscape plan Sheets 32, 35, and 36.

10. Preliminary Plan of Subdivision 4-24014: On July 31, 2025, the Planning Board approved PPS 4-24014 (PGCPB Resolution No. 2025-059), which provided for 1,024 lots and 140 parcels, subject to 20 conditions. The following conditions of approval are relevant to this SDP:

3. Prior to approval, the final plat of subdivision shall include:

a. Right-of-way dedication along McKendree Road in accordance with the approved preliminary plan of subdivision.

b. Right-of-way dedication of all public streets in accordance with the approved preliminary plan of subdivision.

c. In accordance with Section 24-122(a) and Section 24-128(b)(12) of the prior Prince George's County Subdivision Regulations, granting of a minimum 10-foot-wide public utility easement along both sides of all public streets, and along at least one side of all private streets, in accordance with the approved preliminary plan of subdivision.

d. A note indicating approval of a Variation from Section 24-128(b)(7)(A) of the prior Prince George's County Subdivision Regulations, to allow Lots 29–50, Block B; Lots 17–42, Block D; Lots 1–16, Block G; Lots 1–10, Block X; Lots 1–10, Block Y; and Lots 1–10, Block Z to be served by private alleys, while fronting on private streets or open space. This note shall only appear on the final plats on which the above-listed lots appear.

The right-of-way dedication along McKendree Road and all public streets is shown on the SDP plans, in accordance with the approved PPS. The minimum 10-foot-wide

public utility easement along both sides of all public streets, and along at least one side of all private streets, is also shown on the SDP plans. The layout depicted in the SDP is consistent to the layout, circulation, and access approved with the PPS.

4. **In conformance with the 2009 Approved Countywide Master Plan of Transportation, the 2013 Approved Subregion 5 Master Plan and Sectional Map Amendment, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following improvements and show the following facilities at the time of specific design plan:**

   a. **A minimum 10-foot-wide shared-use path along the property frontage of McKendree Road unless modified by the permitting agency with written correspondence; any modifications shall be in accordance with Prince George's County Department of Public Works and Transportation and Maryland State Highway Administration adopted standards.**

      A 10-foot-wide shared-use path along McKendree Road is shown on Sheets 6 through 8 of the site plan.

   b. **A minimum 10-foot-wide shared-use path along the alignment of the Mattawoman Creek Trail throughout the site.**

      A circulation exhibit demonstrates the proposed Mattawoman Creek Trail (10-foot-wide shared-use path) throughout the site, of which 5,585 linear feet is within Phase 1 of Dobson Farms. A 10-foot-wide shared-use path is shown on all sheets of the site plan to meet the intent of the Mattawoman Creek Trail throughout the site.

   c. **A standard bicycle lane, shared road pavement markings, and signage in accordance with American Association of State Highway and Transportation Officials guidelines, along proposed Roads A and C, as determined by the permitting agency.**

      A standard bicycle lane, pavement markings, and signage are shown along Roads A and C on Sheets 7, 9, 10, 12, and 13 of the site plan.

   d. **A minimum 5-foot-wide sidewalk along both sides of all internal roadways, where the shared use path is not proposed.**

      A minimum 5-foot-wide sidewalk is provided along both sides of internal roadways, with the exception of areas where the shared-use path is provided.

   e. **Provide perpendicular Americans with Disabilities Act-compliant curb ramps and crosswalks crossing all vehicular access points along the frontage and throughout the site, crossing internal intersections.**

      Appropriate curb ramps and crosswalks are provided at all vehicular access points along the frontage and throughout the site.

f. Short-term bicycle parking at any proposed recreational areas.

Short-term bicycle parking (inverted U-style bike racks) is provided at all recreational areas throughout the Phase 1 development plan, and details and locations are depicted on the Landscape Plan Recreation Facility sheets.

6. Development of this site shall be in conformance with Stormwater Management Concept Plan (14756-2023-SDC), and any subsequent revisions.

Copies of the approved SWM Concept Plan (14756-2023-SDC) and approval letter were submitted with this SDP application. DPIE issued the approval on May 2, 2024. Development of this site is in conformance with the approved SWM Concept Plan, No. 14756-2023-SDC.

8. The parcels to be conveyed to The Maryland-National Capital Park and Planning Commission shall be reflected on a Type 2 tree conservation plan (TCP2). The TCP2 shall be reviewed and recommended for approval by the Prince George's County Department of Parks and Recreation.

A TCP2 is included with this application submittal demonstrating the four parcels within the limits of Phase 1, which will be conveyed to M-NCPPC. The Prince George's County Department of Parks and Recreation (DPR) staff have reviewed the submitted TCP2, which identifies Phase 1 land being conveyed to M-NCPPC as Parcels N, R1, R, and S. Therefore, DPR staff recommend approval of the TCP2. The requirement of Condition 8 is met.

9. The applicant shall submit a copy of the letter, to be provided by the Prince George's County Department of Parks and Recreation, consenting to the placement of woodland conservation easements on lands to be dedicated to The Maryland-National Capital Park and Planning Commission, with all subsequent development applications, for inclusion in the project record.

DPR staff acknowledged the woodland conservation on land to be conveyed to M-NCPPC at the time of final plat, via PPS 4-24014 memorandum dated April 23, 2025. DPR staff provided a memorandum dated December 8, 2025, to the Environmental Planning Section, Development Review Division staff, and the applicant for the project record. The requirement of Condition 9 is met.

12. Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan, TCP1-011-2023-01, in conformance with Section 25-121 of the Prince George's County Code. The following note shall be placed on the final plat of subdivision:

> **"This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-011-2023-01 or most recent revision), or as modified by the Type 2 Tree Conservation Plan and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation**

under the Woodland and Wildlife Habitat Conservation Ordinance (WCO). This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of The Maryland-National Capital Park and Planning Commission (M-NCPPC), Prince George's County Planning Department."

The subject TCP2 is in conformance with Section 25-119(g)(4) of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) and with the approved TCP1. This condition will be met at the time of final plat.

15. The applicant, the applicant's heirs, successors, and/or assignees shall construct the master-planned trail. The master-planned trail shall be designed in accordance with the standards outlined in the *Park and Recreation Facilities Design Guidelines*. The timing of construction of the master-planned trail shall be determined with the approval of a specific design plan. A public use easement shall be provided over the trail, with the width of the easement determined by the Prince George's County Planning Department, at the time of the specific design plan. The timing of construction and public use easement shall include the portion of the master plan trail located on existing Parcel 6.

The master-planned trail details are submitted on Sheet 25 of the subject SDP, in accordance with the standards outlined in the *Parks and Recreation Facilities Design Guidelines*. A 10-foot-wide public use easement is depicted along the section of trail connecting eastward towards the Dobson Ridge community on Parcel F, and on Parcel E1 where the trail crosses through the recreation area. Sections of the trail in Phase 1 which are within public rights-of-way do not need additional access easements. However, sections of the trail which are within private rights-of-way need public use easements as they are to be owned by the HOA, and not automatically open to public use. A condition is included herein to label public use easements for the shared-use path within private rights-of-way in the Phase 1 development. The trail in existing Parcel 6 is not within Phase 1, and will be determined in subsequent SDPs. Staff find the proposed public use easement width is appropriate.

In accordance with the statement of justification (SOJ), timing of construction for the master-planned trail will be in several phases to align with the phased construction of the development plan. Primarily, the shared-use path along each right-of-way will be constructed in combination with the roadway. The section of trail connecting to Dobson Ridge on Parcel F will be constructed in phase with the adjacent townhouse units and the adjacent SWM facility. The section of trail across Parcel E1 will be constructed in combination with the passive recreation facility area. Staff are in agreement with the construction timing proposed by the applicant. Staff recommend the construction of the master-planned trail for the overall development to be completed prior to the 682nd building permit. The timing of construction of the remainder of the trail in future phase(s), including the trails on existing Parcel 6, will be determined in subsequent SDPs.

16 Prior to submission of the final plat of subdivision for any residential lot/parcel, the applicant, and the applicant's heirs, successors, and/or

assignees shall submit three original executed public recreational facilities agreements (RFAs) to the Prince George's County Department of Parks and Recreation (DPR) – Park Planning & Environmental Stewardship Division (PP&ES) for construction of the master-planned trail, for approval. Upon approval by DPR staff, the RFA shall be recorded among the Prince George's County Land Records and the Liber and folio of the RFA shall be noted on the final plat, prior to plat recordation. The public RFA shall establish the timing for the construction of the trail established with the specific site plan. The public RFA shall include the portion of the master plan trail located on existing Parcel 6.

This condition will be evaluated at the review of final plat of subdivision. A condition is included herein regarding the timing of construction of the master-planned trail in Phase 1, which is to be included in the public recreational facilities agreement.

18. **The applicant and the applicant's heirs, successors, and/or assignees shall submit construction drawings of the master-planned trail to the Prince George's County Department of Parks and Recreation, with timing of the trail construction to be determined at the time of the specific design plan for the residential development.**

The applicant did not submit construction drawings of the master-planned trail with this SDP. A condition is included herein requiring the applicant to submit construction drawings of the master-planned trail to DPR, prior to the first building permit, to meet this condition.

11. **Certificate of Adequacy ADQ-2024-020:** Certificate of Adequacy ADQ-2024-020 was approved by the Planning Director on July 9, 2025. This ADQ is valid for 12 years from the date of approval of the associated PPS, subject to the additional expiration provisions of Section 24-4503(c) of the Subdivision Regulations. ADQ-2024-020 was approved with nine conditions. The conditions that are relevant to the review of this SDP are listed below, in **bold** text. Staff's analysis of the project's conformance to the condition follows in plain text:

1. **Total development within the subject property shall be limited to uses that would generate no more than 751 AM and 887 PM peak-hour vehicle trips.**

The use and number of dwelling units proposed with this SDP are within that evaluated with the approved ADQ. The subject application is consistent with the prior approval and does not exceed the trip cap.

8. **The applicant and the applicant's heirs, successors, and/or assignees shall provide a bicycle, and pedestrian facilities plan that illustrates the location, limits, specifications, and details of the on-site and off-site pedestrian and bicycle adequacy improvements consistent with Section 24-4506(c)(1)(G) of the Prince George's County Subdivision Regulations prior to acceptance of the specific design plan.**

A bicycle and pedestrian facilities plan illustrating the location, limits, specifications, and details of the on-site and off-site pedestrian and bicycle adequacy

improvements consistent with Section 24-4506(c)(1)(G) of the Subdivision Regulations is included in the SDP submittals. The application included two exhibits, namely a circulation exhibit and a bicycle pedestrian impact statement (BPIS) for Dobson Farms, to meet this condition. The circulation exhibit shows the location of on-site pedestrian and bicycle facilities, and the BPIS shows the location of off-site pedestrian and bicycle improvements, as approved with PPS 4-24014.

12. Specific Design Plan SDP-2303: SDP-2303 and TCP2-008-2024 were approved by the Planning Board on June 6, 2024 (PGCPB Resolution No. 2024-051), for infrastructure only, for the overall Dobson Farms development, subject to five conditions. The subject SDP plans, which are for Phase 1 only, are consistent with SDP-2303. However, SDP-2303 has not been certified. Although the conditions of SDP-2303 are not directly related to the subject SDP-2502, the approval of the subject application is reliant on the prior approval of SDP-2303. Specifically, TCP2-008-2024 was approved with SDP-2303, which included approved woodland conservation areas, limits of disturbance, PMA area, and specimen tree removal for the overall development of Dobson Farms. The subject application has a companion case, TCP2-2025-0069, which is reliant on the prior approved TCP2-008-2024, while proposing revisions to approved PMA area and four proffered environmental habitat creation areas in Phase 1. The approved TCP2-008-2024 remains valid, as modified by TCP-2025-0069, if approved. Therefore, a condition is included herein to ensure SDP-2303 and TCP2-008-2024 are certified prior to or concurrently with certification of SDP-2502 and TCP2-2025-0069.

13. Specific Design Plan SDP-2503: SDP-2503 was approved by the Planning Board on October 9, 2025 (PGCPB Resolution No. 2025-097) for Dobson Farms, for an umbrella architecture package of 9 single-family attached home models and 19 single-family detached home models for the Dobson Farms subdivision, subject to 1 condition. The subject SDP plans are consistent with SDP-2503 and none of the conditions are relevant to the subject SDP.

14. 2010 Prince George's County Landscape Manual: Per Section 27-528(a)(1) of the prior Zoning Ordinance, an SDP must conform to the applicable standards of the 2010 *Prince George's County Landscape Manual* (Landscape Manual). The SDP is subject to the requirements of Section 4.1, Residential Requirements; Section 4.2, Requirements for Landscape Strips Along Streets; Section 4.6-1, Buffering Development from Streets, and Section 4.6-2, Buffering Development from Special Roadways; Section 4.9, Sustainable Landscaping Requirements; and Section 4.10, Street Trees Along Private Streets, of the Landscape Manual. The submitted landscape plans show conformance to these requirements. However, staff have identified some technical errors in the submitted Schedules 4.1-1(C) and 4.1-1(D). A condition is included herein to revise Row 3 of Landscape Schedule 4.1-1(C) to show the total number of trees required, and to revise Landscape Schedule 4.1-1(D) to be legible. In addition, staff have found the total number of trees by type are inconsistent among Landscape Schedule 4.9-1, Plant Schedule, and the tree canopy coverage (TCC) schedule, which are conditioned herein to be revised and demonstrate conformance.

15. 2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance: In accordance with Section 27-527(b)(4) of the prior Zoning Ordinance, a TCP2 is required with an SDP. This property is subject to the WCO because the development is

subject to prior tree conservation plans. TCP2-025-0069 was submitted with the SDP application.

Based on the phased TCP2 woodland conservation worksheet, the overall site contains a total of 198.36 acres of net tract woodlands and 184.03 acres of wooded floodplain. The plan shows a Phase 1 proposal to clear 50.35 acres of on-site woodlands, 0.71 acre of wooded floodplain, and 0.35 acre of off-site woodlands. This application uses the prior R-S Zone woodland conservation threshold for a requirement of 90.90 acres. Currently, the woodland conservation worksheet shows 27.11 acres of on-site woodland preservation and 0.49 acre of on-site reforestation. The woodland conservation worksheet shall be revised to show the site as one development and not in phases.

This application proposes revisions to the primary management area (PMA) impacts, as discussed in Finding 17(e) below. These changes amend the woodland conservation easement area required with TCP2-008-2024 within the area of Phase 1. Prior to certification, a woodland conservation easement shall be submitted for the overall site, in accordance with TCP2-008-2024, as amended for Phase 1 by the current approval, which is conditioned herein.

16. Prince George's County Tree Canopy Coverage Ordinance: Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of the site to be covered by tree canopy for any development projects that propose more than 2,500 square feet of gross floor area, or disturbance, and requires a grading permit. Per Prince George's County Council Bill CB-27-2010, properties that were previously zoned R-S are required to provide a minimum of 15 percent of the gross tract area in TCC. The submitted TCC schedule shows that the requirement will be met on-site through a combination of woodland preservation, on-site existing trees, and proposed landscape trees. Staff have determined that the total on-site woodland conservation area provided in the TCC schedule does not align with the figures shown in the TCP2. In addition, the total area of existing trees (non-woodland conservation) is inconsistent with the corresponding number indicated in the TCP2. A condition is included herein to revise the TCC schedule such that the amount of woodland conservation and existing trees non-woodland conservation within the SDP area match the numbers on the TCP2.

17. Referral Comments: The subject application was referred to the concerned agencies and divisions. The referral comments are incorporated herein by reference and summarized as follows:

a. **Historic Preservation**—In a memorandum dated November 26, 2025, (Smith, Chisholm, and Stabler to Sun), the Historic Preservation Section noted that the subject property is located within the *2013 Approved Subregion 5 Master Plan* (master plan) area. The master plan contains goals and policies related to historic preservation (pages 155–159). However, these are not specific to the subject site or applicable to the proposed development. A Phase I archeology survey was conducted on the subject property from September to December 2020. Most of the property likely served as open agricultural areas until the twenty-first century. One previously identified archeological site, 18PR602, a Late Archaic-period indigenous short-term camp and early to mid-20th century artifact scatter associated with a farm outbuilding, is in the south-central portion of the property. Five new archeological sites, and an expansion of previously recorded Site 18PR602 were

identified. Those sites retain low potential to provide significant data on historic or precontact lifeways, and no further work was recommended on those sites. The Late Woodland-period component of Site 18PR1195 represents an archeological resource type that has not been studied along the upper Mattawoman Creek drainage. It was recommended that the archeological Site 18PR1195 be avoided and preserved in place.

b. **Community Planning**—In a memorandum dated December 5, 2025 (Calomese to Sun), the Community Planning Division provided an evaluation of the application stating that, pursuant to Subtitle 27, Part 8, Division 4, Subdivision 2, of the prior Zoning Ordinance, master plan conformance is not required for this application. The subject SDP, however, is consistent with the 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035), for context-sensitive infill and low-to medium-density development. The application is consistent with multiple goals stated in Plan 2035, specifically the goals of Land Use, Natural Environment, and Housing and Neighborhoods. This SDP is also consistent with recommended residential-low land use and policies, and strategies relative to the subject property outlined in the master plan.

c. **Subdivision Review**—In a memorandum dated December 5, 2025 (Vatandoost to Sun), the Subdivision Section provided a review of the subject SDP for conformance with the conditions attached to the approval of PPS 4-24014 and Certificate of Adequacy ADQ-2024-020. The relevant comments have been included in the above findings of this technical staff report.

d. **Transportation Planning**—In a memorandum dated December 16, 2025 (Smith to Sun), the Transportation Planning Section provided an analysis of the prior approvals, which is incorporated into the above findings of this technical staff report, and master plan recommendations, as follows:

Master Plan Recommendations
The 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the master plan contain the following recommendations:

Right-of-Way (ROW)

- McKendree Road (MC-502); 100-foot ROW

The plan Sheets 6–8 identify the proposed ROW and dedication and meet the minimum requirements to achieve the planned ROW.

Pedestrian and Bicycle Facilities

- McKendree Road: Planned shared roadway

DPIE identified that shared road pavement markings/signage should not be implemented along McKendree Road. The frontage of McKendree Road will include a 10-foot-wide shared-use path to accommodate multimodal use. The intent of this facility has been met.

- Mattawoman Creek Trail: planned hard surface trail

The plan sheets identify the alignment of the trail as a 10-foot-wide shared-use along the frontage of McKendree Road on Sheets 6–8 and within the site on all plan sheets. The intent of this facility has been met.

Recommendations, Policies, and Goals
MPOT Complete Streets Policies:

Policy 1: Provide standard sidewalks along both sides of all new road construction within the Developed and Developing Tiers.

The plan sheets identify sidewalks and a shared-use path along both sides of all internal roadways. This policy has been met.

Policy 2: All road frontage improvements and road capital improvement projects within the Developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.

The plan sheets include a 10-foot-wide shared-use path along the frontage of McKendree Road to include marked crosswalks and Americans with Disabilities Act-compliant curb ramps.

Policy 4: Develop bicycle-friendly roadways in conformance with the latest standards and guidelines, including the 1999 *AASHTO Guide for the Development of Bicycle Facilities*.

The frontage of McKendree Road will include a 10-foot-wide shared-use path to accommodate multimodal use. The intent of this facility has been met. The plan sheets also include bikeway facilities internal to the site. This policy has been met.

The master plan recommends the following goals/policies:

- **Promote pedestrian and bicycle opportunities as part of a multi-modal transportation network.** (page 118)

- **Promote and encourage cycling and walking for commuting purposes as an alternative to driving a car.** (page 118)

  The planned development will include a shared-use path along the property frontage of McKendree Road, a comprehensive internal network that connects to a trail and bikeway facilities within the site. As part of the BPIS, the development will also create new sidewalk connections and crossings to the adjacent properties. Staff find the intent of these policies will be met.

e. **Environmental Planning**—In a memorandum dated December 8, 2025 (Schneider to Sun), the Environmental Planning Section provided a comprehensive analysis of the SDP's conformance with all applicable environmental-related conditions attached to previous approvals, which have been included in above findings. Additional comments are as follows:

Natural Resources Inventory
In accordance with Section 27-527(b)(5) of the prior Zoning Ordinance, an approved natural resources inventory (NRI) is required with an SDP. Approved NRI-001-2022-01 was submitted with the review package. The property's woodlands and regulated environmental features (REF) have been impacted through the years by the extensive on-site mining operation. As part of this NRI approval, a stream assessment was required as part of the Zoning Map Amendment (A-10059-C), to determine the quality and health of the four on-site stream systems. This assessment identified streams in need of restoration measures and preservation. The TCP2 shows the required information in conformance with the NRI. No revisions are required for conformance to the NRI.

Proffered Environmental Uplift Areas
As part of the rezoning of the subject application area, the applicant proffered four types of habitat creation areas which will act as environmental uplift areas throughout the Dobson Farm application. These areas consisted of wetland creation, meadow habitat creation, forest edge treatment, and woodland understory enhancement. The TCP2 shows individual designs within Phase 1 of the five habitat creation areas with proposed grading, planting species, and protection measures. Dobson Farm will have future phases which include habitat creation areas, and these will be evaluated with the TCP2 for the Dobson Farm future phase SDP.

All of these created habitat areas will be owned and maintained by the Dobson Farm HOA. Habitat area shown in Phase 1 and Phase 2 will be included in the woodland conservation easement and be protected in perpetuity.

Below is the evaluation of the five habitat creation areas within Phase 1:

Wetland 1
This wetland creation area is located adjacent to an existing wetland system between two proposed roadways on Parcel A5. The proposal is to expand the existing emergent wetland system and create a large palustrine emergent wetland system. Currently, the area is fallow herbaceous vegetation. Grading will occur in this area to connect to groundwater to create a moist wetland habitat. This area will be planted with an obligate-facultative perennial food and cover wetland seed mix containing 14 different herbaceous species. No woody tree or shrub species will be planted in this area, but natural regeneration of wetland tree species may occur due to adjacent wetland tree seed source.

Wetland 2
This wetland creation area is located adjacent to an existing stream system behind proposed townhouse Lots 1 through 6 on Parcel G6. The proposal is to create a palustrine scrub-shrub wetland system within a vegetative fallow

stream buffer. Grading will occur in this area to connect to groundwater to create a moist wetland habitat. This area will be planted with an "obligate-facultative perennial food and cover wetland seed mix" containing 14 different herbaceous species and six native shrub species. All six of the shrub species produce a seed pod that that eaten by various bird species. No woody tree species will be planted in this area, but natural regeneration of wetland tree species may occur due to adjacent wooded stream seed source.

Meadow 1

This meadow creation area is located west of existing wetland area where Wetland 1 is being created. The proposal is to expand the existing wetland system and create a pollinator meadow area. Currently, the area is fallow herbaceous vegetation. No grading will occur in this area, only mowing of existing vegetation and tilling the ground to create a planting surface is proposed. This area will be planted with a "showy Northeastern wildflower and grass mix" containing 16 different herbaceous species and some being pollinator species. These pollinator species, when grown, will attract various butterflies, bees, and other insects to contribute to the food web and biodiversity of the area. There will be various plant species that will produce beautiful flowers that can be enjoyed by homeowners passing by and a food source for various bird species. As part of the required maintenance, this area should be mowed each fall and help spread the seed produced from the planting mix throughout the meadow area.

Forest Edge Treatment 1

This forest edge creation area is located behind proposed single-family dwellings on Lots 27 through 29 of Block N, and Lots 1 through 3 of Block R on Parcel N3. The proposal is to expand the existing woodland edge within the area proposed for clearing and grading adjacent to lots. This created area is adjacent to an existing woodland with an intermittent stream system. The plantings will expand the existing riparian vegetation with larger tree and shrub species. No grading is required for this edge habitat area and will be planted in a location that is being graded already for the development.

Forest Edge Treatment 2

This forest edge creation area is located behind proposed single-family dwellings on Lots 13 through 16 of Block K on Parcel K. The proposal is to expand the existing woodland edge within the area proposed for clearing and grading adjacent to lots. This created area is adjacent to an existing woodland and adjacent wetland system. The plantings will expand the existing wetland buffer vegetation with larger tree and shrub species. No grading is required for this edge habitat area and will be planted in a location that is being graded already for the development.

Proffered Environmental Uplift Areas Summary

These five created habitat areas (Wetland 1 and 2, Meadow 1, Forest Edge Treatment 1 and 2) with Dobson Phase 1 were required as part of the Zoning Map Amendment (A-10059-C). Based on the level of design information currently available, the limits of disturbance shown on the TCP2, and the created habitat exhibit provided, the four types proffered

environmental habitat creation areas on the Dobson Ridge – Phase 1 will enhance wildlife habitat, and biodiversity to the adjacent existing wetlands and woodland habitat. possible. Therefore, staff support the four types of proffered environmental habitat creation areas and that the remaining proffered creation areas will be reviewed with future SDPs.

Specimen Trees
Section 25-122(b)(1)(G) of the WCO requires that "Specimen trees, champion trees, and trees that are part of a historic site or are associated with a historic structure shall be preserved and the design shall either preserve the critical root zone of each tree in its entirety or preserve an appropriate percentage of the critical root zone in keeping with the tree's condition and the species' ability to survive construction as provided in the [Environmental] Technical Manual."

The overall Dobson Farm application site contains 189 specimen trees. No additional specimen trees are requested for removal with this SDP. Specimen Trees ST-5, ST-6, ST-19 through 21, ST-26, ST-27, ST-34, ST-37, ST-51, ST-52, ST-68, ST-71through ST-73, ST-80, ST-107, ST-219, and ST-220 were approved for removal with PPS 4-24014.

The applicant requested the removal of ST-126 and ST-127 with SDP-2303. These trees were removed from the variance because these trees were proposed residential lots and not for infrastructure. These trees will be evaluated for removal with future phases.

Regulated Environmental Features
This application area contains REF including steep slopes, floodplains, wetlands, streams, and their associated buffers which comprise the PMA.

Under Sections 27-527(b)(6) and 27-528(a)(5) of the prior Zoning Ordinance, the plan shall demonstrate the preservation and/or restoration of the REF in a natural state to the fullest extent possible. Impacts to the REF should be limited to those that are necessary for the development of the property. Necessary impacts are those that are directly attributable to infrastructure required for the reasonable use and orderly and efficient development of the subject property or are those that are required by the Prince George's County Code for reasons of health, safety, or welfare. Necessary impacts include, but are not limited to, adequate sanitary sewerage lines and water lines, road crossings for required street connections, and outfalls for SWM facilities. Road crossings of streams and/or wetlands may be appropriate if placed at the location of an existing crossing or at the point of least impact to the REF. The SWM outfalls may also be considered necessary impacts if the site has been designed to place the outfall at a point of least impact.

The types of impacts that can be avoided include those for site grading, building placement, parking, SWM facilities (not including outfalls), and road crossings where reasonable alternatives exist. The cumulative impacts for the development of a property should be the fewest necessary and sufficient to develop the site in conformance with the County Code.

This SDP-2502 application limits the review to impacts needed for Phase 1 of the development. The Planning Board approved 25 PMA impacts with SDP-2303 and four with PPS 4-24014. This SDP-2502 is limited to Phase 1 and is reliant on 12 PMA impacts previously approved with four impact revisions. An SOJ was received in the initial application, dated June 2025, for Phase 1 PMA impacts. A revised SOJ was requested for Phase 1 PMA impacts, and was received on December 1, 2025, dated November 2025.

Statement of Justification

The applicant submitted an SOJ for changes to the approved PMA impacts for Phase 1. The PMA impact areas (A through J, P, and Q) for SWM outfall structures, trail connection, road crossings, and sewer connections. These proposed impact areas are for required infrastructure to adequately develop Phase 1 of the Dobson Farm subdivision. The approved Phase 1 PMA impacts A–D and F–I will remain the same; however, PMA impact areas E, J, P, and Q are changing with this SDP application. These four impact areas are changing due to further engineering and site design.

Analysis of Impacts

SDP-2303 was approved for 25 PMA impacts and PPS 4-24014 was approved to revise one PMA impact area and the addition of two new impact areas. This SOJ for Phase 1 revisits the 12 impacts identified as A through J, P, and Q. The development of SDP-2502 is reliant on all 12 prior approved PMA impacts. Only four of these previously approved impact areas are requesting revisions; the four areas are identified as impact areas E, J, P and Q.

SDP-2502 REQUESTED PMA IMPACT CHANGE TABLE PMA Impact	PMA Impact Function	PPS 4-24014 Approved (SF)	SDP-2502 Requested PMA (SF)	Change from PPS 4-24014 to SDP-2502 (SF)	PMA Feature impacted by Change
A	SWM Outfall	604	604	0	N/A
B	Road Crossing	20,817	20,817	0	N/A
C	Road Crossing	21,905	21,905	0	N/A
D	SWM Outfall	585	2,145	0	N/A
E	Trail	939	2,402	1,463	Stream Buffer, Floodplain
F	SWM Outfall	1,958	1.958	0	N/A
G	SWM Outfall	1,381	1,381	0	N/A
H	SWM Outfall	2,275	2,275	0	N/A
I	SWM Outfall	1,800	1,800	0	N/A
J	SWM Outfall/Sewer Connection	15,011	12,331	-2,680	Wetland, Wetland Buffer, Floodplain
P	Sewer Connection	13,305	132,752	-553	Wetland, Wetland Buffer, Stream Buffer, Floodplain

SDP-2502 REQUESTED PMA IMPACT CHANGE TABLE PMA Impact	PMA Impact Function	PPS 4-24014 Approved (SF)	SDP-2502 Requested PMA (SF)	Change from PPS 4-24014 to SDP-2502 (SF)	PMA Feature impacted by Change
Q	SWM Outfall	1,696	1,842	146	Floodplain
Total (Phase 1 Only)		82,276 1.89 acres	80,652 1.85 acres	-1,624 -0.04 acres	

Notes: *Phase 2

**Impact eliminated

The requested changes to impact areas E, J, P, and Q are discussed below.

Analysis of Impacts E, J, P, and Q

Impact Area E: Trail Crossing
There is one trail crossing connection proposed with this application. The impact is to construct a trail connection to the adjacent Dobson Ridge subdivision. This trail will be placed within a public-use easement. Due to a required retaining wall for the Dobson Farm adjacent lots off Jade Crown Court, the trail alignment moved south from what was previously approved to prevent an overlap of maintenance easements. Both the retaining wall on the adjoining subdivision and the trail connector will require separate easements. Impact Area E increased 1,463 square feet from what was previously approved for a new total of 2,402 square feet. Staff support the increase to Impact Area E for pedestrian trail connectivity to the adjoining subdivision.

Outfall Structures – two stormwater outfall locations and one with sewer line impacts- Impact Areas J, and Q
These two outfall locations are scattered throughout the Phase 1 application area for the DPIE-approved two submerged gravel wetland facilities. The SWM locations were chosen because of their location, and the stormwater will be best collected and then drain into a REF in areas that will result in the least amount of erosion. After further engineering and site design, Impact Area J has been revised with an increase of 1,463 square feet, and Impact Area Q has increased 146 square feet from what was previously approved. PMA Impact J outfall impact area is combined with a proposed sewer line connection.

Sewer line Impact - Impact Area P
This sewer line impact combines two sewer lines and directs the connection to the sewer main adjacent to Mattawoman Creek. After further engineering and site design, Impact Area Impact Area P has decreased 553 square feet.

PMA Impact Summary
These revised PMA impacts identified as Impacts E, J, P, and Q, were evaluated for the implementation of a trail connector, stormwater outfalls, and sewer line connections. The changes resulted in a decrease in impacts of 1,624 square feet.

Based on the level of design information currently available, the limits of disturbance shown on the TCP2, and the impact exhibit provided, the REF on the subject property have been preserved and/or restored to the fullest extent possible. Therefore, staff support the approval of the revised Impacts E, J, P, and Q, as proposed.

Stormwater Management
An overall Dobson Farms approved SWM Concept Plan (14756-2023-SDC) was submitted with SDP-2502. In accordance with Section 27-528(a)(3) of the prior Zoning Ordinance, the plan demonstrates that there are no adverse effects for SWM on either the subject property or adjacent properties. DPIE issued the approval on May 2, 2024. The plan proposes to use 19 micro-bioretention ponds, 18 submerged gravel wetlands, 3 grass swales, and 15 disconnect areas (sheet flow to conservation areas). A SWM fee of $469,493.00 is required for providing on-site attenuation and quality control measures. This SDP-2502 is in conformance with this approval.

Soils
A geotechnical report titled Dobson Farm, prepared by Geo-Technology Associates, Inc. and dated November 3, 2023, has been submitted with the acceptance package. The report stated that existing fills are expected to generally impact the northwestern area of the site, where previous mining activities have reportedly occurred and required improvement of the existing fill. This former mining area is located in the area proposed for future residential phases. The geotechnical recommendations on the existing fill will be reviewed and approved by DPIE prior to the grading permit issuance.

Erosion and Sediment Control
This site is within a Tier II catchment area. Tier II waters are high-quality waters within the State of Maryland as designated by the Maryland Department of the Environment (MDE) that are afforded special protection under Maryland's Anti-degradation policy. A 150-foot-wide expanded buffer is required on-site for all intermittent and perennial streams in accordance with the Prince George's Soil Conservation District (PGSCD) requirements. Redundant erosion and sediment control measures may be required on the grading, erosion, and sediment control plan reviewed by PGSCD. This Tier II buffer is shown on the approved NRI and submitted TCP2. PGSCD will review the proposed buffer impacts with the future erosion and sediment control plans.

f. **Prince George's County Department of Parks and Recreation (DPR)—**In a memorandum dated December 9, 2025 (Thompson to Sun), DPR provided an analysis of the prior approvals and recommended one condition of approval, which is incorporated into the above findings and Recommendation section of this technical staff report.

g. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—At the time of the writing of this technical staff report, DPIE did not offer comments on this application.

h. **Prince George's County Health Department**—At the time of the writing of this technical staff report, the Health Department did not offer comments on this application.

i. **Prince George's County Police Department**—At the time of the writing of this technical staff report, the Police Department did not offer comments on this application.

j. **Prince George's County Fire/EMS Department**—At the time of the writing of this technical staff report, the Fire/EMS Department did not offer comments on this application.

k. **Washington Suburban Sanitary Commission (WSSC)**—In an email dated December 8, 2025 (Brown to Sun), WSSC provided a hydraulic planning analysis and conditions of approval which will be addressed during the system extension permit stage.

l. **Public Utilities**—On December 1, 2025, the subject SDP application was referred to Verizon, Comcast, AT&T, the Potomac Electric Power Company, and Washington Gas for review and comments. At the time of the writing of this technical staff report, no correspondence has been received from these public utility companies.

18. Community feedback: At the time of the writing of this technical staff report, the Prince George's County Planning Department has not received any written comments from the community regarding the subject application.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommend the Planning Board adopt the findings of this report and APPROVE Specific Design Plan SDP-2502, for Dobson Farms, subject to the following conditions:

1. Prior to certification of the specific design plan (SDP), the applicant shall provide information and/or revise the site plan as follows:

   a. On the coversheet, revise as follows:

      (1) Add a column in the development standards chart that shows the provided standard, to demonstrate conformance to the approved Comprehensive Design Plan, CDP-22002.

      (2) Add a requirement for minimum space between end buildings in the development standards chart, to be consistent with the approved Comprehensive Design Plan, CDP-22002.

(3) Add the prior zoning designation in the general notes as Residential Suburban Development (R-S).

b. Label a common use easement over the shared sidewalks within private lots for single-family attached units, indicating the sidewalk will be maintained by the homeowners association.

c. Label public use easements for the shared-use path within private rights-of-way in the Phase 1 development.

d. Ensure SDP-2303 is certified.

2. Prior to certification of the specific design plan (SDP), the applicant and the applicant's heirs, successors, and/or assignees shall revise the landscape plan as follows:

a. On Sheet 30, add a note indicating the recreation facility land area in Phase 1, and remove the calculation for "values of recreation facilities to be provided".

b. Revise Schedule 4.1-1(D) of the 2010 *Prince George's County Landscape Manual* to be legible.

c. Revise Row 3 of Schedule 4.1-1(C) of the 2010 *Prince George's County Landscape Manual* to show the total number of trees required.

d. Ensure the total number of trees by type are consistent among Schedule 4.9-1 of the 2010 *Prince George's County Landscape Manual,* the Plant Schedule, and the Tree Canopy Coverage schedule, and revise the schedules accordingly.

e. On Sheet 4, relocate the proposed trees adjacent to Lots 28 and 29 out of the proposed sidewalk.

f. Show the location and number of interpretive signage for the wetland show case area in Parcel A5.

g. Revise the tree canopy coverage schedule such that the amount of woodland conservation and existing trees non-woodland conservation within the SDP area match the numbers on the Type 2 tree conservation plan.

h. Remove the entry features with signage from the recreation chart on Sheet 30 of the landscape plan, and rename Sheets 40 and 41 of the landscape plan as "Signage Details" rather than "Recreation Details".

3. The public recreational facilities agreement(s) for the construction of the master-planned trails in Phase 1 shall include the following timing, which may be modified by the Prince George's County Director of Parks and Recreation with written correspondence justifying the need for any deferral of timing:

a. Construct the Mattawoman Creek Trail adjacent to Lots 7–19, Block F, connecting to the completed trail portion located on the adjacent property (Dobson Ridge, Detailed Site Plan DSP-20007), in phase with the dwelling units on Lots 7–19, Block F.

b. Construct the section of trail crossing Parcel E1 prior to the 275th building permit.

c. Construct the section of trail along public and private rights-of-way, along with the construction of the associated road work.

4. The construction of the entirety of the master-planned trail shall be completed prior to the 682nd building permit, or as further modified by subsequent specific design plan approval(s).

5. Prior to issuance of the first building permit, the applicant and the applicant's heirs, successors, and/or assignees shall submit construction drawings of the master-planned trail to the Prince George's County Department of Parks and Recreation, for review and approval.

6. Prior to certification of the specific design plan (SDP), the applicant and the applicant's heirs, successors, and/or assignees shall provide information and/or revise the Type 2 tree conservation plan (TCP2) as follows:

a. Correct the woodland conservation worksheet to show the site as one development, demonstrating that the full woodland conservation requirement is being met.

b. Have the property owner sign the Owner's Awareness Certificate on each sheet of the TCP2.

c. Ensure TCP2-008-2024 is certified.

7. In conformance with Section 25-122(d) of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance, documents for the required woodland conservation easements shall be prepared and submitted to the Environmental Planning Section for review by the Office of Law, and submitted to the Office of Land Records for recordation. The following note shall be added to the standard Type 2 tree conservation plan notes on the plan as follows:

> "Woodlands preserved, planted, or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in the Prince George's County Land Records at Liber _____ Folio____. Revisions to this TCP2 may require a revision to the recorded easement."

8. Prior to approval of a final plat of subdivision for the development, a draft common use easement or covenant for a common use sidewalk on private lots shall be reviewed and approved by the Prince George's County Planning Department of the Maryland-National Capital Park and Planning Commission (M-NCPPC), and be fully executed. The easement or covenant documents shall set forth the rights, responsibilities, and liabilities of the parties and shall include the rights of M-NCPPC's Prince George's County Planning Board. The limits

of the easement shall be reflected on the final plat. The easement or covenant shall be recorded in the Prince George's County Land Records, and the Book/page of the easement or covenant shall be indicated on the final plat, prior to recordation.

DOBSON FARMS PHASE 1

Specific Design Plan

TCP2-2025-0069

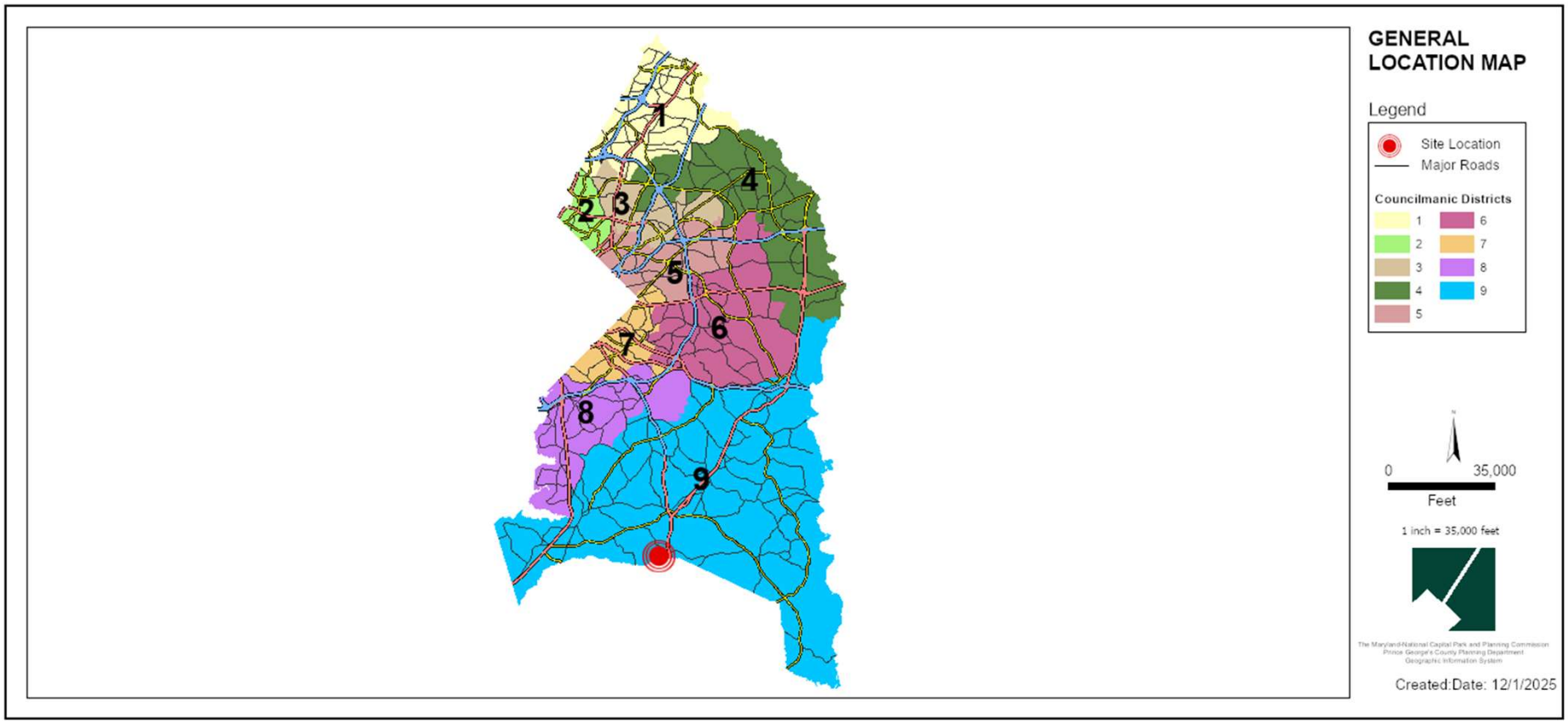
Staff Recommendation: APPROVAL with conditions



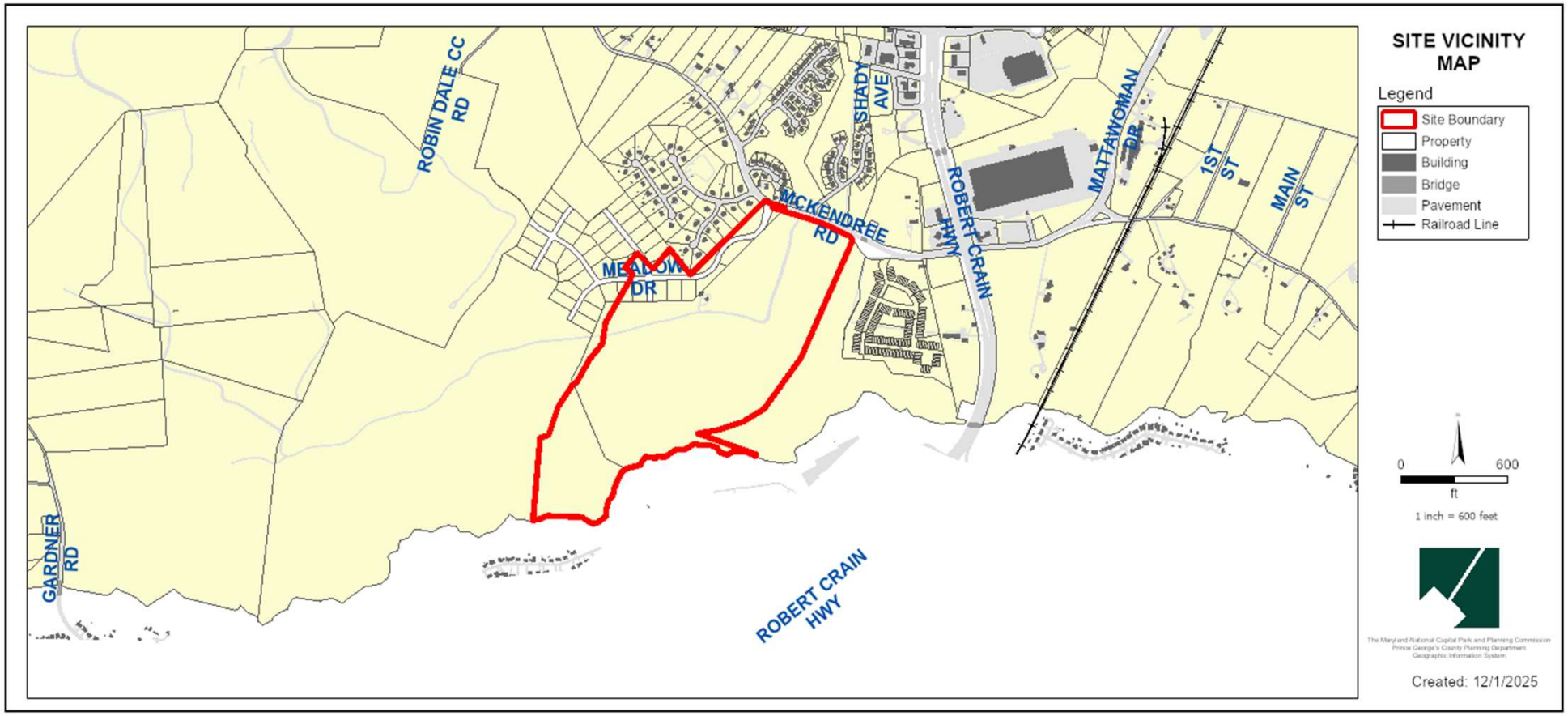
GENERAL LOCATION MAP

Council District: 09

Planning Area: 85A

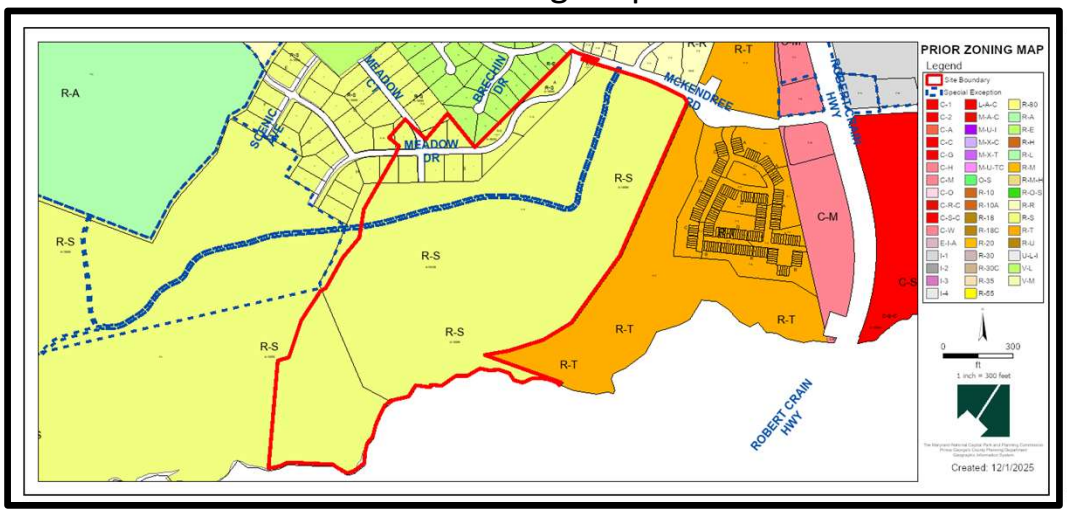


SITE VICINITY MAP

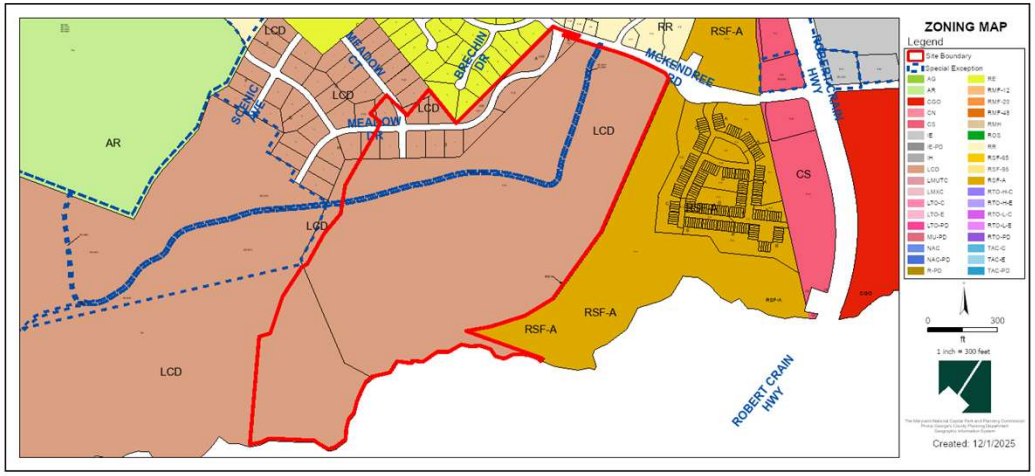


ZONING MAP (PRIOR AND CURRENT)

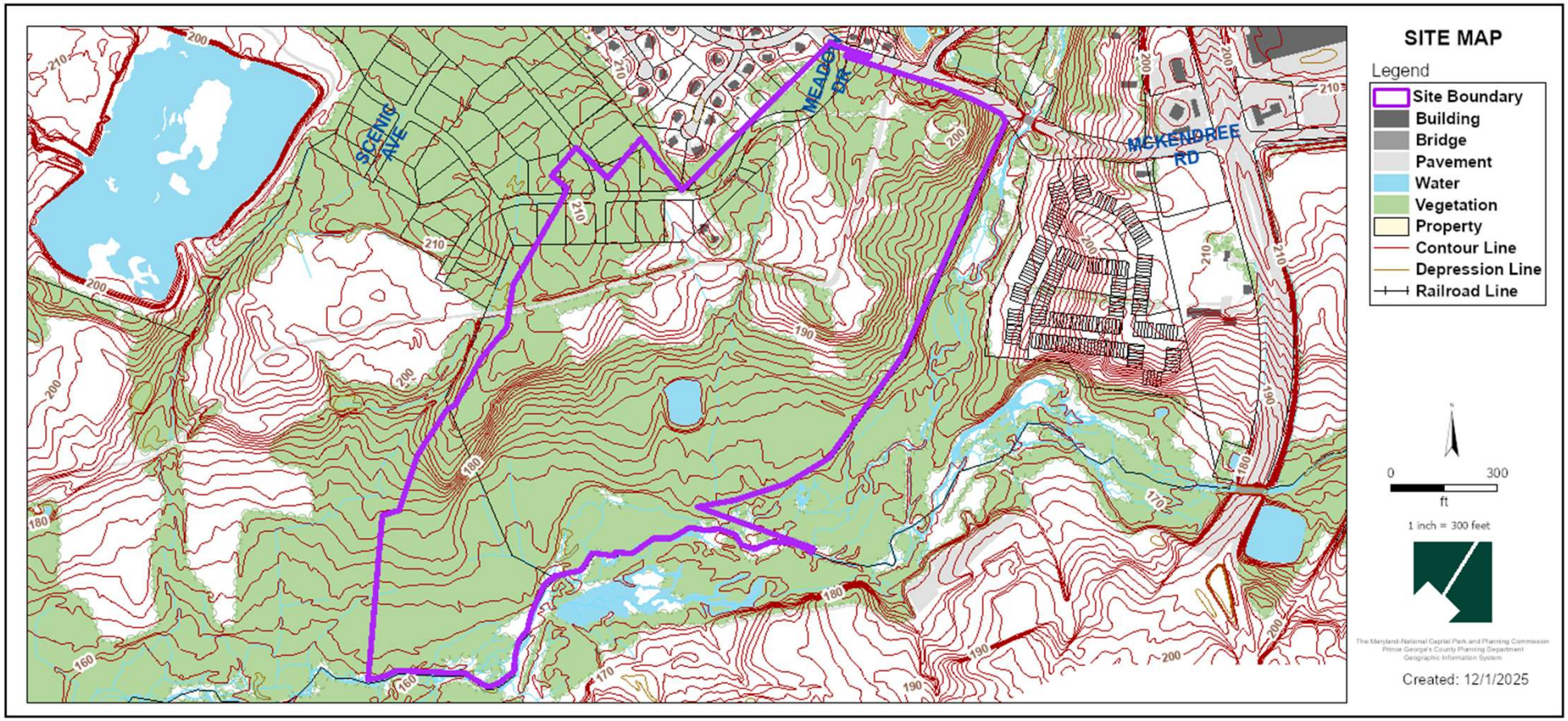
Prior Zoning Map: R-S



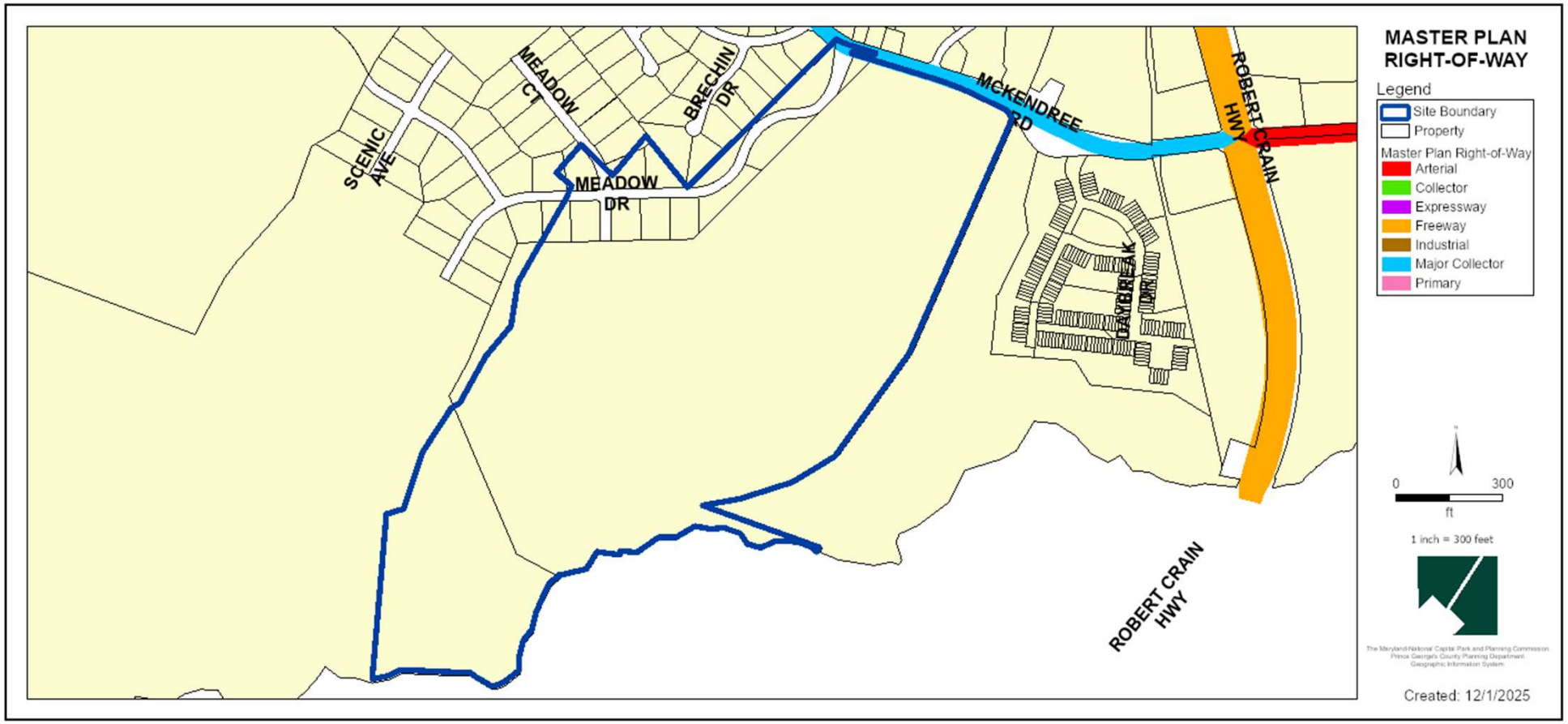
Current Zoning Map: LCD



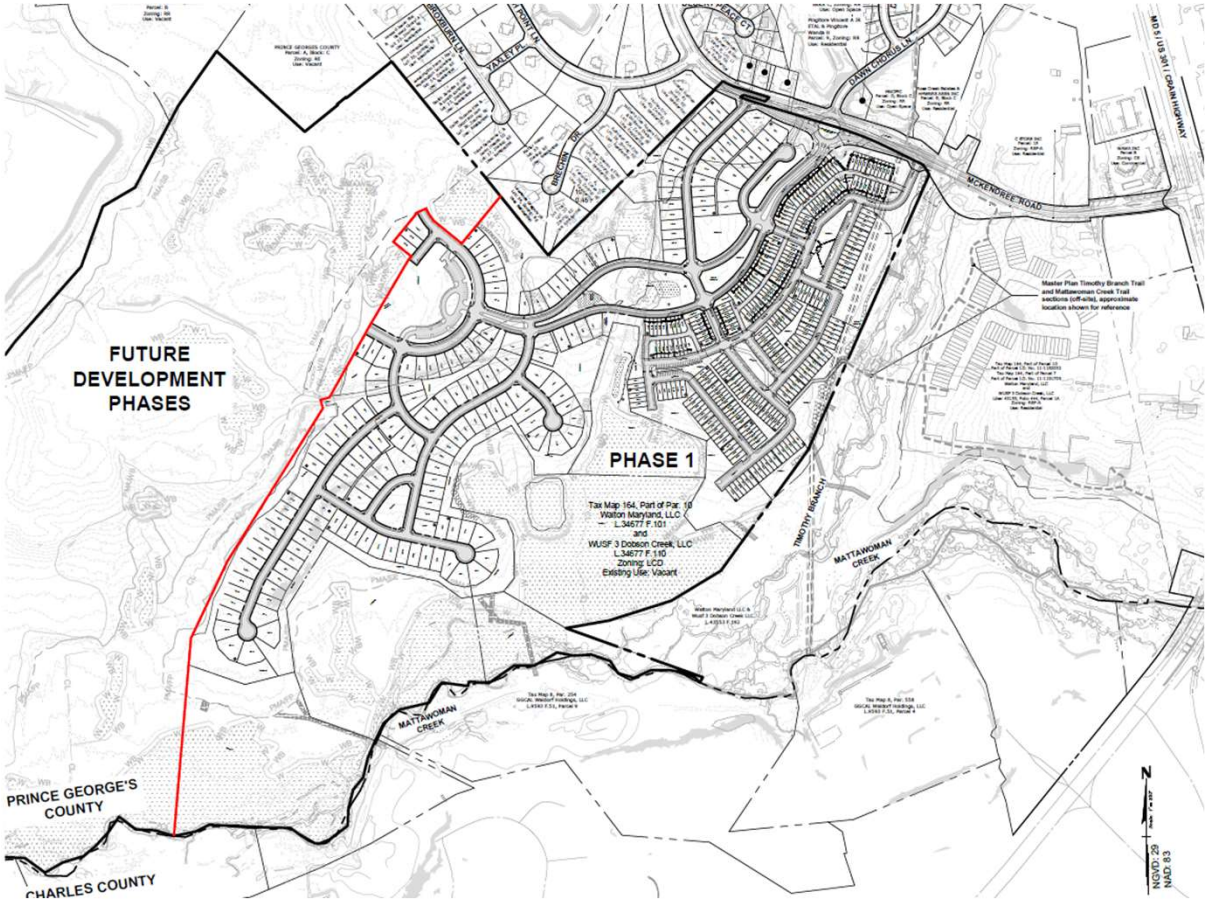
SITE MAP


SITE MAP
Legend
Site Boundary
Building
Bridge
Pavement
Water
Vegetation
Property
Contour Line
Depression Line
Railroad Line
SCENIC AVE
MEADOW DR
MCKENDREE RD
0
300
ft
1 inch = 300 feet
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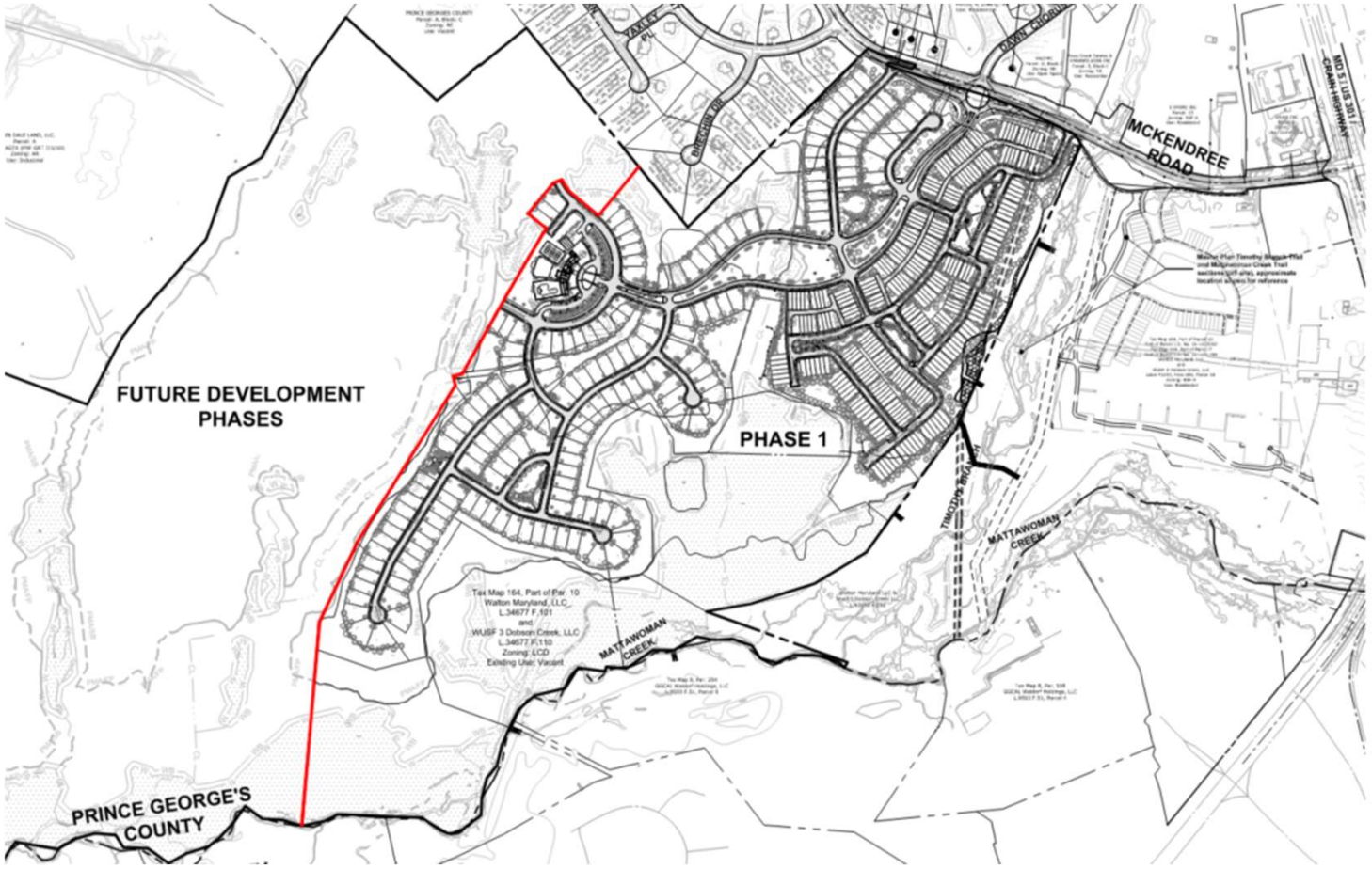
MASTER PLAN RIGHT-OF-WAY MAP



SPECIFIC DESIGN PLAN



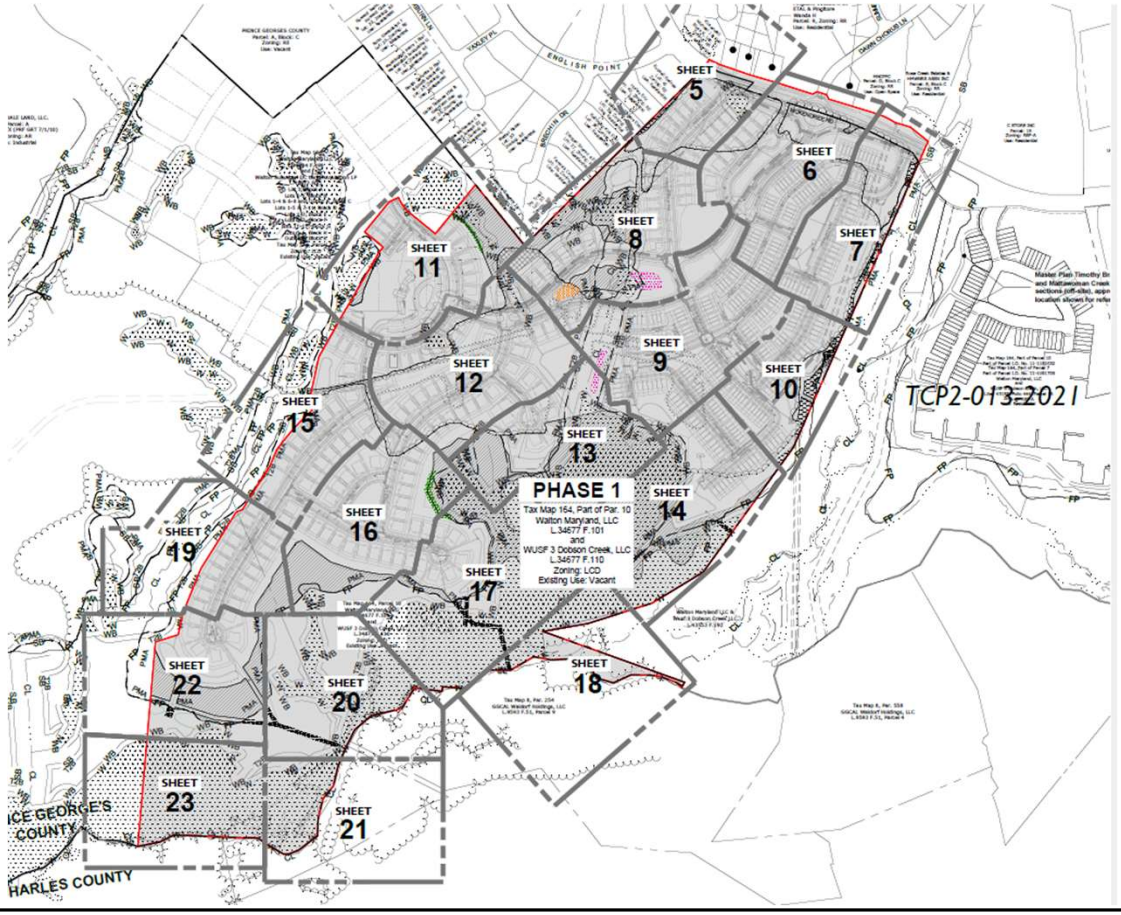
LANDSCAPE PLAN



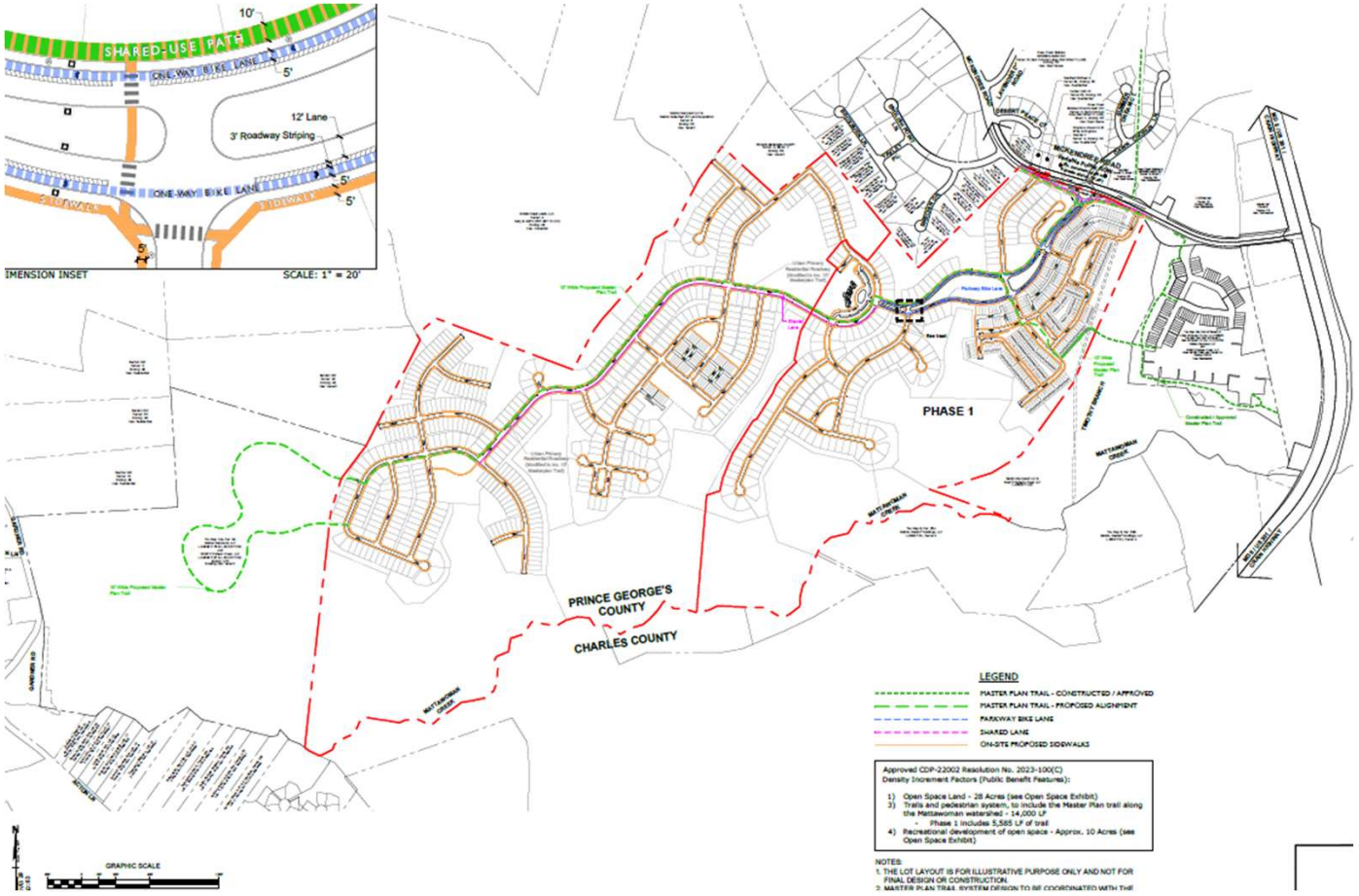
ILLUSTRATIVE EXHIBIT



TYPE II TREE CONSERVATION PLAN



CIRCULATION EXHIBIT



CLUB HOUSE ARCHITECTURE



FONT ELEVATION

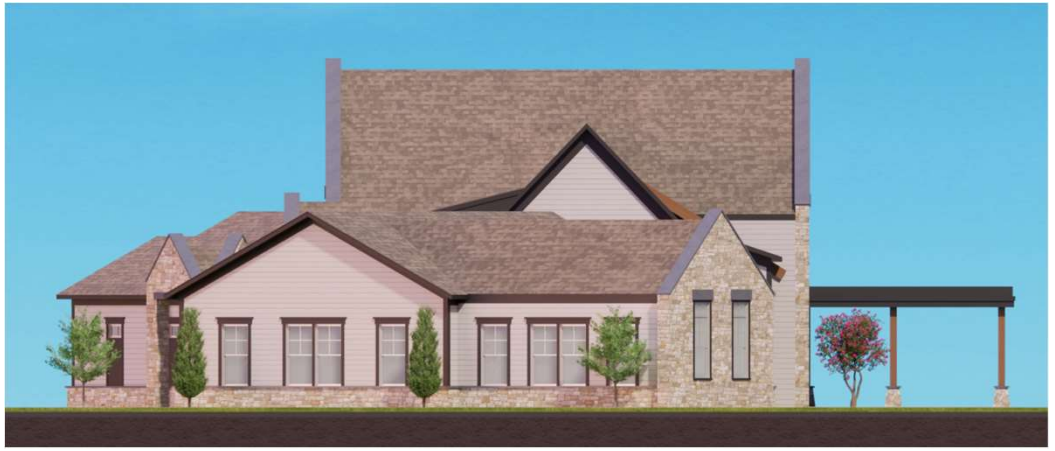


REAR ELEVATION

CLUB HOUSE ARCHITECTURE



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

STAFF RECOMMENDATION

APPROVAL with conditions

- Specific Design Plan SDP-2502
- Type 2 Tree Conservation Plan TCP2-2025-0069

Major Issues:

N/A

Applicant Required Mailings:

- Informational Mailing: 03/12/2025
- Acceptance Mailing: 09/29/2025

STATEMENT OF JUSTIFICATION

DOBSON FARMS
Specific Design Plan for Phase 1
SDP-2502

~~June 17, 2025~~
~~September 3, 2025~~
Revised October 17, 2025

APPLICANT:	**D.R. Horton, Inc.** 137 Mitchells Chance Road, Suite 300 Edgewater, Maryland 21037
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CIVIL ENGINEER / LAND PLANNER:	**Rodgers Consulting** Charlie Howe, PE Christine Gillette, PLA 1101 Mercantile Lane, Suite 280 Largo, Maryland 20774 (301) 948-4700 chowe@rodgers.com cgillette@rodgers.com
TRAFFIC ENGINEER:	**Lenhart Traffic Consulting** Mike Lenhart 231 Najoles Road, Suite 250 Millersville, Maryland 21108
APPLICANT REQUEST:	Specific Design Plan (SDP) Phase 1 for the development of single-family detached and single-family attached (townhouse) residential dwelling units in the LCD Zone, developing under the requirements of the prior R-S Zone.

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I. INTRODUCTION AND HISTORY

The Applicant is requesting approval of SDP-2502 as the first of several phases related to the development of Dobson Farms, building upon the history of approvals to be discussed further herein. Please note that the Preliminary Plan of Subdivision PPS-4-24014 and SDP-2503 for Architecture are currently proceeding through the review and approval process ahead of this application for Specific Design Plan for Phase 1.

Dobson Farms is located in the southernmost part of Prince George's County, and is an assemblage of parcels and lots as demonstrated on the ALTA boundary exhibit submitted with this application. Detailed property information can be found in Appendix "A" attached hereto. The "Property" is located on the southside of McKendree Road and west of Timothy Branch, approximately 1,400 feet west of Robert Crain Highway (US 301/MD 5). The 447.19 acre Property can be found on Tax Maps 154 and 164 (581.06 acres in total before exclusion of adjusted Parcel 6, see page 5). The area of the subject application, SDP-2502 Phase 1, will consist of 173.06 acres. To the south, the Property runs along the north side of Mattawoman Creek to Gardener Road. The irregularly shaped Property is characterized by rolling terrain, with steeper slopes associated with the Mattawoman Creek, which runs east-west along the southern portion of the Property and serves as the boundary between Prince George's County and Charles County. Timothy Branch and Mattawoman Creek, with their associated tributaries, are significant features and amenities on the Property. These substantial water systems provide stunning views and are important environmental assets.

The Property has been farmed extensively; more recently, the property was the site of surface mining operations. While the central portion of the Property has been cleared for the mining operation, northern, eastern and southern areas remain generally wooded, especially along Mattawoman Creek and Timothy Branch. This first phase Specific Design Plan continues the land development approach, established with prior approvals, of taking full advantage of these features by integrating them into the residential neighborhoods while preserving these environmental treasures to the fullest extent possible.

The Property is bounded to the northeast by a single-family detached residential subdivision, as part of the Timber Village subdivision along McKendree Road. The future Dobson Ridge subdivision, consisting of single-family attached townhomes, is located to the east of the subject Property beyond Gardner Road. The Property is in Planning Area 85A and Councilmanic District 9. The Property is currently in Water Category 4 and Sewer Category 4 (Community Systems Adequate for Development Planning). This category includes all properties inside the Sewer Envelope for which the subdivision process is required and facilitates the filing of this application.

The Property is in the LCD (Legacy Comprehensive Design) Zone as approved by the District Council on October 17, 2022, after its hearing on September 12, 2022. (*See* Zoning Ordinance No. 8-2022.) This property is within the LCD Zone; however, this application is being proposed in accordance with the prior Prince George's County Zoning Ordinance, pursuant to Section 27-1704(g) of the Zoning Ordinance. Section 27-1704(g) allows any property in the LCD Zone to proceed to develop in accordance with the standards and procedures of the Zoning

Ordinance in existence prior to the effective date of the Zoning Ordinance, subject to the terms and conditions of the development approvals, which it has received as detailed herein. Furthermore, as provided below, CDP-22002 has been approved, and pursuant to Section 27-1704(b) during the validity of that approval, "the project may proceed to the next steps in the approval process (*including any subdivision steps that may be necessary*) and continue to be reviewed and decided under the prior Zoning Ordinance and prior Subdivision Regulations. Finally, Section 27-1704(d) provides that "if the development approval is for a . . . CDP, development approvals shall have access to and utilization of the *prior Zoning Ordinance* and prior Subdivision Regulations for all purposes until April 1, 2042 . . . ." Thus, this Specific Design Plan application is being reviewed pursuant to the prior Zoning Ordinance.

PROCEDURAL HISTORY

Dobson Farms was the subject of **Zoning Map Amendment A-10059**, which was recommended for approval by the Planning Board pursuant to PGCPB Resolution No. 2021-109, adopted on September 9, 2021. The Basic Plan associated with A-10059 requested that the Property be rezoned from the prior R-A and R-E Zones to the prior R-S (Residential Suburban) Comprehensive Design Zone. On October 28, 2021, the Planning Board endorsed the County-Wide Sectional Map Amendment ("CMA"). As a result, and pursuant to Section 27-1905(c)(1) of the prior Zoning Ordinance, on November 8, 2021, the ZHE issued a notice advising that A-10059 would be postponed until such time that the District Council took final action on the CMA. On November 29, 2021, the County Council adopted CR-136-2021; thereby, approving the CMA, with an effective date of April 1, 2022.

After the evidentiary hearing before the ZHE on March 2, 2022, the record was held open for receipt of an updated traffic analysis, and then closed on March 4, 2022. The CMA took effect on April 1, 2022, and the ZHE decision, released on May 25, 2022, recommended approval of the R-S Zone subject to conditions. On September 19, 2022, the District Council held oral argument on A-10059-C, and at the conclusion of the hearing, adopted a motion for preparation of an order of approval to rezone the Property to the LCD Zone. The District Council's Order of Approval (Zoning Ordinance No. 8-2022) was enacted on October 17, 2022. On November 11, 2022, the District Council issued its Final Conditional Zoning Approval whereby it acknowledged receipt of the owner and applicant's acceptance of the conditional zoning approved pursuant to Zoning Ordinance No. 8-2022. Subsequently, the ZHE certified the Basic Plan on November 21, 2022. Pursuant to Section 27-4205(c)(3) of the Zoning Ordinance, the requirements of the prior R-S Zone shall apply.

On September 14, 2023, the Planning Board approved **Comprehensive Design Plan CDP-22002**, for Dobson Farms (PGCPB Resolution No. 2023-100). The CDP approved a residential development, with a mix of housing types consisting of up to 1,106 dwelling units, subject to 19 conditions.

Dobson Farms was then the subject of a **Specific Design Plan for Infrastructure (SDP-2303)**, which proposed infrastructure improvements for public streets, water, sewer, stormdrain utilities, and stormwater management (SWM) facilities. Following the hearing on June 6, 2024, SDP-2303 was approved by the Planning Board pursuant to PGCPB Resolution No. 2024-051

adopted on June 27, 2024. On August 5, 2024, the Clerk of the Council issued an Intra-Office Memorandum confirming that the District Council waived its right to review SDP-2303, no appeal was received during the thirty-day appeal period, and, therefore, the Planning Board's decision is now final.

Dobson Farms was next the subject of a **Preliminary Plan of Subdivision (PPS 4-24014),** which was accepted for review on February 18, 2025 and was discussed at SDRC on March 14, 2025. The Preliminary Plan demonstrates a comprehensively designed land plan for single-family detached and single-family attached dwelling units, fulfilling prior approval expectations and Prince George's County planning and environmental policy goals. Following the hearing on July 10, 2025, PPS 4-24014 was approved by the Planning Board pursuant to PGCPB Resolution No. 2025-059 and adopted on July 31, 2025.

Most recently, the **Umbrella Architecture Specific Design Plan (SDP-2503)** was accepted for review on July 7, 2025. All possible architectural elevations and templates anticipated to be built across all phases of Dobson Farms were included and this unified approval will maintain architectural consistency and connectivity as the Property is developed, including with this first phase SDP of the overall Dobson Farms community. SDP-2503 was approved during the Planning Board Hearing on October 9, 2025 pursuant to conditions of approval.

II. SUMMARY OF THE DEVELOPMENT PROPOSAL

D.R. Horton, Inc. (hereinafter the "Applicant") is requesting the approval of a Specific Design Plan (SDP) for the first phase of development to include **453 lots** and **81 parcels** for single-family detached and single-family attached (townhouse) residential dwelling units in the LCD Zone, pursuant to and developing under the requirements of the prior R-S Zone.

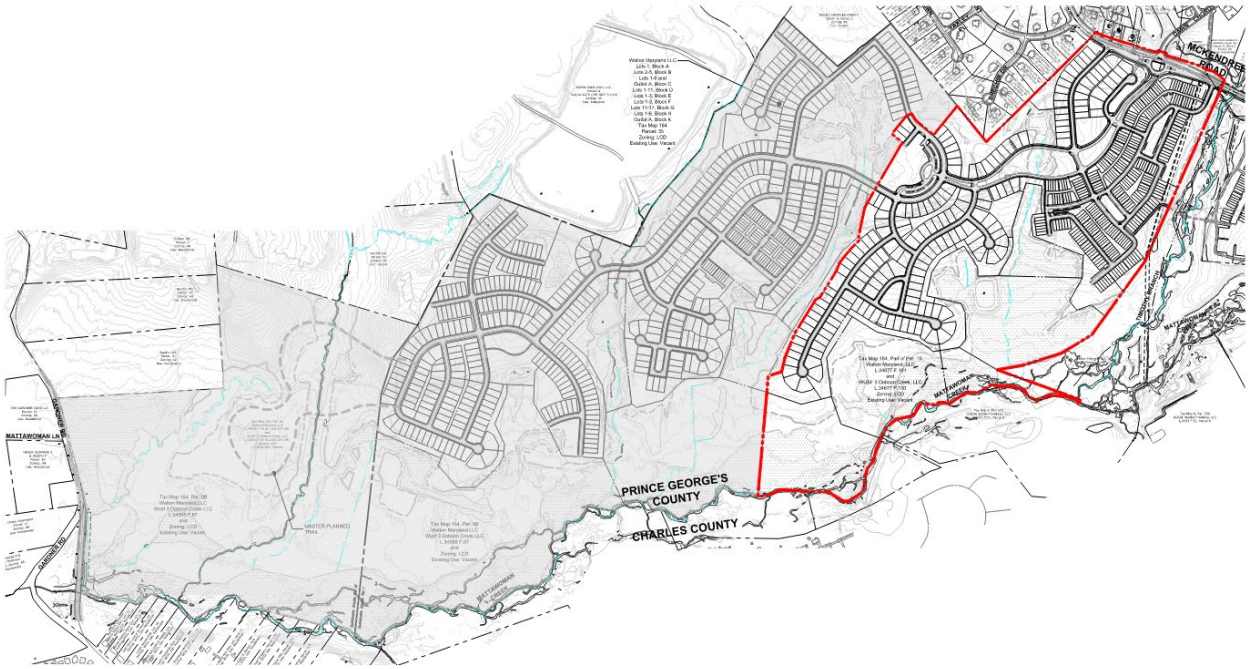
Approved Development Data Table

Gross Tract Area:	**581.06 acres**
Floodplain:	**213.84 acres**
½ Floodplain:	**106.92 acres**
Net Tract Area:*	**474.14 acres**

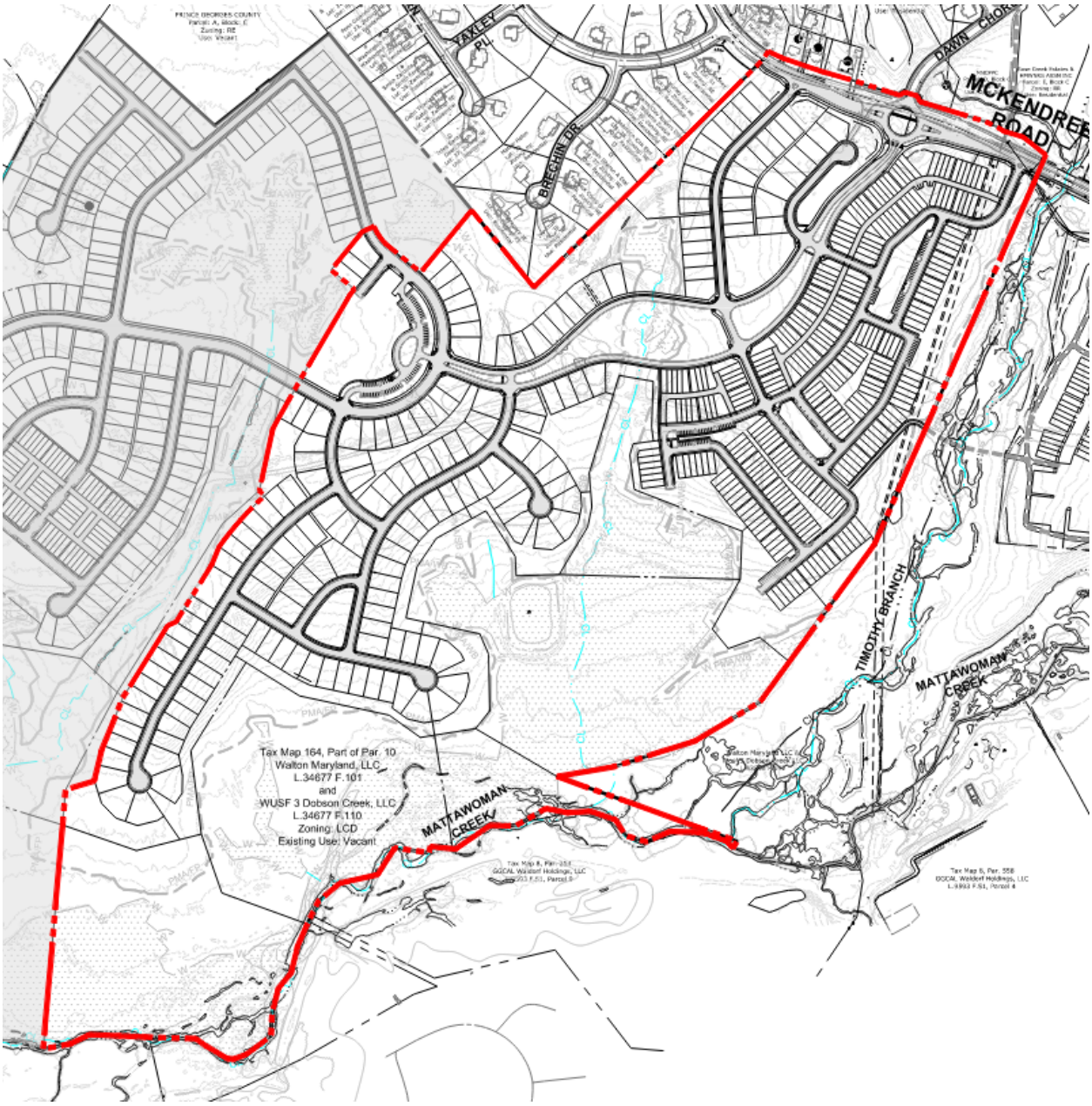
*(Gross tract area – ½ floodplain)

SDP-2502 Phase 1 Area:	**173.06 acres**
Single-Family Detached Units:	**177**
Approx. 40' Wide:	48
Approx. 50' Wide:	129
Single-Family Attached Units:	**276**
20' Wide Front-Loaded:	78
20' Wide Rear-Loaded:	117
24' Wide Front-Loaded:	81

With this first phase Specific Design Plan, Dobson Farms proposes 453 units with a mix of single-family detached and attached dwellings in conformance with Basic Plan A-10059, Comprehensive Design Plan CDP-22002, and Preliminary Plan of Subdivision PPS 4-24014. The subject site is in the LCD Zone, and subject to the prior R-S Zone standards which has specific density requirements and increment factors that can be utilized to increase density, subject to development caps established in the approved basic plan. Section 27-513 of the prior Zoning Ordinance requires the provision of Public Benefit Features to allow density increases over the base density. In the R-S Zone, in accordance with Section 27-513, the base density is 1.6 dwelling units per acre and the maximum density is 2.6 dwelling units per acre. With SDP-2502, the proposed 453 dwelling units directly reflect the lots shown on PPS 4-24014, which proposed an overall site density of 2.16 dwelling units per acre, an amount that is within the maximum allowed density of 2.6 dwellings per acre. In this case, public benefits are required for any units over the base density of 758 units. Public Benefit Features are discussed in further detail in Section IV of this justification statement.



Overall Dobson Farms Property – Phase 1 in red



Dobson Farms Phase 1

Dobson Farms Phase 1 proposes 453 total dwelling units with a mix of single-family detached and attached dwellings. Total anticipated parking amounts were calculated for the overall development with SDP-2503 for Architecture and parking calculations are provided here for the dwelling units and areas proposed with the SDP-2502 Phase 1 development.

Residential Parking Calculations	Parking Count
Spaces Required per 27-568(a)(1)	
Townhouse (276 x 2.04 sp)	564 Spaces
Single Family Detached (177 x 2.00 sp)	354 Spaces
Total	918 Spaces
Residential Parking Calculations	**Parking Count**
Spaces Provided (Off-Street Parking)	
Single Family Attached (276 Total Units)	
Driveway Spaces	**474 Spaces**
20' Front Load Townhouses (78)	78 Driveway Spaces
20' Rear Load Townhouses (117)	234 Driveway Spaces
24' Front Load Townhouses (81)	162 Driveway Spaces
Garage Spaces	**474 Spaces**
20' Front Load Townhouses (78) (1 car gar)	78 Driveway Spaces
20' Rear Load Townhouses (117) (2 car gar)	234 Driveway Spaces
24' Front Load Townhouses (81) (2 car gar)	162 Driveway Spaces
Single Family Detached (177 Units)	
Driveway Spaces	354 Spaces
Garage Spaces (2 car gar)	354 Spaces
On-Street Visitor Parking	121 Spaces
Total Parking Provided	**1,831 Parking Spaces**

III. CONFORMANCE WITH BASIC PLAN (A-10059)

Basic Plan A-10059 was approved by the District Council on October 17, 2022, for development of up to 1,106 single-family detached and attached dwelling units, in the prior R-S Zone. A total of five conditions were imposed with the approval of A-10059, which resulted from a shared goal between the applicant and the reviewing agencies to improve the Property from its current condition with innovative environmental strategies. The five conditions of approval were subsequently satisfied, as applicable, and A-10059-C was certified by the ZHE on November 22, 2022. Specifically, the Basic Plan conditions of approval are as follows:

At the appropriate stage of development:

1. **The Applicant shall provide a stream corridor assessment survey with a NRI plan review.**

COMMENT: An updated Natural Resources Inventory (NRI-001-2022-01) was approved, which included the required stream corridor assessment survey.

2. **The Applicant shall meet the entire Woodland Conservation requirement on-site for the prior R-S Zone applicable prior to April 1, 2022. The Tree Canopy Coverage requirements shall be met on-site pursuant to the standards of the prior R-S Zone applicable prior to April, 1 2022.**

COMMENT: The TCP2 included in this application shows meeting the entire woodland requirement on-site and using the prior woodland conservation threshold for the R-S Zone, was approved in association with CDP-22002.

3. **The Applicant shall create new wetland and enhance existing wetlands with adjoining meadows focusing on providing wildlife habitat.**

COMMENT: TCP1-011-2023, in association with the CDP, showed four types of habitat creation areas (wetland creation, meadow habitat creation, forest edge treatment, and woodland understory enhancement) for use in the open and forested areas on-site. These areas have been further developed with the TCP2 for Phase 1 and include 2 proposed wetlands, 1 proposed meadow, 2 areas of forest edge treatment, and 2 areas of woodland understory enhancement. These are specifically identified on the TCP2.

4. **The Applicant shall provide selective woodland understory enhancement focusing on habitat and biodiversity.**

COMMENT: The TCP2 associated with this Phase 1 shows the 2 areas proposed for understory enhancement.

5. **The Applicant shall provide ecological enhancement through selective environmental site design planting motifs that both replicate and increase the biodiversity of the local ecology.**

COMMENT: The TCP2 with the SDP for Phase 1 shows the areas that were further evaluated for ecological enhancement.

The following Land Use Types and Quantities were approved in the Basic Plan (A-10059):

857 – 1,106 single-family attached and detached dwellings
Open Space and Trails
Homeowner Recreation Facilities

Based on the Development Data Table in Section II above, the following density ranges were established for the Property pursuant to the Basic Plan:

R-S Base Density 474.14 acres at 1.6 du/acre:	**758 units**
R-S Maximum Density 474.14 acres at 2.6 du/acre:	**1,232 units**

This application is in conformance with the Basic Plan's density requirements since Preliminary Plan of Subdivision 4-24014 proposes a total of 1,024 dwelling units, which is below the 1,232 maximum dwelling units allowed, and this first phase SDP reflects the same lotting pattern as the PPS, therefore maintaining the proposed density. The allocation of dwelling units by type and quantity are in conformance with the generalized pods as shown on the approved Basic Plan.

IV. CONFORMANCE WITH COMPREHENSIVE DESIGN PLAN (CDP-22002)

Comprehensive Design Plan CDP-22002 was approved by the Prince George's County Planning Board on September 14, 2023, for residential development with a mix of housing types consisting of up to 1,106 dwelling units, subject to 19 conditions (PGCPB Resolution No. 2023-100). CDP-22002 was certified on February 11, 2024. The applicable conditions related to SDP-2502 are as follows:

> **11. Pursuant to density increments awarded, the applicant and the applicant's heirs, successors, and/or assignees shall provide on-site recreational facilities, in accordance with the standards outlined in the Parks and Recreation Facilities Guidelines, to be reviewed by the Development Review Division of the Prince George's County Planning Department, at the time of specific design plan.**

COMMENT: On-site recreation facilities are provided with this SDP application. The Landscape Plan includes a diagram for all recreation facility locations within Phase 1 and a separate diagram demonstrates conceptual recreation locations for the entire Property, to be implemented with further phases. A tabulation of the recreation facilities and their approximate cost estimates is included with the Landscape Plan and each facility has its own sheet of labeled plan view and site elements.

> **12. At the time of specific design plan, the applicant shall submit a list of sustainable site and green building techniques that will be used in the development and will be included in the design guidelines.**

COMMENT: A set of documents was included with the SDP-2503 Specific Design Plan for Architecture application submittal demonstrating green building techniques to be used in the development and are included with this submittal as well.

Some of the sustainable site techniques to be implemented with development of the Dobson Farms Property include the strategies of Low Impact Development (LID), a process pioneered in Prince George's County, for sustainable stormwater management to meet regulatory compliance and resource protection goals for Prince George's County and the State of Maryland. LID strategies utilize structural devices (engineer-designed systems) and non-structural devices (vegetated, natural systems) to carefully manage the flow and treatment of rainfall on a site. The following components of the LID process are achieved with a combination of thoughtful design for residential plans across the specific site as reviewed by the multi-faceted Department Review Division of M-NCPPC, stormwater design systems reviewed by DPIE, and environmental conservation reviewed by the Environmental Planning Section:

1) Customized Site Design – Ensures that the design elements utilized on each site helps to protect the entire watershed.

2) Small-Scale Controls – Mimics natural hydrology and processes.

3) Pollution Prevention – Reduces pollutant loads and increases efficiency and longevity.

4) Directing Runoff to Natural Areas – Encourages infiltration and recharge of streams and wetlands.

5) Conservation – Preserves native trees, vegetation, and soils. Maintains natural drainage patterns.

As discussed in several other sections of this document, the Dobson Farms development proposals will fulfill all regulatory stormwater management designs to maintain and improve the water quality for the environmentally valuable Mattawoman Creek habitat composing the entire southern portion of the Property. This land area will be preserved through the Tree Conservation Plan process, dedicated to M-NCPPC as parkland, and selective areas will receive ecological enhancement planting efforts related to the Basic Plan Public Benefits.

> **13. At the time of specific design plan, the applicant and the applicant's heirs, successors, and/or assignees shall provide a plan for any interpretive signage to be erected and public outreach measures (based on the findings of the Phase I, Il, and/or Phase III archeological investigations). The location and wording of the signage and the public outreach measures shall be subject to approval by the Maryland-National Capital Park and Planning Commission staff archeologist. The plan shall include the timing for installation of the signage and implementation of public outreach measures.**

COMMENT: This condition will apply to a future phase of Specific Design Plan since the area to receive the interpretive signage is located in the western-most parcel of the Property, in association with, but not impacted by, the proposed trail system. All appropriate design, coordination, and outreach will occur during the review of that later SDP phase.

14. At the time of specific design plan, the shared-use path and the specifications and details for all master plan facilities, including along the frontage of McKendree Road, shall be shown on the plan.

COMMENT: Standard Department of Parks and Recreation details are included with SDP-2502 related to the shared-use path. The appropriate Master Plan facilities along the frontage of McKendree Road are shown and labeled on the plan sheets.

15. At the time of specific design plan, the applicant shall provide the following general notes on the coversheet:

a. During the construction phases of this project, noise shall not be allowed to adversely impact activities on adjacent properties. Indicate intent to conform to the construction activity noise control requirements, as specified in Subtitle 19 of the Prince George's County Code.

b. During the construction phases of this project, no dust shall be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to the construction activity dust control requirements, as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.

COMMENT: The specified notes have been provided on the SDP cover sheet.

19. At the time of preliminary plan of subdivision and specific design plan, a variety of lot sizes, as conceptually depicted on the revised illustrative plan for the comprehensive design plan, shall be provided. The proposed larger single-family detached lots shall be located where abutting lots are developed with, or zoned for, larger lot single-family detached dwellings, unless smaller lots are proposed to be set back and/or buffered from those lots, above the normal requirements of the Prince George's County Landscape Manual. Otherwise, the smaller single-family detached lots and single-family attached units shall be located interior to the development, to create a transition from the existing abutting larger lots.

COMMENT: A variety of dwelling unit sizes (organized by approximate widths) were included with the SDP-2503 architecture submittal. The variety and location of those residential units, with careful consideration for the scale of existing buildings on abutting lots, is demonstrated to be in conformance with this condition of approval with the Preliminary Plan of Subdivision PPS 4-24014 currently in review, as well as this and subsequent Specific Design Plan phases. With this Phase 1 SDP, larger single-family detached lots are proposed where abutting lots are developed with, or zoned for, larger lot single-family detached dwellings. The single-family attached units which were previously conceptually shown adjacent to abutting lots (which are currently developed with, or zoned for, larger lot single-family detached dwellings) have been relocated to an area interior to the overall development in a later phase, in order to create a transition from the existing abutting larger lots.

CONSIDERATION

1. At the time of specific design plan, the applicant shall evaluate an appropriate location(s) for a dog park and dog waste stations.

COMMENT: A dog park is proposed with this Phase 1 SDP as shown with the overall Phase 1 recreation facilities location diagram and individual plan details sheet included with the Landscape Plan.

Pursuant to Section 27-511 of the prior Zoning Ordinance, development regulations are established at the Comprehensive Design Plan stage. Development standards approved with CDP-22002 are as follows:

Residential Development Standards

STANDARDS*	Single-Family Attached Dwellings	Single-Family Detached Dwellings
Net Lot Area (Minimum square feet)	1,800 sq ft	4,000 sf
Front Yard Minimum	15 ft	15 ft
Rear Yard Minimum	15 ft	15 ft
Side Yard Minimum (One side / Combined)	0 ft	5 ft / 10 ft
Lot Width Minimum at Front Street Line	20 ft	40 ft
Lot Width Minimum at Front BRL	20 ft	40 ft
Minimum Frontage on cul-de-sac	20 ft	30 ft
Minimum Space Between End Buildings	10 ft	N/A
Maximum Height	40 ft	40 ft

*Note: Modifications to the standards can be granted by the Prince George's County Planning Board and/or the District Council, on a case-by-case basis, with the approval of an SDP.

Other Design Standards

A minimum of 60 percent of all townhouse units shall have a full front façade (excluding gables, bay windows, trim, and doors) of brick, stone, or stucco.

For all alley-loaded townhouses, a deck with a minimum depth of four feet shall be a standard design option. Any deck may encroach on a rear setback by up to 10 feet.

Highly visible end units (for dwelling units) require additional design and finish treatments; locations will be decided through the review process of SDP-2502.

Public Benefit Features

Pursuant to Section 27-511(a)(1)(A) of the prior Zoning Ordinance, permissible residential density is dependent upon providing public benefit features and related density increment factors in the prior R-S Zone. Proposed Public Benefit Features included with the CDP-22002 approval are as follows:

Benefit Feature	Proposed	Increment Allowed	Calculation	Density Increment
(1) Open Space Land (Ratio of 3.5 Ac per 100 DU)	Approx. 28 Ac	25% in DU	(758 DU / 100) x 3.5 = 26.53 Ac needed; 758 DU x 0.25 = 189.50	+189 DU
(3) Pedestrian System	14,000 LF of trails	5% in DU	758 DU x 0.05 = 37.9	+37 DU
(4) Recreational Open Space	Approx. 10 Ac Recreation amenity open space areas	10% in DU	758 DU x 0.10 = 75.8	+75 DU
			Total Increments:	301 DU
			Base Density:	758 DU
			Total Density:	**1,059 DU**

As demonstrated with the Preliminary Plan of Subdivision, which has a completed Staff review and is currently pending a Planning Board Hearing, open space land is provided in excess of 28 acres across the entire Property, as demonstrated by the parcels for dedication/donation to M-NCPPC and the future HOA. Detailed alignments for the comprehensive pedestrian system were developed with the Preliminary Plan and are represented with this Specific Design Plan for the first phase of development. Large parcels have been reserved for HOA ownership which will feature the active and passive recreational open space facilities, as established in detail with the SDP-2502 Landscape Plan. As one component of the extensive pedestrian system, this Specific Design Plan continues to develop the Master Planned trail connection through the Property, and will finalize the details and alignments in coordination with the Department of Parks and Recreation staff with this application.

The allocation of dwelling units by type and quantity are in conformance with the development use pods as shown on the Comprehensive Design Plan. The Preliminary Plan of Subdivision 4-24014 is in conformance with the Comprehensive Design Plan density requirements in that the 1,024 dwelling units proposed are fewer than the 1,059 dwelling units approved with the CDP density increments allowed. This SDP Phase 1 aligns directly with the lotting pattern shown with PPS 4-24014 and will therefore maintain the proposed density below the limit established with the approved CDP.

V. CONFORMANCE WITH SPECIFIC DESIGN PLAN FOR INFRASTRUCTURE (SDP-2303)

The Specific Design Plan for Infrastructure (SDP-2303) proposed infrastructure improvements for public streets, water, sewer, stormdrain utilities, and stormwater management (SWM) facilities. Following the hearing on June 6, 2024, SDP-2303 was approved by the Planning Board pursuant to PGCPB Resolution No. 2024-051 adopted on June 27, 2024. The approval had no applicable conditions related to SDP-2502.

VI. CONFORMANCE WITH PRELIMINARY PLAN OF SUBDIVISION (PPS 4-24014)

The **Preliminary Plan of Subdivision (PPS 4-24014),** which was accepted for review on February 18, 2025 and was discussed at SDRC on March 14, 2025. The Preliminary Plan demonstrates a comprehensively designed land plan for single-family detached and single-family attached dwelling units, fulfilling prior approval expectations and Prince George's County planning and environmental policy goals. Following the hearing on July 10, 2025, PPS 4-24014 was approved by the Planning Board pursuant to PGCPB Resolution No. 2025-059 and adopted on July 31, 2025. The approval had 6 applicable conditions related to SDP-2502.

4. In conformance with the 2009 Approved Countywide Master Plan of Transportation, and the 2013 Approved Subregion 5 Master Plan and Sectional Map Amendment, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following improvements and show the following facilities at the time of specific design plan:

a. A minimum 10-foot-wide shared-use path along the property frontage of McKendree Road unless modified by the permitting agency with written correspondence; any modifications shall be in accordance with Prince George's County Department of Public Works and Transportation and Maryland State Highway Administration adopted standards.

COMMENT: A 10' wide shared-use path is provided along the property frontage of McKendree Road, as shown on the Specific Design Plan.

b. A minimum 10-foot-wide shared-use path along the alignment of the Mattawoman Creek Trail throughout the site.

COMMENT: A Circulation Exhibit demonstrates the proposed Mattawoman Creek Trail (10' wide shared-use) throughout the site, of which 5,585 LF occurs in Phase 1 of Dobson Farms.

c. A standard bicycle lane, shared road pavement markings, and signage in accordance with American Association of State Highway and

Transportation Officials guidelines, along proposed Roads A and C, as determined by the permitting agency.

COMMENT: A standard bicycle lane and associated markings are shown along Roads A and C. Appropriate signage will be coordinated with final engineering plans reviewed by DPIE.

d. A minimum 5-foot-wide sidewalk along both sides of all internal roadways, where the shared use path is not proposed.

COMMENT: A minimum 5' wide sidewalk is provided along all internal roadways with the exception of areas where the shared use path is provided.

e. Provide perpendicular Americans with Disabilities Act-compliant curb ramps and crosswalks crossing all vehicular access points along the frontage and throughout the site, crossing internal intersections.

COMMENT: Appropriate curb ramps and crosswalks are provided at all vehicular access points along the frontage and throughout the site.

f. Short-term bicycle parking at any proposed recreational areas.

COMMENT: Short-term bicycle parking (bike racks) is provided at the appropriate recreational areas throughout the Phase 1 development plan, please refer to the Landscape Plan Recreation Facility sheets for details and locations.

6. Development of this site shall be in conformance with Stormwater Management Concept Plan (14756-2023-SDC), and any subsequent revisions.

COMMENT: Development of this site is in conformance with the approved Stormwater Management Concept Plan #14756-2023-SDC.

8. The parcels to be conveyed to The Maryland-National Capital Park and Planning Commission shall be reflected on a Type 2 tree conservation plan (TCP2). The TCP2 shall be reviewed and recommended for approval by the Prince George's County Department of Parks and Recreation.

COMMENT: A TCP2 is included with this application submittal demonstrating the four parcels within the limits of Phase 1 which will be conveyed to M-NCPPC. These parcels were reviewed by the Department of Parks and Recreation at the time of Preliminary Plan and are presented again with this application for any coordination as needed.

9. The applicant shall submit a copy of the letter, to be provided by the Prince George's County Department of Parks and Recreation, consenting to the placement of woodland conservation easements on lands to be dedicated to The Maryland-

National Capital Park and Planning Commission, with all subsequent development applications, for inclusion in the project record.

COMMENT: Planning Board Resolution 2025-059 contains the finding from the Department of Parks and Recreation that they:

"support the placement of woodland conservation easements to the County on lands which will eventually be conveyed to M-NCPPC" (page 19)

If an additional internal memo to this effect is required to be attached to the application record, please provide one to the reviewing Staff and Applicant.

15. The applicant, the applicant's heirs, successors, and/or assignees shall construct the master-planned trail. The master-planned trail shall be designed in accordance with the standards outlined in the Park and Recreation Facilities Design Guidelines. The timing of construction of the master-planned trail shall be determined with the approval of a specific design plan. A public use easement shall be provided over the trail, with the width of the easement determined by the Prince George's County Planning Department, at the time of the specific design plan. The timing of construction and public use easement shall include the portion of the master plan trail located on existing Parcel 6.

COMMENT: Timing of construction for the master-planned trail will be in several phases to align with the phased construction of the development plan. Primarily, the shared-use path along each ROW will be constructed in combination with the roadway. The section of trail connecting to Dobson Ridge on Parcel F will be constructed in phase with the adjacent townhouse units and the adjacent stormwater management facility. The section of trail across Parcel E1 will be constructed in combination with that passive recreation facility area.

A public use easement is demonstrated along the section of trail connecting eastward towards the Dobson Ridge community on Parcel F, and across Parcel E1 where the trail crosses through the recreation area. All other sections of the trail in Phase 1 are contained within roadway parcels and public ROWs.

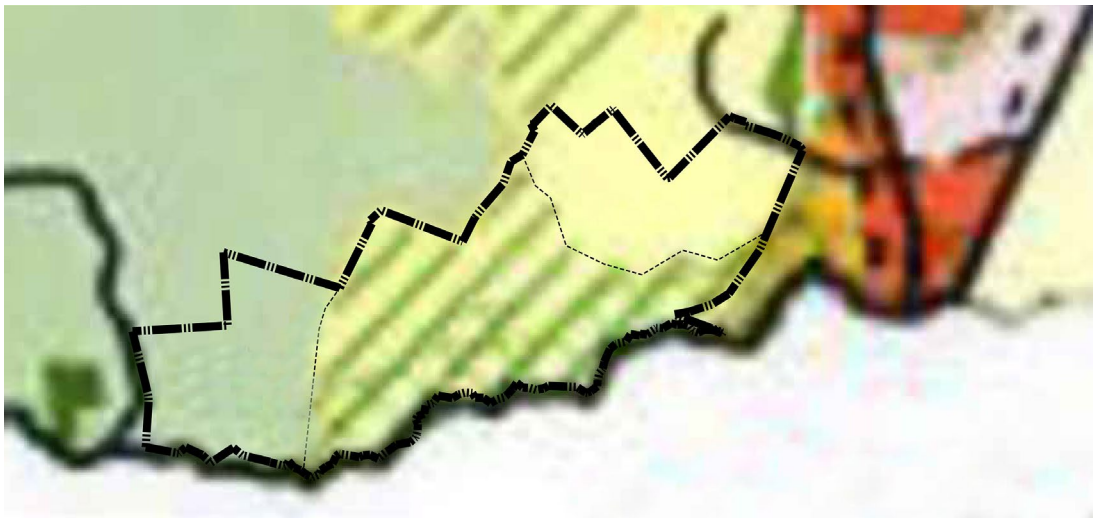
18. The applicant and the applicant's heirs, successors, and/or assignees shall submit construction drawings of the master-planned trail to the Prince George's County Department of Parks and Recreation, with timing of the trail construction to be determined at the time of the specific design plan for the residential development.

COMMENT: Once trail construction timing is established with the approval of the Phase 1 SDP, the Applicant will submit construction drawings for the master-planned trail to the Department of Parks and Recreation.

VII. MASTER PLAN AND GENERAL PLAN

Approved Basic Plan A-10059, approved Comprehensive Design Plan CDP-22002, and their associated texts describe in detail how Dobson Farms is both in conformance with and supports the various land use policies of both the *2013 Subregion 5 Master Plan* and the *General Plan* (Plan 2035).

With prior approvals and the subject application, the Applicant has put forth an innovative land plan that fulfills the recommendations of Plan 2035 and the Master Plan, which both recommend residential development of up to 3.5 dwellings per acre. The current plan proposes 2.16± dwelling units per acre and respects the step-down density recommendations of the Master Plan by concentrating higher density in the eastern Residential Low Density land use area, decreasing density through the Residential Low-Transition area, and finally leaving the Rural and Agricultural Area undeveloped (Future Land Use Map - Map VI-1; p. 32).



Property location on Future Land Use Map.

The Master Plan goes into great detail with respect to the environmental value of the area. Much of the Property is in the Evaluation and Regulated Areas. The mapped Green Infrastructure network on the Property contains regulated and evaluation areas over a majority of the site. The regulated areas are mapped in association with the Mattawoman Creek and its tributaries, and the evaluation area is associated with the woodland adjacent to the stream valleys which provides wildlife connections between the streams. The Mattawoman Creek Stream Valley is identified in the Green Infrastructure Plan as Special Conservation Area No. 10, containing unique environmental features requiring careful consideration when proposing land development. This Specific Design Plan for Architecture continues the process of prioritizing conformance with the environmental goals and land use policies established in the Master Plan and Plan 2035.

In 2014, the County approved a new General Plan, *Plan Prince George's 2035* ("Plan 2035"). Plan 2035, which provides a new vision for Prince George's County, abandons the three-tier structure of the 2002 General Plan, and creates new Growth Policy Areas in the County. Plan 2035 places the northern, southern, and eastern portions of the Property in the Established Communities policy area. The vision for Established Communities is context-sensitive infill and low- to medium density development. The Generalized Future Land Use Map in Plan 2035 specifically recommends Residential Low land use for the northern, southern, and eastern portions of the Property. Plan 2035 defines Residential Low land use as primarily single-family detached residential areas up to 3.5 dwelling units per acre.

The western portion of the Property is in the Rural and Agricultural Areas policy area, as defined by Plan 2035 and placed in the Priority Preservation Area. The vision for rural and agricultural areas is the protection of large amounts of land for low-density residential uses with areas of agricultural and forestry production, including agricultural land (cropland, pasture, farm fields), forest, and very low-density residential. Plan 2035 recommends rural and agricultural land use for the western portion of the Property of less than 0.5 dwelling units per acre. The approved Conceptual Design Plan, which is consistent with the approved Basic Plan, proposed no development in the Rural and Agricultural Area, which will further enhance and protect the environmental features of the Property.

The portion of the Property proposed for development is in Water Category W-4 and Sewer Category S-4 which is appropriate for the residential dwelling typologies proposed with prior approved plans and this Specific Design Plan for architecture. The western parcel associated with the Dobson Farms application and approvals history is in Water Category W-6 and Sewer Category S-6 and will remain undeveloped by residential units as discussed, and will be used for conservation and low impact recreation.

VIII. RELATIONSHIP TO THE PROVISIONS OF THE PRIOR ZONING ORDINANCE

This Specific Design Plan for Phase 1 has been prepared in compliance with the applicable requirements of the prior Zoning Ordinance. Sections 27-525 through 27-530 of the prior Zoning Ordinance set forth the procedures for Specific Design Plans, while Section 27-511 through 27-514 sets forth the purposes and regulations for design and approval of development within the Residential Subdivision Zone (R-S), a Comprehensive Design Zone. The contents and applicability of those sections were reviewed in detail with prior approvals, while Section 27-528 is explained further in this justification statement below. The procedures of application, review, and approval for Specific Design Plans are in progress concurrently with this SDP-2502 application for the SDP Architecture (SDP-2503) which, once approved, will be carried forward will all phased SDPs to demonstrate a comprehensive architectural character. All applicable

design regulations will be adhered to in concurrent and subsequent applications, while fulfilling the purposes of the R-S Zone which have been presented in detail in other associated application texts. The architectural elevations proposed with SDP-2503 are in conformance with the design intentions for the project as established with the initial Zoning Map Amendment (A-10059) and will be implemented in lotting patterns and dimensions in alignment with the prior approved development standards, as demonstrated with SDP-2502 and future phases.

GENERAL CRITERIA FOR SPECIFIC DESIGN PLAN APPROVAL

Sec. 27-528. - Planning Board action.

(a) Prior to approving a Specific Design Plan, the Planning Board shall find that:

(1) The plan conforms to the approved Comprehensive Design Plan, the applicable standards of the Landscape Manual, and except as provided in Section 27-528(a)(1.1), for Specific Design Plans for which an application is filed after December 30, 1996, with the exception of the V-L and V-M Zones, the applicable design guidelines for townhouses set forth in Section 27-274(a)(1)(B) and (a)(11), and the applicable regulations for townhouses set forth in Section 27-433(d) and, as it applies to property in the L-A-C Zone, if any portion lies within one-half (1/2) mile of an existing or Washington Metropolitan Area Transit Authority Metrorail station, the regulations set forth in Section 27-480(d) and (e);

COMMENT: This Specific Design Plan conforms to the requirements of the approved Comprehensive Design Plan CDP-22002. The *2010 Prince George's County Landscape Manual* requirements are addressed with the included Landscape and Lighting Plan. Currently under review, SDP-2503 proposed architecture for the multi-phase development of single-family detached and single-family attached (townhouse) residential dwelling units in the LCD Zone, pursuant to and developing under the requirements of the prior R-S Zone.

As referenced from Section 27-528(a)(1):

Section 27-274(a)(1)(B) - The applicant shall provide justification for, and demonstrate to the satisfaction of the Planning Board or District Council, as applicable, the reasons for noncompliance with any of the design guidelines for townhouses and three-family dwellings set forth in paragraph (11), below.

COMMENT: This is addressed within the full text discussion of the Section 27-274 Design Guidelines following the text related to Section 27-528.

Section 27-433(d) R-T Zone (Townhouse) - Dwellings

COMMENT: This Specific Design Plan is related to Property in the LCD Zone (formerly R-S Zone) so this section of requirements does not apply.

Section 27-480(d) and (e) General Development Regulations

COMMENT: The regulations set forth in Section 27-480(d) and (e) for property in the L-A-C Zone and within one-half (1/2) mile of an existing Washington Metropolitan Area Transit Authority Metrorail station are not applicable as this Specific Design Plan is related to Property in the LCD Zone (formerly R-S Zone).

Sec. 27-528. - Planning Board action. **(continued)**

(1.1) For a Regional Urban Community, the plan conforms to the requirements stated in the definition of the use and satisfies all requirements for the use in Section 27-508 of the Zoning Ordinance;

COMMENT: This Specific Design Plan does not contain property currently designated as, or proposing, a Regional Urban Community.

(2) The development will be adequately served within a reasonable period of time with existing or programmed public facilities either shown in the appropriate Capital Improvement Program, provided as part of the private development or, where authorized pursuant to Section 24-124(a)(8) of the County Subdivision Regulations, participation by the developer in a road club;

COMMENT: A Traffic Impact Analysis was conducted at the time of Comprehensive Design Plan CDP-22002 and was updated for PPS 4-24014. Roadway circulation internal to the site has been designed to provide easy movement throughout the community, with multiple access points from McKendree Road. Pedestrian circulation is provided with extensive sidewalks and trails, connecting residents to all of the development areas and the various site amenities.

During the Preliminary Plan of Subdivision review process, the site has been tested for all adequate public facilities serving this development and will ensure adequate levels through conditioned traffic improvements and contributions to the Brandywine Road Club as appropriate. The residential dwelling units proposed with this and subsequent applications will be served with adequate public facilities including water, sewer, schools, and fire and rescue services. Preliminary Plan of Subdivision 4-24014 is currently scheduled for a Planning Board hearing date of July 10, 2025.

(3) Adequate provision has been made for draining surface water so that there are no adverse effects on either the subject property or adjacent properties;

COMMENT: A Stormwater Management Concept Plan (#14756-2023-00) was approved by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE), was submitted with the PPS application, and is included with this Specific Design Plan application for Phase 1. Therefore, adequate provision has been made for draining surface water and ensuring that there are no adverse effects on the subject property or adjacent properties.

(4) The plan is in conformance with an approved Type 2 Tree Conservation Plan;

COMMENT: A Type 2 Tree Conservation Plan (TCP2-008-2024) was approved with SDP-2303 for Infrastructure. A phased TCP2 is included with this application.

(5) The plan demonstrates that the regulated environmental features are preserved and/or restored to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).

COMMENT: The regulated environmental features on the subject property have been preserved and/or restored to the fullest extent possible based on the limits of disturbance shown on the TCP2 approved with SDP-2303 (for infrastructure only), and are demonstrated in greater detail with this SDP and TCP2 application phase.

(b) Prior to approving a Specific Design Plan for Infrastructure, the Planning Board shall find that the plan conforms to the approved Comprehensive Design Plan, prevents offsite property damage, and prevents environmental degradation to safeguard the public's health, safety, welfare, and economic well-being for grading, reforestation, woodland conservation, drainage, erosion, and pollution discharge.

COMMENT: The Specific Design Plan for Infrastructure (SDP-2303) was approved by Planning Board on June 6, 2024, pursuant to PGCPB Resolution No. 2024-051, and adopted on June 27, 2024.

(c) The Planning Board may only deny the Specific Design Plan if it does not meet the requirements of Section 27-528(a) and (b), above.

COMMENT: SDP-2502 meets the requirements of Section 27-528(a) above and Section 27-528(b) does not apply to this application type.

(d) Each staged unit (shown on the Comprehensive Design Plan) shall be approved. Later stages shall be approved after initial stages. A Specific Design Plan may encompass more than one (1) stage.

COMMENT: SDP-2502 is the first phase of proposed Specific Design Plan development for Dobson Farms in accordance with the approved CDP-22002 and additional phases/stages will follow.

Section 27-274. Design Guidelines

(a) The Conceptual Site Plan shall be designed in accordance with the following guidelines:

(1) General

(A) The Plan should promote the purposes of the Conceptual Site Plan.

(B) The applicant shall provide justification for, and demonstrate to the satisfaction of the Planning Board or District Council, as applicable, the reasons for noncompliance with any of the design guidelines for townhouses and three-family dwellings set forth in paragraph (11), below.

COMMENT: The plan demonstrated with SDP-2502 promotes the purposes of the approved Conceptual Design Plan (CDP-22002). As referenced from Section 27-528(a)(1) in the text above, no noncompliance with any of the design guidelines for townhouses set forth in paragraph (11) below are proposed, as discussed in detail following.

(2) Parking, loading, and circulation

(A) Surface parking lots should be located and designed to provide safe and efficient vehicular and pedestrian circulation within the site, while minimizing the visual impact of cars. Parking spaces should be located to provide convenient access to major destination points on the site.

(B) Loading areas should be visually unobtrusive and located to minimize conflicts with vehicles or pedestrians.

(C) Vehicular and pedestrian circulation on a site should be safe, efficient, and convenient for both pedestrians and drivers.

COMMENT: SDP-2502 will provide garage parking for the residents and on street parking and minor parking lots for visitors. Resident parking is shown on the lots it serves. Surface visitor parking spaces are provided throughout the townhouse area of the plan and is frequently adjacent to recreational facilities. No large uninterrupted expanses of pavement are proposed. None of the parking is generally visible from outside the area of SDP-2502. No loading docks are proposed. The main entrance to the Property is from McKendree Road and sidewalks are proposed along all proposed roads to provide safe and efficient pedestrian circulation, minimizing conflicts between pedestrians and vehicles. Crosswalks are clearly marked.

(3) Lighting.

(A) For uses permitting nighttime activities, adequate illumination should be provided. Light fixtures should enhance the design character.

COMMENT: This SDP, which proposes residential uses, anticipates at least some activities taking

place in the evening and will provide adequate lighting levels for safe vehicular and pedestrian movements. The site lighting will provide the new residents with a bright, safe atmosphere while not causing a glare or light bleeding onto adjoining properties, as full cut-off light fixtures and appropriate photometric levels are specified with the associated Landscape and Lighting Plan.

(4) Views.

(A) Site design techniques should be used to preserve, create, or emphasize scenic views from public areas.

COMMENT: This Site Design Plan complies with the design guidelines outlined in sub-part (4). Views and public areas are emphasized through the use of sidewalks to collectively connect the various components of the project and carefully designed landscapes.

(5) Green Area.

(A) On site green area should be designed to complement other site activity areas and should be appropriate in size, shape, location, and design to fulfill its intended use.

COMMENT: On-site green areas are dispersed throughout the property in locations that complement other site activities, are easily accessible for maintenance, and provide separation between townhomes.

(6) Site and streetscape amenities.

(A) Site and streetscape amenities should contribute to an attractive, coordinated development and should enhance the use and enjoyment of the site.

COMMENT: The Specific Design Plan and the Landscape and Lighting Plan submitted with this application comply with the design guidelines outlined in sub-part (6). The proposed site and streetscape amenities will contribute to an attractive and coordinated development. That is, the site fixtures will be durable high-quality material and will be attractive, which will create a high-quality character for the development for future residents and visitors.

(7) Grading.

(A) Grading should be performed to minimize disruption to existing topography and other natural and cultural resources on the site and on adjacent sites. To the extent practicable, grading should minimize environmental impacts.

COMMENT: This Specific Design Plan complies with the design guidelines outlined in sub-part (7). All grading and landscaping will help to soften the overall appearance of the improvements once constructed. To the fullest extent practical, all grading has been designed to minimize disruption to existing topography and environmental systems. No unnecessary grading, and no grading that unduly impacts natural resources on the site, is proposed.

(8) Service Areas.

(A) Service areas should be accessible, but unobtrusive.

COMMENT: No service areas are proposed with SDP-2502.

(9) Public Spaces.

(A) A public space system should be provided to enhance a large-scale commercial, mixed use, or multifamily development.

COMMENT: SDP-2502 proposes only residential development. The proposed recreation and conservation spaces included with this plan are designed to serve the local residents and their visitors. Each open area has been designed and sized to accommodate the intended use.

(10) Architecture

(A) When architectural considerations are referenced for review, the Conceptual Site Plan should include a statement as to how the architecture of the buildings will provide a variety of building forms, with a unified, harmonious use of materials and styles.

(B) The guidelines shall only be used in keeping with the character and purpose of the proposed type of development and the specific zone in which it is to be located.

(C) These guidelines may be modified in accordance with Section 27-277.

COMMENT: The approved Comprehensive Design Plan CDP-22002 text states that "the Applicant will propose architecture with an appropriate variety of building forms, and a harmonious use of materials and styles" at the time of Specific Design Plan. SDP-2503 for Architecture includes a wide range of architectural elevations for both single-family detached and single-family attached products, each with a variety of building widths. That omnibus application of architecture for review enables a comprehensive and unified presentation of the harmonious use of materials and styles proposed for the entire Property. The proposed architecture is in keeping with the character and purpose of the residential development in the former R-S Zone. This development is proceeding from a Zoning Map Amendment where development pods were proposed with the approved Basic Plan. No modifications in accordance with Section 27-277 are requested due to the development history of approvals.

(11) Townhouses and three-family dwellings.

(A) Open space areas, particularly areas separating the rears of buildings containing townhouses, should retain, to the extent possible, single or small groups of mature trees. In areas where trees are not proposed to be retained, the applicant shall demonstrate to the satisfaction of the Planning Board or the District Council, as applicable, that specific site conditions warrant the clearing of the area. Preservation of individual trees should take into account the viability of the trees after the development of the site.

(B) Groups of townhouses should not be arranged on curving streets in long, linear strips. Where feasible, groups of townhouses should be at right angles to each

other, and should facilitate a courtyard design. In a more urban environment, consideration should be given to fronting the units on roadways.

(C) Recreational facilities should be separated from dwelling units through techniques such as buffering, differences in grade, or preservation of existing trees. The rears of buildings, in particular, should be buffered from recreational facilities.

(D) To convey the individuality of each unit, the design of abutting units should avoid the use of repetitive architectural elements and should employ a variety of architectural features and designs such as roofline, window and door treatments, projections, colors, and materials. In lieu of this individuality guideline, creative or innovative product design may be utilized.

(E) To the extent feasible, the rears of townhouses should be buffered from public rights-of-way and parking lots. Each application shall include a visual mitigation plan that identifies effective buffers between the rears of townhouses abutting public rights-of-way and parking lots. Where there are no existing trees, or the retention of existing vegetation is not practicable, landscaping, berming, fencing, or a combination of these techniques may be used. Alternatively, the applicant may consider designing the rears of townhouse buildings such that they have similar features to the fronts, such as reverse gables, bay windows, shutters, or trim.

(F) Attention should be given to the aesthetic appearance of the offsets of buildings.

COMMENT: Areas of mature trees are preserved to the greatest extent possible with the proposed plan for the Property. The primary area in which townhouses are proposed is currently mostly clear, previously disturbed land so that the possibility to preserve healthy trees in the areas prioritized with this section is not applicable in this instance. There will be a substantial number of trees planted in accordance with the Landscape Manual in conjunction with this and subsequent Specific Design Plans, and buffering rears of dwelling units is a primary goal.

The majority of townhouse arrangements for the site are notably in sections at right angles to each other rather than along long, internal curves. The arrangement of some townhouse units does relate to the primary road accessing the site, which has a very long, slowly curved design. Recreation areas in the vicinity of townhouse units have been carefully situated to provide distinct separation and appropriate buffering from the proposed units.

The architectural elevations included with the SDP-2503 application employ a variety of architectural features and designs such as roofline, window and door treatments, projections, colors, and materials in order to convey the individuality of each unit, avoiding repetition, and maintaining a cohesive character for this new community.

With SDP-2502, the proposed land plan has taken careful consideration to avoid orienting the rears of townhouses towards public rights-of-way and parking lots. Neo-traditional style

attached units, utilizing rear-loaded garages and private alleys, have their front facades oriented towards the public neighborhood roadways resulting in a high-quality aesthetic and thoughtful placemaking result. In all required locations, landscaping, berming, fencing, or a combination of these techniques may be used.

Precise attention has been given to the aesthetic appearance of the offsets of buildings, particularly how it assists in conveying the individuality of each unit as well as creating an effective human-scale environment for the future residents and their visitors.

IX. CONCLUSION

With this Specific Design Plan, Dobson Farms continues the process of presenting multiple housing opportunities within a single development, replete with significant open space, including active and passive opportunities, an extensive trail system, and its respectful treatment and preservation of the natural environment. With prior approvals and throughout this text, the Applicant has put forth an innovative land plan that fulfills the recommendations of Plan 2035 and the applicable Master Plan, which both recommend residential development of up to 3.5 dwellings per acre.

Finally, the Applicant has demonstrated that the proposed SDP is in harmony with the purposes of the prior R-S Zone, the Master and General Plans, and all prior approvals. For all of the above-stated reasons, and based on all of the supporting documents and evidence that has (or will be) submitted into the record for this matter, the Applicant respectfully requests approval of SDP-2502, as they are in conformance with the requirements of Subtitle 27 of the prior Prince George's County Code.

Respectfully submitted,

MCNAMEE HOSEA, P.A.

Matthew C. Tedesco, ESQ.
Attorney for the Applicant

Dominique Lockhart, AICP
Senior Land Use Planner

RODGERS CONSULTING, INC.

Christine Gillette, PLA
Senior Landscape Architect

APPENDIX A

Street Address	Tax Account No.	Parcel	Liber	Folio
McKendree Road, Brandywine, MD 20613	11-1156447	8*	34595 50133	78 & 87 391
Meadow Drive, Brandywine, MD 20613	11-1156447	35	34004 41072	498 211
16305 McKendree Road, Brandywine, MD 20613	11-1152032	10	34677	101 & 110

* Note: As discussed on page 5 of the Statement of Justification text, the Subject Property's existing Parcel 6 and a portion of Parcel 8, located on the west side of the Property, are within the Sustainable Growth Tier IV, and therefore, cannot be included in this PPS. However, this area was still properly included with CDP-22002 for the purpose of providing open space amenities and calculating density of the development. A boundary line adjustment has been done pursuant to Section 27-107(c)(9) of the prior Subdivision Regulations in order to adjust the parcel boundary lines between Sustainable Growth Tier IV and Sustainable Growth Tier I. Subsequently, and pursuant to Condition 16 of CDP-22002, this open space area within Sustainable Growth Tier IV will be the subject of minor plat to record the land within Sustainable Growth Tier IV as outparcel(s). As a result, this PPS is able to exclude this area of the Property since the parcel boundaries will coincide with the Sustainable Growth Tier, yet also allowing the open space amenities and calculation of density to still be consistent with the approved CDP. (*See* PGCPB No. 2023-100(C) at pp. 26-27). Parcel 6 has been removed from this table.

This application includes the following Lots in the "Country Club Estates" Subdivision (Plat Book WWW 61 Plat No. 51) and acquired by deeds recorded in Liber 34004 at folio 498 and Liber 41072 at folio 211:

Street Address	Tax Account No.	Lot - Block
7100 Meadow Drive, Brandywine, MD 20613	11-1156462	1-A
Meadow Drive, Brandywine, MD 20613	11-1156454	**1-B
6901 Meadow Drive, Brandywine, MD 20613	11-1156470	2-B
6809 Meadow Drive, Brandywine, MD 20613	11-1156488	3-B
6805 Meadow Drive, Brandywine, MD 20613	11-1156496	4-B
6801 Meadow Drive, Brandywine, MD 20613	11-1156504	5-B
16304 Meadow Court, Brandywine, MD 20613	11-1156520	1-C
16308 Meadow Court, Brandywine, MD 20613	11-1156538	2-C
16312 Meadow Court, Brandywine, MD 20613	11-1156546	3-C
16400 Meadow Court, Brandywine, MD 20613	11-1156553	4-C
Meadow Road, Brandywine, MD 20613	11-1156454	**5-C
16408 Meadow Court, Brandywine, MD 20613	11-1156561	6-C
16412 Meadow Court, Brandywine, MD 20613	11-1156579	7-C
6808 Meadow Court, Brandywine, MD 20613	11-1156587	8-C
6900 Meadow Drive, Brandywine, MD 20613	11-1156512	Outlot A-C
16305 Meadow Court, Brandywine, MD 20613	11-1156595	1-D
16309 Meadow Court, Brandywine, MD 20613	11-1156603	2-D

16313 Meadow Court, Brandywine, MD 20613	11-1156611	3-D
16401 Meadow Court, Brandywine, MD 20613	11-1156629	4-D
6708 Meadow Drive, Brandywine, MD 20613	11-1156637	5-D
Meadow Drive, Brandywine, MD 20613	11-1156454	**6-D
16412 Green View Lane, Brandywine, MD 20613	11-1156645	7-D
16408 Green View Lane, Brandywine, MD 20613	11-1156652	8-D
16404 Green View Lane, Brandywine, MD 20613	11-1156660	9-D
16310 Scenic Avenue, Brandywine, MD 20613	11-1156678	10-D
16306 Scenic Avenue, Brandywine, MD 20613	11-1156686	11-D
16313 Scenic Avenue, Brandywine, MD 20613	11-1156694	1-E
16309 Scenic Avenue, Brandywine, MD 20613	11-1156702	2-E
16305 Scenic Avenue, Brandywine, MD 20613	11-1156710	3-E
16401 Scenic Avenue, Brandywine, MD 20613	11-1156728	1-F
16405 Scenic Avenue, Brandywine, MD 20613	11-1156736	2-F
16409 Scenic Avenue, Brandywine, MD 20613	11-1156744	3-F
16406 Scenic Avenue, Brandywine, MD 20613	11-1156751	11-G
16401 Green View Lane, Brandywine, MD 20613	11-1156769	12-G
16405 Green View Lane, Brandywine, MD 20613	11-1156777	13-G
16409 Green View Lane, Brandywine, MD 20613	11-1156785	14-G
16413 Green View Lane, Brandywine, MD 20613	11-1156793	15-G
6608 Meadow Drive, Brandywine, MD 20613	11-1156801	16-G
6604 Meadow Drive, Brandywine, MD 20613	11-1156819	17-G
6709 Meadow Drive, Brandywine, MD 20613	11-1156827	1-H
6705 Meadow Drive, Brandywine, MD 20613	11-1156835	2-H
6701 Meadow Drive, Brandywine, MD 20613	11-1156843	3-H
6611 Meadow Drive, Brandywine, MD 20613	11-1156850	4-H
6605 Meadow Drive, Brandywine, MD 20613	11-1156868	5-H
6601 Meadow Drive, Brandywine, MD 20613	11-1156876	6-H
16301 McKendree Road, Brandywine, MD 20613	11-1156884	p/o Outlot A-K

** Lot 1, Block B; Lot 5, Block C; and Lot 6, Block D were included in the deeds recorded in Liber 34004 at folio 498 and Liber 41072 at folio 211, but were not included in the Country Club Estates Subdivision Plat. Said lots are identified as Parcel 35 on Tax Map 164.

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Dobson Farms

Specific Design Plan SDP-2502

Statement of Justification

for

Proposed Impacts to the Primary Management Area (PMA)

November 2025

19847 Century Blvd., Suite 200, Germantown, MD 20874 ▪ 1101 Mercantile Ln, Suite 280, Largo, MD 20774
301.948.4700 ▪ www.rodgers.com

Executive Summary

1. PPS-4-24014 had approved 28 impacts for road crossings, storm drain outfalls, trails, and sewer connections
    a. The total was 203,256 square feet or 4.66 Ac
    b. 2% of total PMA was proposed for impacts
2. For this Phase 1 SDP, Impacts E and P have increased while Impacts O and J have decreased
    a. Of all impacts included in Phase 1, there was a net decrease of 1,624 square feet (0.04 Ac.)

I. Description and Location of the Subject Property

D.R Horton (the "Applicant") submits this Statement of Justification (the "Statement") in conjunction with the application for Specific Design Plan SDP-2502 (the "SDP" or the "Application") approval for approximately 172.86 acres (in gross tract area) of property located south and west of McKendree Road and east of Gardner Road, bounded to the south by Mattawoman Creek, and bordered by industrial and residential properties to the north. This request is for Phase 1 of the approved PPS-4-24014 and is comprised of the eastern portion of the site. The property is located in Brandywine, Prince George's County, in Planning Area 85A and Council District 9. Currently, the site consists of old agricultural fields and industrial fields, streams, wetlands, floodplain, and woodlands.

Phase 1 of the Property is currently identified as existing Parcels 8, 10. The property is located on Tax Map 144, grid C2, E1, D1, & D2. and is in the Residential – Suburban (R-S) & LCD (Legacy Comprehensive Design) Zone as approved by the District Council on October 19, 2022, after its hearing on September 19, 2022. The site is also located within the Developing Tier and Environmental Strategy Area 2 of Plan Prince George's 2035.

The site falls within the *2013 Approved Subregion 5 Master Plan and Sectional Map Amendment* ("Master Plan" and "SMA"), which envisions the property as a "Residential Low" area. These areas are characterized by limited density and the preservation of large tracts of woodland in sensitive areas. A portion of this project also falls within a priority preservation area and within the Rural Growth Policy area.

II. General Description of Proposed Use and Request

The Property is an existing 581.00-acre tract made up by three (3) parcels. Phase 1 is comprised of 172.86 acres in the eastern portion of the Property. These parcels contain a mix of abandoned fields, existing woodlands, wetlands, streams, and are currently undeveloped. The applicant now submits Phase 1 of the Specific Design Plan for approval.

This Statement of Justification serves as a justification of impacts to the Primary Management Area (PMA) to support the SDP for Phase 1.

III. Description of Existing Regulated Environmental Features On-Site

The Property contains a total of 259.25 acres of Primary Management Area ("PMA"), 58.90 is located within Phase 1. The PMA includes 27,090 linear feet of regulated streams (5,596 linear feet located within Phase 1), adjacent wetlands, wetland buffers, stream buffers, 100-year floodplain, and areas of steep slopes. The PMA runs through the western, northern, southern, and southeastern portion of the site making a crossing unavoidable for full access to the developable areas of the site, which are within the abandoned fields outside of the existing woodland. The majority of the PMA is made up of Mattawoman Creek and its associated 75' stream buffer. Additional tributaries, wetlands, and floodplain encompass the remainder of the PMA and its existing vegetation. There are minimal areas of steep slopes present on this site.

IV. Description of Applicable Code

The Environmental Planning Section (EPS) Staff has requested this general statement of justification for PMA impacts at this time (i.e., during the review of this SDP). Section 27-521(a)(11), by reference, triggers the requirements of Section 24-130(b)(5). As such, Section 24-130(b)(5) of the Subdivision Regulations provide:

> A statement of justification describing how the proposed design preserves and/or restores the regulated environmental features to the fullest extent possible.

That section goes on to set forth the following:

> **Where a property is located outside the Chesapeake Bay Critical Areas Overlay Zones, the preliminary plan and all plans associated with the subject application shall demonstrate the preservation and/or restoration of regulated environmental features in a natural state to the fullest extent possible consistent with the guidance provided by the Environmental Technical**

> **Manual established by Subtitle 25. Any lot with an impact shall demonstrate sufficient net lot area where a net lot area is required pursuant to Subtitle 27, for the reasonable development of the lot outside the regulated feature. All regulated environmental resources shall be placed in a conservation easement and depicted on the final plat.**

The Environmental Technical Manual enumerates the standards by which preservation and/or restoration of environmental features "to the fullest extent possible" is measured. This PMA impact analysis is being offered in satisfaction of Section 27-521(a)(11) of the Zoning Ordinance.

V. Specific Description of Proposed Impacts and Justification of Avoidance and Minimization

As noted in Section IV, the Specific Design Plan application is required to preserve regulated environmental features in a natural state to the fullest extent possible. Part C, Section 2.0 of the Environmental Technical Manual contains guidance for determining whether "fullest extent possible" has been satisfied, as follows:

> **The determination of "fullest extent possible" is a three-step process that starts with avoidance of impacts. Then, if the impacts are unavoidable and necessary to the overall development of the site (as defined below) and cannot be avoided, the impacts must be minimized. In the third step, if the cumulative, minimized impacts are above the designated threshold, then mitigation is required for the impacts proposed.**
>
> **Where properties are located in the Developed Tier or a designated center or corridor, impacts to regulated environmental features may be considered where needed to accommodate planned development on constrained sites. Such impacts may include allowing impervious surfaces to remain within the buffer or the placement of structures within a currently unvegetated buffer. Preservation of existing vegetated buffers will be a priority.**

Avoidance of Impacts

The proposed project has been designed to avoid large areas of the PMA that encompasses over 259 acres of the site. Large areas in the western portion of the site will remain entirely undisturbed, along with the Mattawoman Creek that runs along the southern boundary of the site. In addition to PMA impacts, there are also areas of isolated wetlands that have been avoided as part of this application, going beyond just preserving the PMA. Overall impacts for Phase 1 have been kept to just 3% of the total Phase 1 PMA found on-site.

There was also a previously approved Impact L that was submitted with SDP-2302 for road grading that was removed with the TCP1 and PPS and is still not shown on this SDP.

Minimization of Impacts

The site has been designed to minimize the number of impacts required. The proposed layout avoids large areas of wetlands included in the PMA, and proposed road crossings also aim to avoid wetlands and utilize existing crossing areas for future roadways. Proposed sewer connections have been selected to avoid larger areas of wetlands and PMA in order to select the path of least disturbance through the PMA. Additionally, some previously approved impacts in Phase 1 have been reduced as engineering has progressed.

Proposed Impacts to the PMA

The Primary Management Area on the Property is associated with Mattawoman Creek, unnamed tributaries, and their associated buffers, floodplain, and associated wetlands and their buffers. The PMA and 28 impacts are highlighted below, including an exhibit showing where the impacts occur on the site. Of the previously approved 28 impacts, 12 of them are included in Phase 1 of the Dobson Farms project. The remaining 16 will be evaluated with a future SDP.

Dobson Farms
SDP-2502
Statement of Justification for
Proposed Impacts to the Primary Management Area (PMA)
Requested Variance to Section 25-122(b)(1)(G)
November 2025

PRIMARY MANAGEMENT AREA IMPACT TABLE

Impact ID	Exhibit Sheet Number	Impact Type and Duration	PMA Impacts Approved on PPS-4-24014 (Square Feet)	Proposed PMA Impacts (Square Feet)	Change From PPS to SDP (Square Feet)	Proposed Streambed Impacts (Linear Feet)	Proposed Wetland Impacts (Square Feet)	Proposed Wetland Buffer Impacts (Square Feet)	Proposed Stream Buffer Impacts (Square Feet)	Proposed 100 Year Floodplain Impacts (Square Feet)
A	2	SWM Outfall/ Permanent	604	604	0	-	75	529	-	-
B	4	Road Crossing/ Permanent	20,817	20,817	0	151	-	1,467	20,817	-
C	4	Road Crossing/ Permanent	21,905	21,905	0	143	653	3,624	21,901	-
D	2	SWM Outfall/ Permanent	585	585	0	2	-	-	-	585
E	5	Trail Connection/ Permanent	939	2,402	1,463	-	-	-	918	2,402
F	8	SWM Outfall/ Permanent	1,958	1,958	0	-	1,403	550	-	1,835
G	5	SWM Outfall/ Permanent	1,381	1,381	0	-	802	579	-	-
H	7	SWM Outfall/ Permanent	2,275	2,275	0	-	1,767	507	2,275	-
I	4	SWM Outfall/ Permanent	1,800	1,800	0	-	344	1,456	1,800	-
J	7,8	SWM Outfall & Sewer/ Permanent	15,011	12,331	-2,680	-	9,332	1,107	-	12,331
K	3	SWM Outfall/ Permanent	2,464	N/A	N/A	-	143	2,321	-	-
L	-	*No Longer Requested*								
M	4	Road Crossing/ Permanent	22,471	N/A	N/A	164	-	-	22,471	-
N	7	SWM Outfall/ Permanent	948	N/A	N/A	-	-	-	948	-
O	6	SWM Outfall/ Permanent	3,487	N/A	N/A	31	-	-	2,248	3,487
P	11	Sewer Connection/ Permanent	13,305	12,752	-553	-	736	503	1,413	12,752
Q	11	SWM Outfall/ Permanent	1,696	1,842	146	-	-	-	-	1,842
R	10,11	Sewer Connection/ Permanent	6,776	N/A	N/A	-	-	-	-	6,776
S	10	SWM Outfall/ Permanent	2,154	N/A	N/A	-	-	-	2,154	-
T	10	SWM Outfall/ Permanent	3,224	N/A	N/A	-	358	2,642	-	-
U	10	SWM Outfall/ Permanent	1,063	N/A	N/A	-	-	-	1,063	-
V	10	Road Crossing/ Permanent	22,169	N/A	N/A	162	-	-	22,169	11,592
W	10	SWM Outfall/ Permanent	1,416	N/A	N/A	-	652	765	-	526
X	14	SWM Outfall/ Permanent	6,769	N/A	N/A	39	-	224	3,495	6,769
Y	14,18	SWM Outfall/ Permanent	2,273	N/A	N/A	-	271	658	-	2,273
Z	17,21	SWM Outfall & Sewer/ Permanent	32,125	N/A	N/A	-	5,794	5,615	3,827	20,889
AA	9	SWM Outfall/ Permanent	2,867	N/A	N/A	-	-	-	2,867	-
BB	12	Trail Crossing/ Permanent	6,535	N/A	N/A	20	-	-	4,108	6,535
CC	16	Trail Crossing/ Permanent	4,240	N/A	N/A	20	-	-	4,252	789
Total PMA Impact (PHASE 1 ONLY)			**82,276**	**80,652**	**-1,624**	-	-	-	-	-
Total linear feet of stream bed impact (PHASE 1 ONLY)						**296**	-	-	-	-
Total wetland and wetland buffer impact (PHASE 1 ONLY)							**15,112**	**10,322**	-	-
Total stream buffer impact (PHASE 1 ONLY)									**49,124**	-
Total 100 year impact (PHASE 1 ONLY)										**25,771**

Impacts A, D, F, G, H, I, K, N, O, Q, S, T, U, W, X, Y, & AA: SWM Outfalls

These 17 impacts are all a result of necessary stormwater management outfalls from required stormwater management facilities on-site. These outfalls need to be located low in the landscape and closer to an existing waterway or low topographic area in order to discharge without the potential of erosion. The width of these outfall disturbances has been limited to only the area required for the outfall structure and its construction. Specific sizes for each of these impacts can be found in the PMA Impact Table, but total impacts as a result of stormwater management outfalls are 37,110 square feet (0.85 Ac), or 20% of the total PMA impacts proposed. In order to support these impacts, a Stormwater Management Concept plan has been approved by the Prince George's County Department of Permits, Inspections, and Enforcement (DPIE).

Impact Q increased 146 square feet from PPS-4-24014 to a total impact of 1,842 square feet (0.04 Ac). Impact P increased in size due to progressions in site design and engineering.

Impacts A, D, F, G, H, & I were approved with PPS-4-24014 and TCP1-011-2023-01. There are no changes to these impacts with this SDP application for Phase 1.

Impacts K, N, O, S, T, U, W, X, Y, & AA were approved with PPS-4-24014 and TCP1-011-2023-01. These impacts are not included with this SDP application and will be addressed in a future SDP phase.

Impact E, BB, & CC – Trail Connections

Impact E is a result of ensuring a master-plan trail connection to the Dobson Ridge project to the west. This will be a natural surface trail that will connect to the proposed trail to the west that is currently under construction. Impacts in this area total 939 square feet (0.02 Ac).

For Impact E, the trail is slated to be placed into a public-use easement. There was also a retaining wall proposed behind lots 7 through 14 of Block F, which due to the height, would require an easement. In order to satisfy the need for a retaining wall and the required easement; and not have it overlap the public use easement for the trail, the trail alignment was shifted to the south, which required some additional grading. This still allows for the same connection point to the adjacent parcel but eliminates the need for overlapping easements. The new total for Impact E is 2,402 square feet (0.06 Ac), a 1,463 square foot increase. Despite the increase in E, overall impacts have still decreased across Phase 1.

Impacts BB and CC were approved with PPS-4-24014 and TCP1-011-2023-01. These impacts are not included with this SDP application and will be addressed in a future SDP phase.

Impacts B, C, M, & V: Site Access Roads

Impacts B & C are a result of creating two points of access to the site, which is preferred for emergency services to gain access in the event one is closed. These areas were selected to be between areas identified as wetlands and to limit impacts to streams by crossing as perpendicular to the stream channel as possible. As shown in the Stream Corridor Assessment completed with this project, this stream was designated as low-quality due to the small amount of flow it receives throughout the year. Impact B totals 20,817 square feet (0.48 Ac) and Impact C totals 21,905 square feet (0.50 Ac). There is an existing crossing to the south of this impact, however it was not a suitable location for a new crossing. This area will have its culvert removed and stream bed and banks restored to a natural state.

Impacts B & C were approved with PPS-4-24014 and TCP1-011-2023-01. There are no changes to these impacts with this SDP application.

The location of Impact M was also chosen to cross the waterway at a perpendicular point, within an area between wetlands, which will ensure both wetlands north and south of the crossing remain undisturbed. The stream in this location only receives flow throughout certain portions of the year, deeming it lower quality as indicated in the Stream Corridor Assessment. Total impact in this area totals 22,471 square feet (0.52 Ac). There is an existing crossing to the south of this impact, however it was not a suitable location for a new crossing. This area will have its culvert removed and stream bed and banks restored to a natural state.

Impact M was approved with PPS-4-24014 and TCP1-011-2023-01. This impact is not included with this SDP application and will be addressed in a future SDP phase.

Impact V's location was chosen to avoid large areas of wetlands that are present to the south of the crossing and also selected a spot that contains a narrow 100-year floodplain section to minimize impacts. Total impacts to the PMA in this area are 22,169 square feet (0.51 Ac).

Impact V was approved with PPS-4-24014 and TCP1-011-2023-01. This impact is not included with this SDP application and will be addressed in a future SDP phase.

Impacts J, P, R, & Z: Off-Site Sewer Connections

Impacts J, P, R, & Z are a result of a requirement to construct gravity sewer infrastructure to serve the proposed development. There is an existing sewer line that runs parallel to the Mattawoman Creek south of the property boundary and one that runs along Timothy Branch within the Dobson Ridge project to the east of Dobson Farms. This project will create three new connections to this sewer line. Two will impact the PMA on this site, however they have been aligned to impact the lowest amount of sensitive environmental resources

as possible through the exploration of multiple connections throughout the site. As part of the design process, seven (7) separate alignments were examined and three were selected based on their length, impacts to PMA and regulated resources, and general location within the layout.

Impact J crosses into the PMA at a low spot relative to the adjacent areas. It also aims to cross the regulated wetlands within the PMA at a narrow point, to avoid larger impacts to adjacent wetlands, while also avoiding unnecessary crossings of stream channels. This impact is also co-located with a proposed storm drain outfall and totals 15,011 square feet (0.34 Ac).

Impact J was approved on PPS-4-24014 to impact 15,011 square feet. Impact J is proposed on this SDP application for a reduction of 2,680 square feet to a total of 12,331 square feet (0.28 Ac). This reduction in Impact J is due to a progression in design and engineering.

Impact P also crosses the PMA at a relatively low spot in regard to the adjacent PMA. It crosses through the PMA to avoid wetlands to both the north and south, while also crossing the Mattawoman Creek at a narrow spot. There is also Impact R that connects two of the proposed development areas through the PMA. This impact avoids any waterway crossings and adjacent wetlands. By connecting these two development pods, it limits the need for another connection through the PMA to the existing sewer line. Impacts for P total 13,305 square feet (0.31 Ac), and Impact R totals 6,776 square feet (0.16 Ac).

Impact P was approved on PPS-4-24014 to impact 13,305 square feet. Impact O is proposed on this SDP application for a reduction of 553 square feet to a total of 12,752 square feet (0.29 Ac). This reduction in Impact P is due to a progression in design and engineering.

Impact R was approved with PPS-4-24014 and TCP1-011-2023-01. This impact is not included with this SDP application and will be addressed in a future SDP phase.

The final proposed sewer connection is Impact Y. This location was selected to avoid large areas of wetlands within the Mattawoman Creek floodplain and cross the PMA at a low spot relative to the surrounding land cover. This impact includes a sewer connection to another development pod, reducing potential additional connections. Total impacts in this area total 32,125 square feet (0.74 Ac).

Impact Y was approved with PPS-4-24014 and TCP1-011-2023-01. This impact is not included with this SDP application and will be addressed in a future SDP phase.

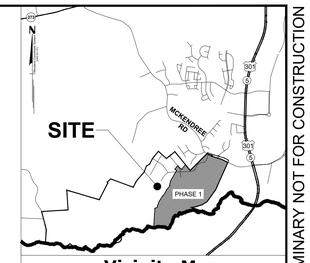
These sewer connections are still subject to further design and any construction techniques to avoid ground impacts, such as jack and bore, will be explored as the design progresses with conversations and plan

DOBSON FARM

PHASE 1 PMA IMPACT EXHIBIT

9TH ELECTION DISTRICT PRINCE GEORGE'S COUNTY, MARYLAND

PRELIMINARY NOT FOR CONSTRUCTION



Vicinity Map
SCALE: 1"=2000'
PRINCE GEORGE'S COUNTY
PAGE 5998: G,H,J &K4 F,G,H,J &K5 D,E,F,G &H6
WSSC GRID: 221SE05,06 & 07 222SE05 & 06

LEGEND:

- EX. BOUNDARY LINE
- EX. PHASE I BOUNDARY
- EX. LOT LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. PARKING STRIPING
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. WATER
- EX. SEWER
- EX. STORM DRAIN
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. PRIMARY MGMT AREA
- EX. STREAM BUFFER
- EX. STREAM CENTER
- EX. STREAM TOP OF BANK
- EX. EPHEMERAL
- EX. FLOODPLAIN
- EX.POND
- PR. LIMIT OF DISTURBANCE
- PR. R.O.W.
- PR. SIDEWALK
- PR. PARKING STRIPING
- PR. FACE OF CURB
- PR. BACK OF CURB
- PR. ROAD PAVEMENT
- PR. SEWER
- PR. WATER
- PR. PUE
- PR. EASEMENT
- PROPOSED PHASE I PRIMARY MANAGEMENT AREA IMPACT
- PROPOSED FUTURE PHASE PRIMARY MANAGEMENT AREA IMPACT

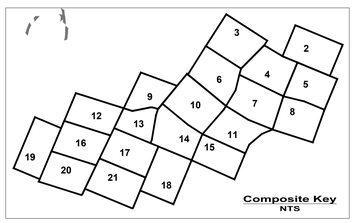
FUTURE PHASE OF DEVELOPMENT

N
Scale: 1" = 300'
NGVD: 29
NAD: 83

SHEET INDEX	
Sheet No.	Sheet Title
01	Cover Sheet
02	Plan Sheet
03	Plan Sheet
04	Plan Sheet
05	Plan Sheet
06	Plan Sheet
07	Plan Sheet
08	Plan Sheet
09	Plan Sheet
10	Plan Sheet
11	Plan Sheet
12	Plan Sheet
13	Plan Sheet
14	Plan Sheet
15	Plan Sheet
16	Plan Sheet
17	Plan Sheet
18	Plan Sheet
19	Plan Sheet
20	Plan Sheet
21	Plan Sheet

PRIMARY MANAGEMENT AREA IMPACT TABLE

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I	4	SWM Outfall/ Permanent	1,800	1,800	0	-	344	1,456	1,800	-
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N	7	SWM Outfall/ Permanent	948	N/A	N/A	-	-	-	948	-
O	6	SWM Outfall/ Permanent	3,487	N/A	N/A	31	-	-	2,248	3,487
P	11	Sewer Connection/ Permanent	13,305	12,752	-553	-	736	503	1,413	12,752
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R	10,11	Sewer Connection/ Permanent	6,776	N/A	N/A	-	-	-	-	6,776
S	10	SWM Outfall/ Permanent	2,154	N/A	N/A	-	-	-	2,154	-
T	10	SWM Outfall/ Permanent	3,224	N/A	N/A	-	358	2,652	-	-
U	10	SWM Outfall/ Permanent	1,063	N/A	N/A	-	-	-	1,063	-
V	10	Road Crossing/ Permanent	22,169	N/A	N/A	162	-	-	22,169	11,592
W	10	SWM Outfall/ Permanent	1,416	N/A	N/A	-	652	765	-	526
X	14	SWM Outfall/ Permanent	6,769	N/A	N/A	39	-	224	3,495	6,769
Y	14,18	SWM Outfall/ Permanent	2,273	N/A	N/A	-	271	658	-	2,273
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AA	9	SWM Outfall/ Permanent	2,867	N/A	N/A	-	-	-	2,867	-
BB	12	Trail Crossing/ Permanent	6,535	N/A	N/A	20	-	-	4,108	6,535
CC	16	Trail Crossing/ Permanent	4,240	N/A	N/A	20	-	-	4,252	789
Total PMA Impact (PHASE 1 ONLY)			82,376	80,452	-1,624	-	-	-	-	-
Total linear feet of stream bed impact (PHASE 1 ONLY)						296	-	-	-	-
Total wetland and wetland buffer impact (PHASE 1 ONLY)							15,112	10,322	-	-
Total stream buffer impact (PHASE 1 ONLY)									49,124	
Total 100 year impact (PHASE 1 ONLY)										21,771



GRAPHIC SCALE

300' 0 150' 300' 600' 1,200'

1 INCH = 300 FT

NOTE: Impacts grayed out to be included in a future SDP phase.

REVISION	DATE

REVISION	DATE

REVISION	DATE

APPLICANT:
D.R. HORTON, CAPITAL DIVISION
137 MITCHELLS CHANCE ROAD, SUITE 300
EDGEWATER, MARYLAND 21037
PHONE: (301) 310-6043
CONTACT: MATT MUDDIMAN
MTMuddiman@drhorton.com

OWNER:
WALTON MARYLAND, LLC
8800 N. GAINEY CENTER DR, SUITE 345
SCOTTSDALE, AZ 85258
PHONE: 980-346-6748
CONTACT: MICHAEL SLAVOTINEK
WALTON GLOBAL HOLDINGS, LTD.

DOBSON FARMS - PHASE 1
9th Election District
Prince George's County, Maryland
Tax Map 164-B2-4, 164-C1-3, 164-D1-3, 164-E1-3

RODGERS CONSULTING
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR
BY:_____ DATE ____

PMA IMPACT EXHIBIT
COVER SHEET

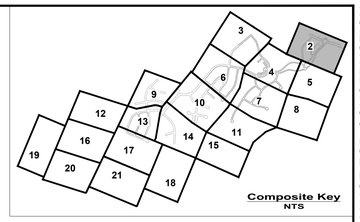
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JOB No. 0832L9
DATE: NOV. 2025
SHEET No. 01 OF 21

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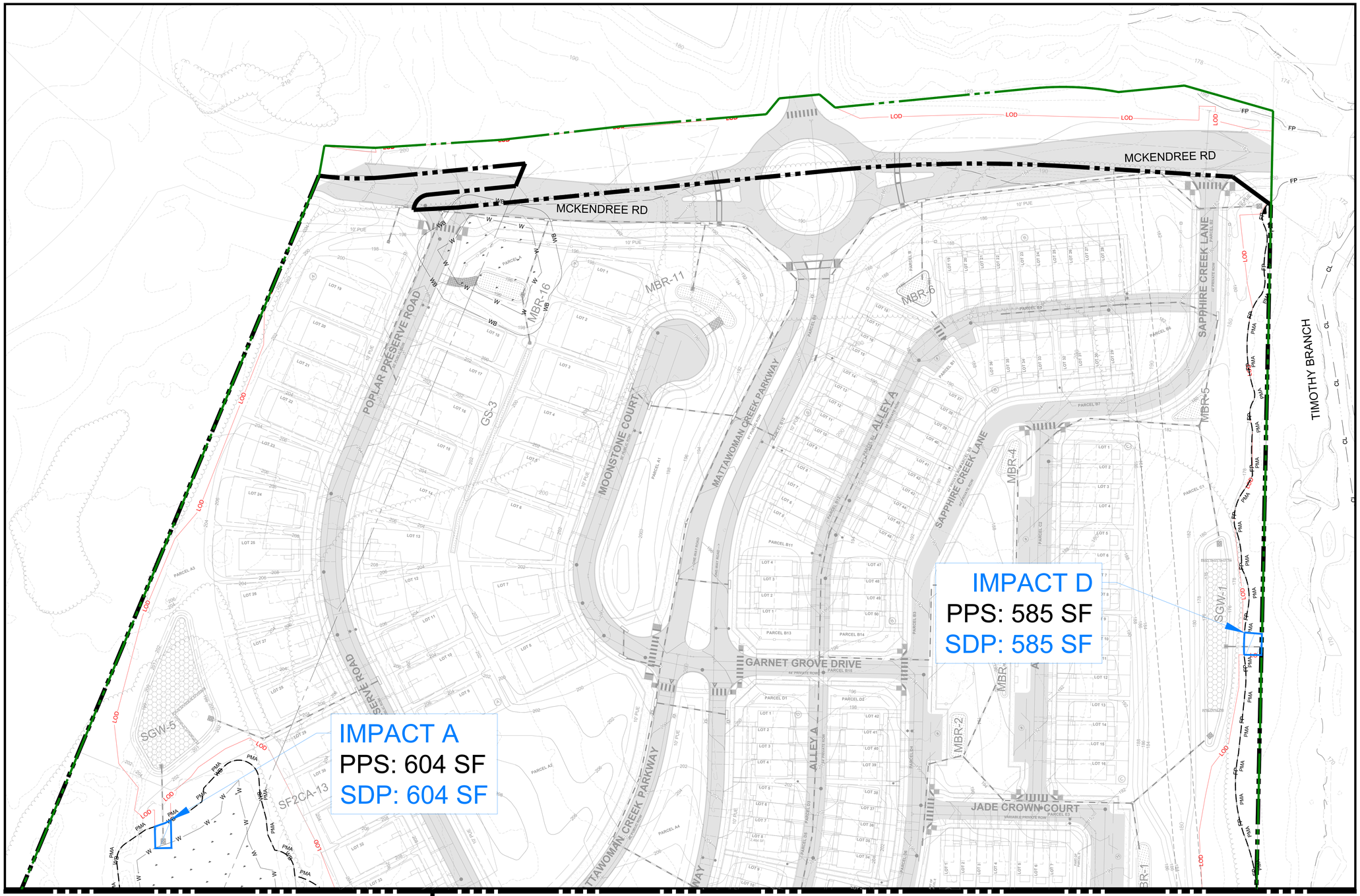
PRELIMINARY NOT FOR CONSTRUCTION

Impact ID	Exhibit Sheet Number	Impact Type and Duration	PMA Impacts Approved on PPS-4-24014 (Square Feet)	Proposed PMA Impacts (Square Feet)	Change From PPS to SDP (Square Feet)	Proposed Streambed Impacts (Linear Feet)	Proposed Wetland Impacts (Square Feet)	Proposed Wetland Buffer Impacts (Square Feet)	Proposed Stream Buffer Impacts (Square Feet)	Proposed 100 Year Floodplain Impacts (Square Feet)
A	2	SWM Outfall/ Permanent	604	604	0	-	75	529	-	-
D	2	SWM Outfall/ Permanent	585	585	0	2	-	-	-	585

N
Scale: 1"=50'
NGVD: 29
NAD: 83



Composite Key
NTS



MATCHLINE SEE SHEET 04 OF 21

MATCHLINE SEE SHEET 05 OF 21

GRAPHIC SCALE
50' 0 25' 50' 100' 200'
1 INCH = 50 FT

LEGEND:

- EX. BOUNDARY LINE
- EX. PHASE 1 BOUNDARY LINE
- EX. LOT LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. PARKING STRIPING
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. WATER
- EX. SEWER
- EX. STORM DRAIN
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. PRIMARY MGMT AREA
- EX. STREAM BUFFER
- EX. STREAM CENTER
- EX. STREAM TOP OF BANK
- EX. EPHEMERAL
- EX. FLOODPLAIN
- EX.POND
- PR. LIMIT OF DISTURBANCE
- PR. R.O.W.
- PR. SIDEWALK
- PR. PARKING STRIPING
- PR. FACE OF CURB
- PR. BACK OF CURB
- PR. ROAD PAVEMENT
- PR. SEWER
- PR. WATER
- PR. PUE
- PR. EASEMENT
- PROPOSED PRIMARY MANAGEMENT AREA IMPACT

REVISION	DATE	REVISION	DATE	REVISION	DATE

APPLICANT:
D.R. HORTON, CAPITAL DIVISION
137 MITCHELLS CHANCE ROAD, SUITE 300
EDGEWATER, MARYLAND 21037
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DOBSON FARMS - PHASE 1

9th Election District
Prince George's County, Maryland
Tax Map 164-B2-4, 164-C1-3, 164-D1-3, 164-E1-3

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Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

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BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR
BY_____ DATE____

PMA IMPACT EXHIBIT
PLAN SHEET

SCALE: 1" = 50'
JOB No. 08321.9
DATE: NOV. 2025
SHEET No. 02 OF 21

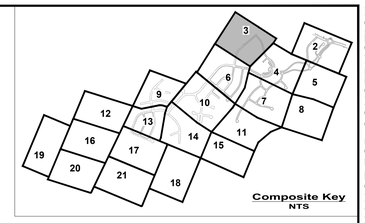
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SDP-2502 Exhibit_Part 1_A 4 of 16

PRELIMINARY NOT FOR CONSTRUCTION

Impact ID	Exhibit Sheet Number	Impact Type and Duration	PMA Impacts Approved on PPS-4-24014 (Square Feet)	Proposed PMA Impacts (Square Feet)	Change From PPS to SDP (Square Feet)	Proposed Streambed Impacts (Linear Feet)	Proposed Wetland Impacts (Square Feet)	Proposed Wetland Buffer Impacts (Square Feet)	Proposed Stream Buffer Impacts (Square Feet)	Proposed 100 Year Floodplain Impacts (Square Feet)
K	3	SWM Outfall/ Permanent	2,464	N/A	N/A	-	143	2,321	-	-

NOTE: Impact K was approved with PPS-4-24014 and will be included in a future SDP phase.

IMPACT K
PPS: 2,464 SF



N
Scale: 1"=50'
NGVD: 29
NAD: 83

LEGEND:

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- PR. BACK OF CURB
- PR. ROAD PAVEMENT
- PR. SEWER
- PR. WATER
- PR. PUE
- PR. EASEMENT
- PROPOSED PRIMARY MANAGEMENT AREA IMPACT

MATCHLINE SEE SHEET 04 OF 21

MATCHLINE SEE SHEET 06 OF 21

GRAPHIC SCALE
50' 0 25' 50' 100' 200'
1 INCH = 50 FT

REVISION	DATE	REVISION	DATE	REVISION	DATE

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DOBSON FARMS - PHASE 1

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RODGERS CONTACT: Charlie Howe

RELEASE FOR
BY_____ DATE____

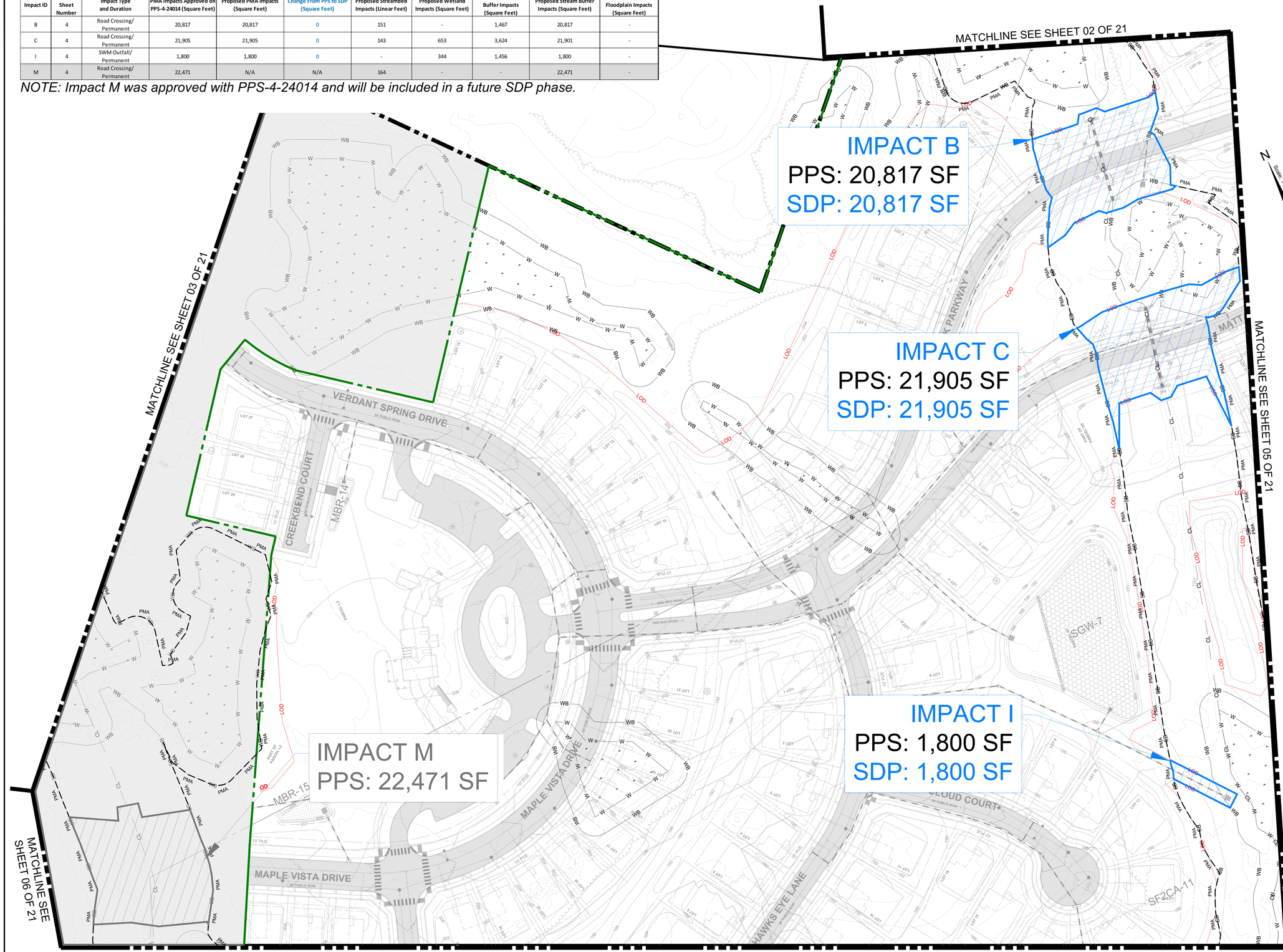
PMA IMPACT EXHIBIT
PLAN SHEET

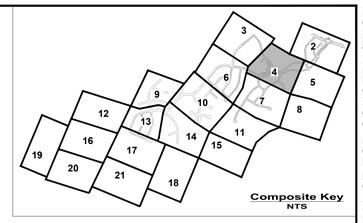
SCALE: 1" = 50'
JOB No. 0832L9
DATE: NOV. 2025
SHEET No. 03 OF 21

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Impact ID	Exhibit Sheet Number	Impact Type and Duration	PMA Impacts Approved on PPS-4-24014 (Square Feet)	Proposed PMA Impacts (Square Feet)	Change From PPS to SDP (Square Feet)	Proposed Streambed Impacts (Linear Feet)	Proposed Wetland Impacts (Square Feet)	Proposed Wetland Buffer Impacts (Square Feet)	Proposed Stream Buffer Impacts (Square Feet)	Proposed 100 Year Floodplain Impacts (Square Feet)
B	4	Road Crossing/ Permanent	20,817	20,817	0	151	-	1,467	20,817	-
C	4	Road Crossing/ Permanent	21,905	21,905	0	143	653	3,624	21,901	-
I	4	SWM Outfall/ Permanent	1,800	1,800	0	-	344	1,456	1,800	-
M	4	Road Crossing/ Permanent	22,471	N/A	N/A	164	-	-	22,471	-

NOTE: Impact M was approved with PPS-4-24014 and will be included in a future SDP phase.





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- EX. BLDG
- EX. SIDEWALK
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- PR. SEWER
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- PR. PUE
- PR. EASEMENT
- PROPOSED PRIMARY MANAGEMENT AREA IMPACT

GRAPHIC SCALE
50' 0 20' 50' 100' 200'
1 INCH = 50 FT

PRELIMINARY NOT FOR CONSTRUCTION

REVISION	DATE	REVISION	DATE	REVISION	DATE

APPLICANT:
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DOBSON FARMS - PHASE 1

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BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR
BY: _____ DATE: _____

PMA IMPACT EXHIBIT
PLAN SHEET

SCALE: 1" = 50'
JOB No. 0832L9
DATE: NOV. 2025
SHEET No. 04 OF 21

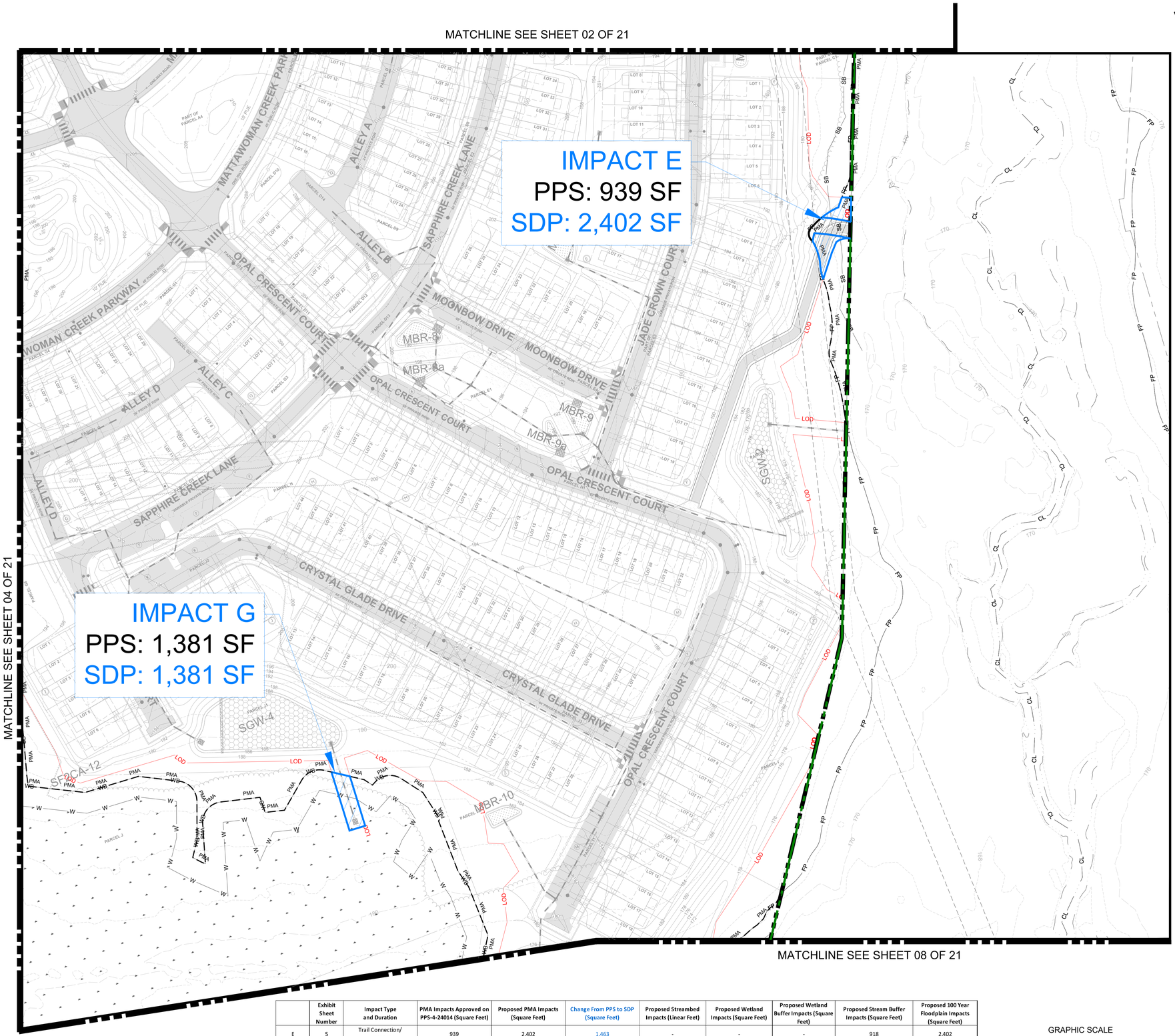
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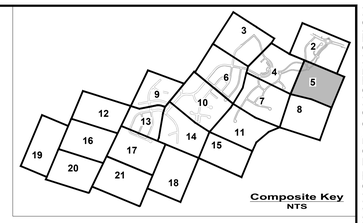
PRELIMINARY NOT FOR CONSTRUCTION

MATCHLINE SEE SHEET 02 OF 21

MATCHLINE SEE SHEET 04 OF 21

MATCHLINE SEE SHEET 08 OF 21





N

Scale: 1"=50'

NGVD 29
NAD: 83

LEGEND:

- EX. BOUNDARY LINE
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	Exhibit Sheet Number	Impact Type and Duration	PMA Impacts Approved on PPS-4-24014 (Square Feet)	Proposed PMA Impacts (Square Feet)	Change From PPS to SDP (Square Feet)	Proposed Streambed Impacts (Linear Feet)	Proposed Wetland Impacts (Square Feet)	Proposed Wetland Buffer Impacts (Square Feet)	Proposed Stream Buffer Impacts (Square Feet)	Proposed 100 Year Floodplain Impacts (Square Feet)
E	5	Trail Connection/ Permanent	939	2,402	1,463	-	-	-	918	2,402
G	5	SWM Outfall/ Permanent	1,381	1,381	0	-	802	579	-	-

GRAPHIC SCALE

0' 0 20' 50' 100' 200'

1 INCH = 50 FT

REVISION	DATE	REVISION	DATE	REVISION	DATE

APPLICANT:
D.R. HORTON, CAPITAL DIVISION
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DOBSON FARMS - PHASE 1

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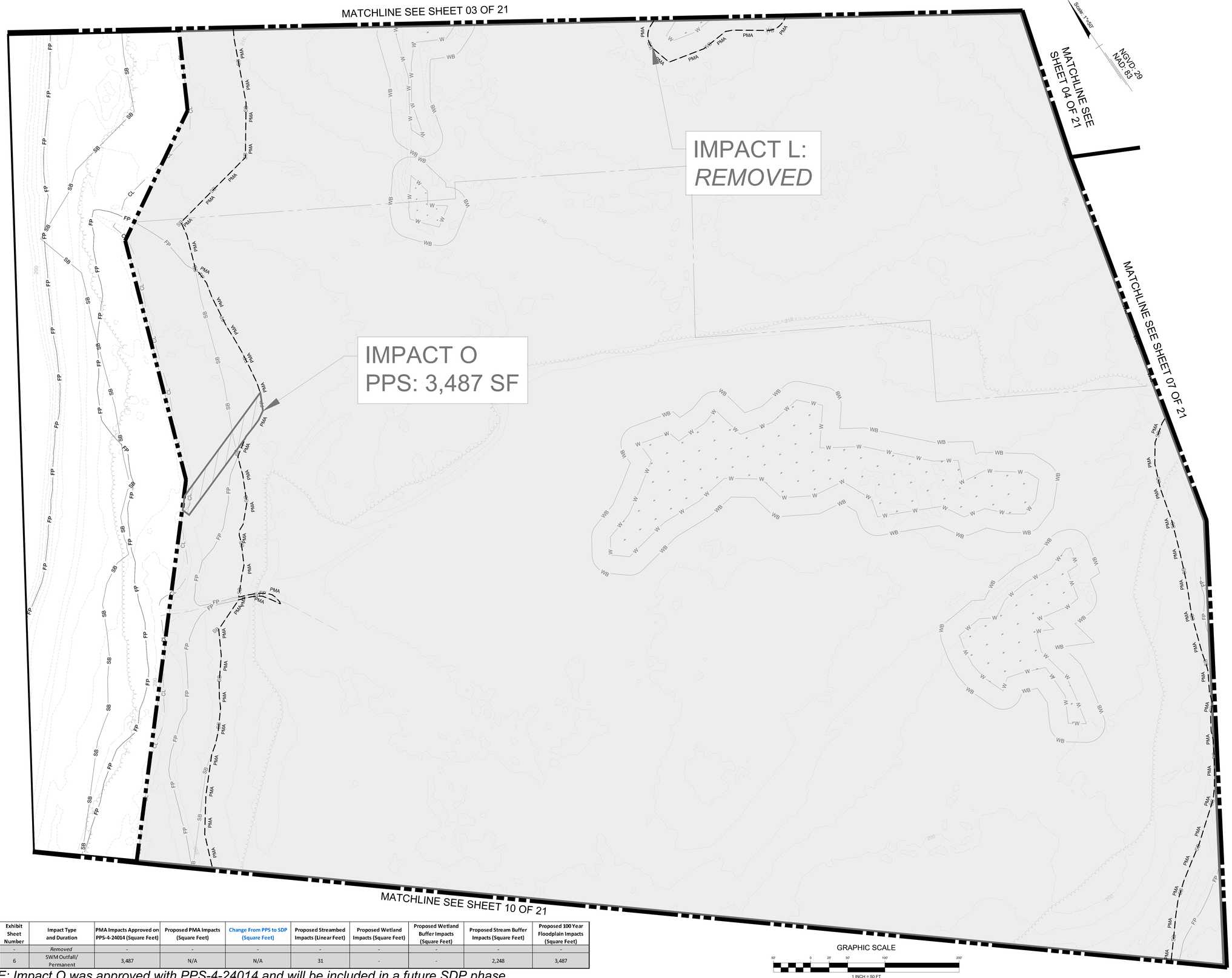
RODGERS CONTACT: Charlie Howe

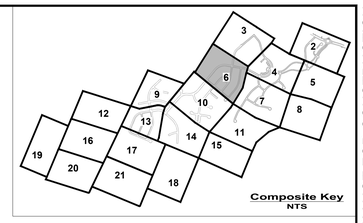
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PMA IMPACT EXHIBIT
PLAN SHEET

SCALE: 1" = 50'
JOB No. 0832L9
DATE: NOV. 2025
SHEET No. 05 OF 21





LEGEND:

- EX. BOUNDARY LINE
- EX. PHASE 1 BOUNDARY LINE
- EX. LOT LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. PARKING STRIPING
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Impact ID	Exhibit Sheet Number	Impact Type and Duration	PMA Impacts Approved on PPS-4-24014 (Square Feet)	Proposed PMA Impacts (Square Feet)	Change From PPS to SDP (Square Feet)	Proposed Streambed Impacts (Linear Feet)	Proposed Wetland Impacts (Square Feet)	Proposed Wetland Buffer Impacts (Square Feet)	Proposed Stream Buffer Impacts (Square Feet)	Proposed 100 Year Floodplain Impacts (Square Feet)
L	-	*Removed*	-	-	-	-	-	-	-	-
O	6	SWM Outfall/ Permanent	3,487	N/A	N/A	31	-	-	2,248	3,487

NOTE: Impact O was approved with PPS-4-24014 and will be included in a future SDP phase.

GRAPHIC SCALE

50' 0 25' 50' 100' 200'

1 INCH = 50 FT

REVISION	DATE	REVISION	DATE	REVISION	DATE

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REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

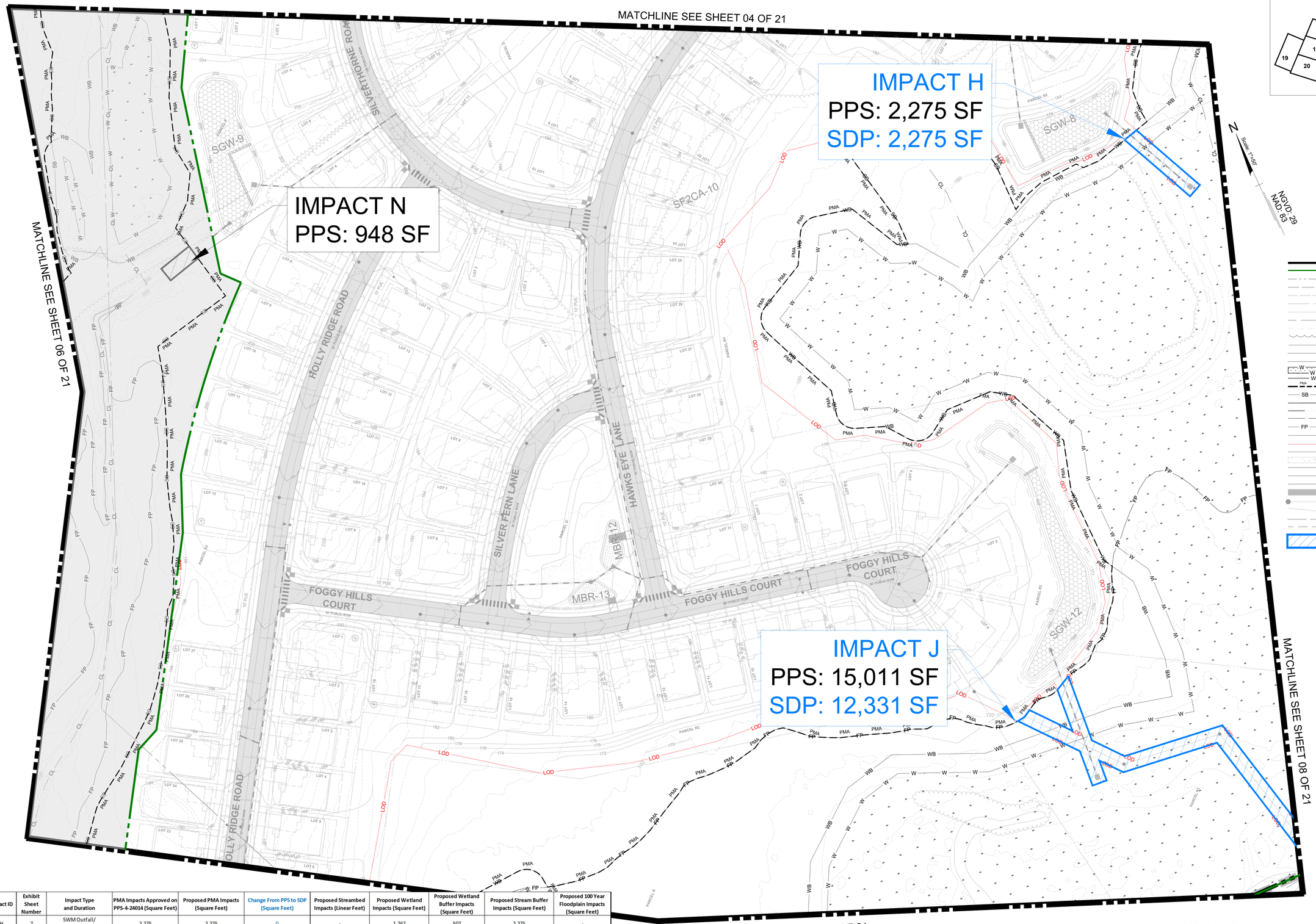
BY_____ DATE_____

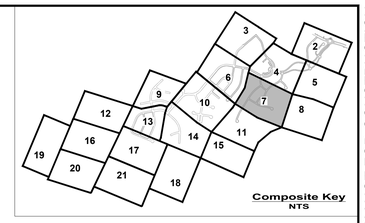
PMA IMPACT EXHIBIT
PLAN SHEET

SCALE: 1" = 50'
JOB No. 0832L9
DATE: NOV. 2025
SHEET No. 06 OF 21

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LEGEND:

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GRAPHIC SCALE

50' 0 25' 50' 100' 200'

1 INCH = 50 FT

Impact ID	Exhibit Sheet Number	Impact Type and Duration	PMA Impacts Approved on PPS-4-24014 (Square Feet)	Proposed PMA Impacts (Square Feet)	Change From PPS to SDP (Square Feet)	Proposed Streambed Impacts (Linear Feet)	Proposed Wetland Impacts (Square Feet)	Proposed Wetland Buffer Impacts (Square Feet)	Proposed Stream Buffer Impacts (Square Feet)	Proposed 100 Year Floodplain Impacts (Square Feet)
H	7	SWM Outfall/ Permanent	2,275	2,275	0	-	1,767	507	2,275	-
J	7,8	SWM Outfall & Sewer/ Permanent	15,011	12,331	-2,680	-	9,332	1,107	-	12,331
N	7	SWM Outfall/ Permanent	948	N/A	N/A	-	-	-	948	-

NOTE: Impact N was approved with PPS-4-24014 and will be included in a future SDP phase.

REVISION	DATE	REVISION	DATE	REVISION	DATE

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DOBSON FARMS - PHASE 1

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RODGERS CONTACT: Charlie Howe

RELEASE FOR
BY_____ DATE ____

PMA IMPACT EXHIBIT
PLAN SHEET

SCALE: 1" = 50'
JOB No. 0832L9
DATE: NOV. 2025
SHEET No. 07 OF 21

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SDP-2502_Backup_Part 1_A 45 of 118

PRELIMINARY NOT FOR CONSTRUCTION

MATCHLINE SEE SHEET 05 OF 21

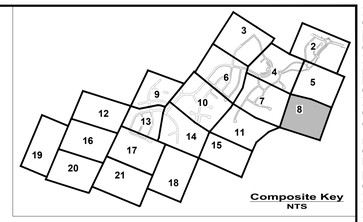
MATCHLINE SEE SHEET 07 OF 21

IMPACT F
PPS: 1,958 SF
SDP: 1,958 SF

IMPACT J
PPS: 15,011 SF
SDP: 12,331 SF

SGW-3

N
Scale: 1"=50'
NGVD 29
NAD 83



PRELIMINARY NOT FOR CONSTRUCTION

LEGEND:

- EX. BOUNDARY LINE
- EX. PHASE 1 BOUNDARY LINE
- EX. LOT LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. PARKING STRIPING
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. WATER
- EX. SEWER
- EX. STORM DRAIN
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. PRIMARY MGMT AREA
- EX. STREAM BUFFER
- EX. STREAM CENTER
- EX. STREAM TOP OF BANK
- EX. EPHEMERAL
- EX. FLOODPLAIN
- EX.POND
- PR. LIMIT OF DISTURBANCE
- PR. R.O.W.
- PR. SIDEWALK
- PR. PARKING STRIPING
- PR. FACE OF CURB
- PR. BACK OF CURB
- PR. ROAD PAVEMENT
- PR. SEWER
- PR. WATER
- PR. PUE
- PR. EASEMENT
- PROPOSED PRIMARY MANAGEMENT AREA IMPACT

Impact ID	Exhibit Sheet Number	Impact Type and Duration	PMA Impacts Approved on PPS-4-24014 (Square Feet)	Proposed PMA Impacts (Square Feet)	Change From PPS to SDP (Square Feet)	Proposed Streambed Impacts (Linear Feet)	Proposed Wetland Impacts (Square Feet)	Proposed Wetland Buffer Impacts (Square Feet)	Proposed Stream Buffer Impacts (Square Feet)	Proposed 100 Year Floodplain Impacts (Square Feet)
F	8	SWM Outfall/ Permanent	1,958	1,958	0	-	1,403	550	-	1,835
J	7,8	SWM Outfall & Sewer/ Permanent	15,011	12,331	-2,680	-	9,332	1,107	-	12,331

GRAPHIC SCALE
50' 0 25' 50' 100' 200'
1 INCH = 50 FT

REVISION	DATE	REVISION	DATE	REVISION	DATE

APPLICANT:
D.R. HORTON, CAPITAL DIVISION
137 MITCHELLS CHANCE ROAD, SUITE 300
EDGEWATER, MARYLAND 21037
PHONE: (301) 310-6043
CONTACT: MATT MUDDIMAN
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DOBSON FARMS - PHASE 1

9th Election District
Prince George's County, Maryland
Tax Map 164-B2-4, 164-C1-3, 164-D1-3, 164-E1-3

RODGERS CONSULTING
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Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

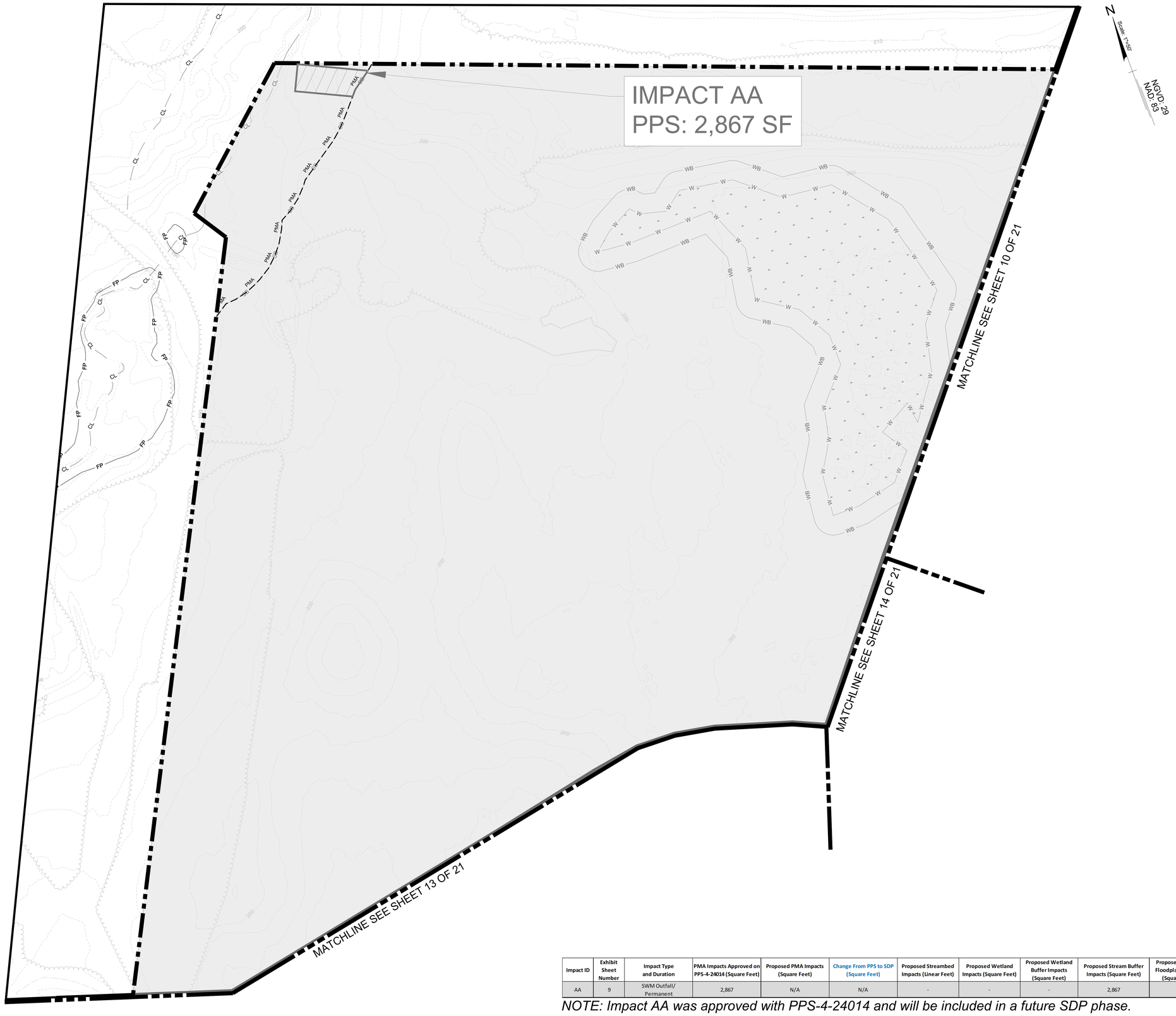
RODGERS CONTACT: Charlie Howe

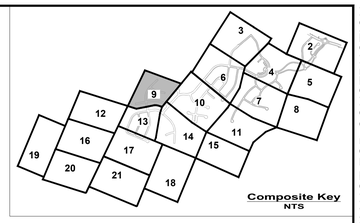
RELEASE FOR
BY_____ DATE_____

PMA IMPACT EXHIBIT
PLAN SHEET

SCALE: 1" = 50'
JOB No. 0832L9
DATE: NOV. 2025
SHEET No. 08 OF 21

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LEGEND:

- EX. BOUNDARY LINE
- EX. PHASE I BOUNDARY LINE
- EX. LOT LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. PARKING STRIPING
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. WATER
- EX. SEWER
- EX. STORM DRAIN
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. PRIMARY MGMT AREA
- EX. STREAM BUFFER
- EX. STREAM CENTER
- EX. STREAM TOP OF BANK
- EX. EPHEMERAL
- EX. FLOODPLAIN
- EX.POND
- PR. LIMIT OF DISTURBANCE
- PR. R.O.W.
- PR. SIDEWALK
- PR. PARKING STRIPING
- PR. FACE OF CURB
- PR. BACK OF CURB
- PR. ROAD PAVEMENT
- PR. SEWER
- PR. WATER
- PR. PUE
- PR. EASEMENT
- PROPOSED PRIMARY MANAGEMENT AREA IMPACT

PRELIMINARY NOT FOR CONSTRUCTION

Impact ID	Exhibit Sheet Number	Impact Type and Duration	PMA Impacts Approved on PPS-4-24014 (Square Feet)	Proposed PMA Impacts (Square Feet)	Change From PPS to SDP (Square Feet)	Proposed Streambed Impacts (Linear Feet)	Proposed Wetland Impacts (Square Feet)	Proposed Wetland Buffer Impacts (Square Feet)	Proposed Stream Buffer Impacts (Square Feet)	Proposed 100 Year Floodplain Impacts (Square Feet)
AA	9	SWM Outfall/ Permanent	2,867	N/A	N/A	-	-	-	2,867	-

NOTE: Impact AA was approved with PPS-4-24014 and will be included in a future SDP phase.

GRAPHIC SCALE
50' 0 25' 50' 100' 200'
1 INCH = 50 FT

REVISION	DATE	REVISION	DATE	REVISION	DATE

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DOBSON FARMS - PHASE 1
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Prince George's County, Maryland
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Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR
BY_____ DATE ____

PMA IMPACT EXHIBIT
PLAN SHEET

SCALE: 1" = 50'
JOB No. 0832L9
DATE: NOV. 2025
SHEET No. 09 OF 21

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MATCHLINE SEE SHEET 06 OF 21

Impact ID	Exhibit Sheet Number	Impact Type and Duration	PMA Impacts Approved on PPS-4-24014 (Square Feet)	Proposed PMA Impacts (Square Feet)	Change From PPS to SDP (Square Feet)	Proposed Streambed Impacts (Linear Feet)	Proposed Wetland Impacts (Square Feet)	Proposed Wetland Buffer Impacts (Square Feet)	Proposed Stream Buffer Impacts (Square Feet)	Proposed 100 Year Floodplain Impacts (Square Feet)
R	10,11	Sewer Connection/ Permanent	6,776	N/A	N/A	-	-	-	-	6,776
S	10	SWM Outfall/ Permanent	2,154	N/A	N/A	-	-	-	2,154	-
T	10	SWM Outfall/ Permanent	3,224	N/A	N/A	-	358	2,642	-	-
U	10	SWM Outfall/ Permanent	1,063	N/A	N/A	-	-	-	1,063	-
V	10	Road Crossing/ Permanent	22,169	N/A	N/A	162	-	-	22,169	11,592
W	10	SWM Outfall/ Permanent	1,416	N/A	N/A	-	652	765	-	526

NOTE: Impacts R, S, T, U, V, & W were approved with PPS-4-24014 and will be included in a future SDP phase.

IMPACT T
PPS: 3,224 SF

IMPACT U
PPS: 1,063 SF

IMPACT S
PPS: 2,154 SF

IMPACT V
PPS: 22,169 SF

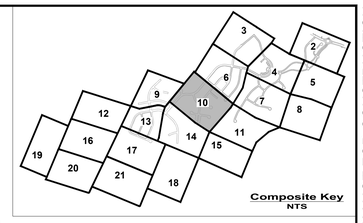
IMPACT W
PPS: 1,416 SF

IMPACT R
PPS: 6,776 SF

MATCHLINE SEE SHEET 09 OF 21

MATCHLINE SEE SHEET 14 OF 21

MATCHLINE SEE SHEET 11 OF 21



Scale: 1"=50'

NGVD: 29
NAD: 83

LEGEND:

- EX. BOUNDARY LINE
- EX. PHASE 1 BOUNDARY LINE
- EX. LOT LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. PARKING STRIPING
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. WATER
- EX. SEWER
- EX. STORM DRAIN
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. PRIMARY MGMT AREA
- EX. STREAM BUFFER
- EX. STREAM CENTER
- EX. STREAM TOP OF BANK
- EX. EPHEMERAL
- EX. FLOODPLAIN
- EX.POND
- PR. LIMIT OF DISTURBANCE
- PR. R.O.W.
- PR. SIDEWALK
- PR. PARKING STRIPING
- PR. FACE OF CURB
- PR. BACK OF CURB
- PR. ROAD PAVEMENT
- PR. SEWER
- PR. WATER
- PR. PUE
- PR. EASEMENT
- PROPOSED PRIMARY MANAGEMENT AREA IMPACT

GRAPHIC SCALE

50' 0 25' 50' 100' 200'

1 INCH = 50 FT

PRELIMINARY NOT FOR CONSTRUCTION

REVISION	DATE	REVISION	DATE	REVISION	DATE

APPLICANT:
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DOBSON FARMS - PHASE 1

9th Election District
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Tax Map 164-B2-4, 164-C1-3, 164-D1-3, 164-E1-3

RODGERS CONSULTING
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Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY_____ DATE ____

PMA IMPACT EXHIBIT
PLAN SHEET

SCALE: 1" = 50'
JOB No. 0832L9
DATE: NOV. 2025
SHEET No. 10 OF 21

Impact ID	Exhibit Sheet Number	Impact Type and Duration	PMA Impacts Approved on PPS-4-24014 (Square Feet)	Proposed PMA Impacts (Square Feet)	Change From PPS to SDP (Square Feet)	Proposed Streambed Impacts (Linear Feet)	Proposed Wetland Impacts (Square Feet)	Proposed Wetland Buffer Impacts (Square Feet)	Proposed Stream Buffer Impacts (Square Feet)	Proposed 100 Year Floodplain Impacts (Square Feet)
P	11	Sewer Connection/ Permanent	13,305	12,752	-553	-	736	503	1,413	12,752
Q	11	SWM Outfall/ Permanent	1,696	1,842	146	-	-	-	-	1,842
R	10,11	Sewer Connection/ Permanent	6,776	N/A	N/A	-	-	-	-	6,776

NOTE: Impact R was approved with PPS-4-24014 be included in a future SDP phase.

MATCHLINE SEE SHEET 07 OF 21

MATCHLINE SEE SHEET 10 OF 21

MATCHLINE SEE SHEET 15 OF 21

HOLLY RIDGE ROAD

SGW-11

IMPACT P
PPS: 13,305 SF
SDP: 12,752 SF

IMPACT R
PPS: 6,776 SF

IMPACT Q
PPS: 1,696 SF
SDP: 1,842 SF

N

Scale: 1"=50'

NGVD: 29
NAD: 83

Composite Key
NTS

LEGEND:

- EX. BOUNDARY LINE
- EX. PHASE I BOUNDARY LINE
- EX. LOT LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. PARKING STRIPING
- EX. 10' CONTOUR LINE
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- EX.POND
- PR. LIMIT OF DISTURBANCE
- PR. R.O.W.
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- PR. BACK OF CURB
- PR. ROAD PAVEMENT
- PR. SEWER
- PR. WATER
- PR. PUE
- PR. EASEMENT
- PROPOSED PRIMARY MANAGEMENT AREA IMPACT

GRAPHIC SCALE

50' 0 25' 50' 100' 200'

1 INCH = 50 FT

PRELIMINARY NOT FOR CONSTRUCTION

REVISION	DATE	REVISION	DATE	REVISION	DATE

APPLICANT:
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DOBSON FARMS - PHASE 1

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Prince George's County, Maryland
Tax Map 164-B2-4, 164-C1-3, 164-D1-3, 164-E1-3

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Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY_____ DATE____

PMA IMPACT EXHIBIT
PLAN SHEET

SCALE: 1" = 50'
JOB No. 0832L9
DATE: NOV. 2025
SHEET No. 11 OF 21

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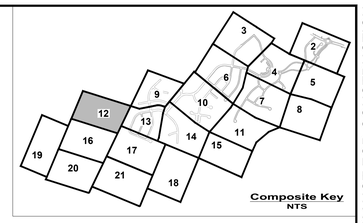
Impact ID	Exhibit Sheet Number	Impact Type and Duration	PMA Impacts Approved on PPS-4-24014 (Square Feet)	Proposed PMA Impacts (Square Feet)	Change From PPS to SDP (Square Feet)	Proposed Streambed Impacts (Linear Feet)	Proposed Wetland Impacts (Square Feet)	Proposed Wetland Buffer Impacts (Square Feet)	Proposed Stream Buffer Impacts (Square Feet)	Proposed 100 Year Floodplain Impacts (Square Feet)
BB	12	Trail Crossing/ Permanent	6,535	N/A	N/A	20	-	-	4,108	6,535

NOTE: Impact BB was approved with PPS-4-24014 and will be included in a future SDP phase.

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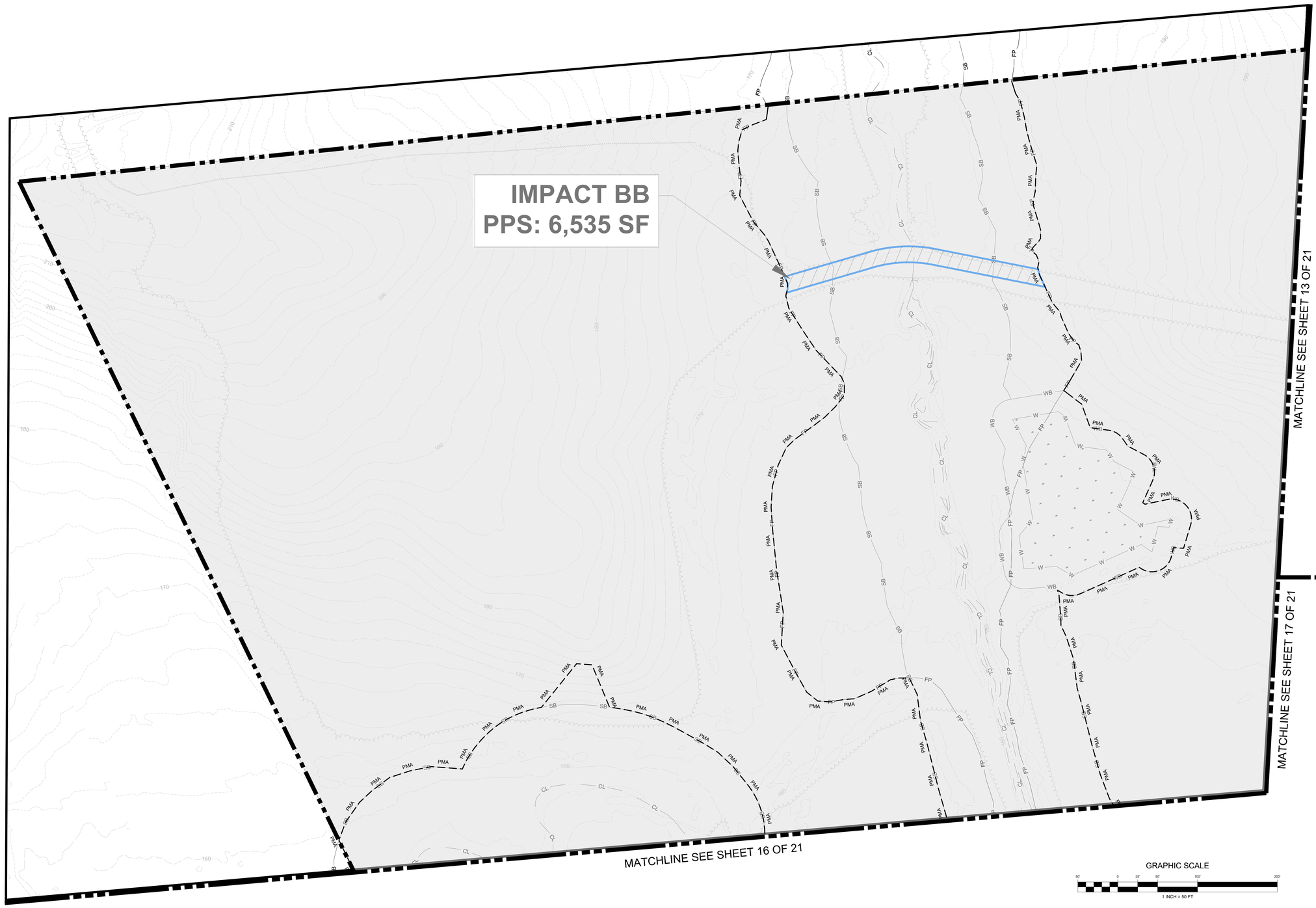
Scale 1"=50'

NGVD 29
NAD 83



Composite Key
NTS

PRELIMINARY NOT FOR CONSTRUCTION



LEGEND:

- EX. BOUNDARY LINE
- EX. PHASE 1 BOUNDARY LINE
- EX. LOT LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. PARKING STRIPING
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
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- EX. WATER
- EX. SEWER
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- PR. LIMIT OF DISTURBANCE
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- PR. BACK OF CURB
- PR. ROAD PAVEMENT
- PR. SEWER
- PR. WATER
- PR. PUE
- PR. EASEMENT
- PROPOSED PRIMARY MANAGEMENT AREA IMPACT

GRAPHIC SCALE

50' 0 20' 50' 100' 200'

1 INCH = 50 FT

REVISION	DATE

REVISION	DATE

REVISION	DATE

APPLICANT:

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DOBSON FARMS - PHASE 1

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RODGERS CONTACT: Charlie Howe		

RELEASE FOR

BY:_____ DATE _____

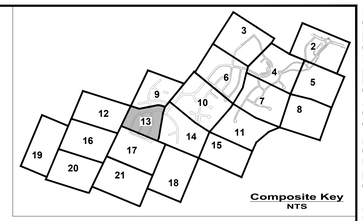
PMA IMPACT EXHIBIT
PLAN SHEET

SCALE: 1" = 50'
JOB No. 0832L9
DATE: NOV. 2025
SHEET No. 12 OF 21

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SDP-2502_Backup_Part 1_A 50 of 116





PRELIMINARY NOT FOR CONSTRUCTION

LEGEND:

- EX. BOUNDARY LINE
- EX. PHASE I BOUNDARY LINE
- EX. LOT LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. PARKING STRIPING
- EX. 10' CONTOUR LINE
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- PR. LIMIT OF DISTURBANCE
- PR. R.O.W.
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- PR. BACK OF CURB
- PR. ROAD PAVEMENT
- PR. SEWER
- PR. WATER
- PR. PUE
- PR. EASEMENT
- PROPOSED PRIMARY MANAGEMENT AREA IMPACT

GRAPHIC SCALE

50' 0 25' 50' 100' 200'

1 INCH = 50 FT

REVISION	DATE	REVISION	DATE	REVISION	DATE

APPLICANT:

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DOBSON FARMS - PHASE 1

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Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY_____ DATE_____

PMA IMPACT EXHIBIT
PLAN SHEET

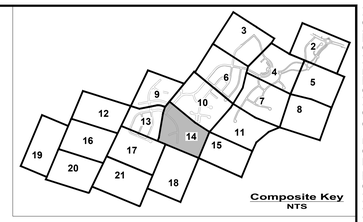
SCALE: 1" = 50'
JOB No. 0832L9
DATE: NOV. 2025
SHEET No. 13 OF 21

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SDP-2502_Backup_Part 1_A 13 of 16

Impact ID	Exhibit Sheet Number	Impact Type and Duration	PMA Impacts Approved on PPS-4-24014 (Square Feet)	Proposed PMA Impacts (Square Feet)	Change From PPS to SDP (Square Feet)	Proposed Streambed Impacts (Linear Feet)	Proposed Wetland Impacts (Square Feet)	Proposed Wetland Buffer Impacts (Square Feet)	Proposed Stream Buffer Impacts (Square Feet)	Proposed 100 Year Floodplain Impacts (Square Feet)
X	14	SWM Outfall/ Permanent	6,769	N/A	N/A	39	-	224	3,495	6,769
Y	14,18	SWM Outfall/ Permanent	2,273	N/A	N/A	-	271	658	-	2,273

NOTE: Impacts X and Y were approved with PPS-4-24014 and will be included in a future SDP phase.



PRELIMINARY NOT FOR CONSTRUCTION

MATCHLINE SEE SHEET 09 OF 21

MATCHLINE SEE SHEET 10 OF 21

MATCHLINE SEE SHEET 13 OF 21

MATCHLINE SEE SHEET 15 OF 21

MATCHLINE SEE SHEET 17 OF 21

MATCHLINE SEE SHEET 18 OF 21

IMPACT X
PPS: 6,769 SF

IMPACT Y
PPS: 2,273 SF

LEGEND:

- EX. BOUNDARY LINE
- EX. PHASE 1 BOUNDARY LINE
- EX. LOT LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. PARKING STRIPING
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. WATER
- EX. SEWER
- EX. STORM DRAIN
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. PRIMARY MGMT AREA
- EX. STREAM BUFFER
- EX. STREAM CENTER
- EX. STREAM TOP OF BANK
- EX. EPHEMERAL
- EX. FLOODPLAIN
- EX.POND
- PR. LIMIT OF DISTURBANCE
- PR. R.O.W.
- PR. SIDEWALK
- PR. PARKING STRIPING
- PR. FACE OF CURB
- PR. BACK OF CURB
- PR. ROAD PAVEMENT
- PR. SEWER
- PR. WATER
- PR. PUE
- PR. EASEMENT
- PROPOSED PRIMARY MANAGEMENT AREA IMPACT

N

Scale: 1"=50'

NGVD 29
NAD: 83

GRAPHIC SCALE

50' 0 25' 50' 100' 200'

1 INCH = 50 FT

REVISION	DATE	REVISION	DATE	REVISION	DATE

APPLICANT:
D.R. HORTON, CAPITAL DIVISION
137 MITCHELLS CHANCE ROAD, SUITE 300
EDGEWATER, MARYLAND 21037
PHONE: (301) 310-6043
CONTACT: MATT MUDDIMAN
MTMuddiman@drhorton.com

OWNER:
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DOBSON FARMS - PHASE 1

9th Election District
Prince George's County, Maryland
Tax Map 164-B2-4, 164-C1-3, 164-D1-3, 164-E1-3

RODGERS CONSULTING
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

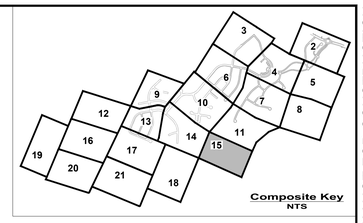
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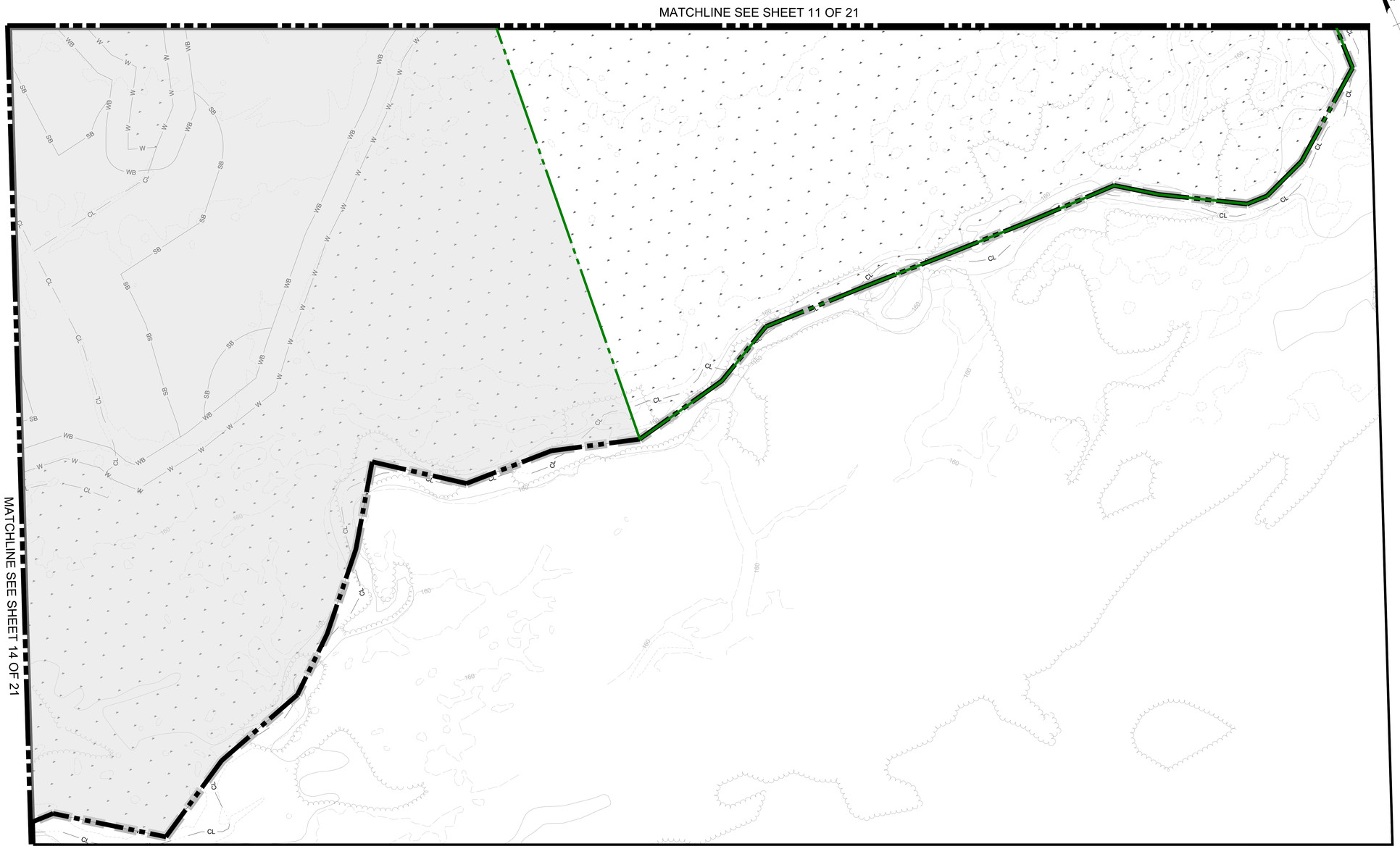
PMA IMPACT EXHIBIT
PLAN SHEET

SCALE: 1" = 50'
JOB No. 0832L9
DATE: NOV. 2025
SHEET No. 14 OF 21

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PRELIMINARY NOT FOR CONSTRUCTION





LEGEND:

- EX. BOUNDARY LINE
- EX. PHASE 1 BOUNDARY LINE
- EX. LOT LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. PARKING STRIPING
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. WATER
- EX. SEWER
- EX. STORM DRAIN
- EX. WETLAND
- EX. WETLAND BUFFER
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- EX. STREAM BUFFER
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- EX. STREAM TOP OF BANK
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- PR. ROAD PAVEMENT
- PR. SEWER
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- PR. EASEMENT
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GRAPHIC SCALE

50' 0 25' 50' 100' 200'

1 INCH = 50 FT

REVISION	DATE	REVISION	DATE	REVISION	DATE

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BASE DATA		
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REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY_____ DATE _____

PMA IMPACT EXHIBIT
PLAN SHEET

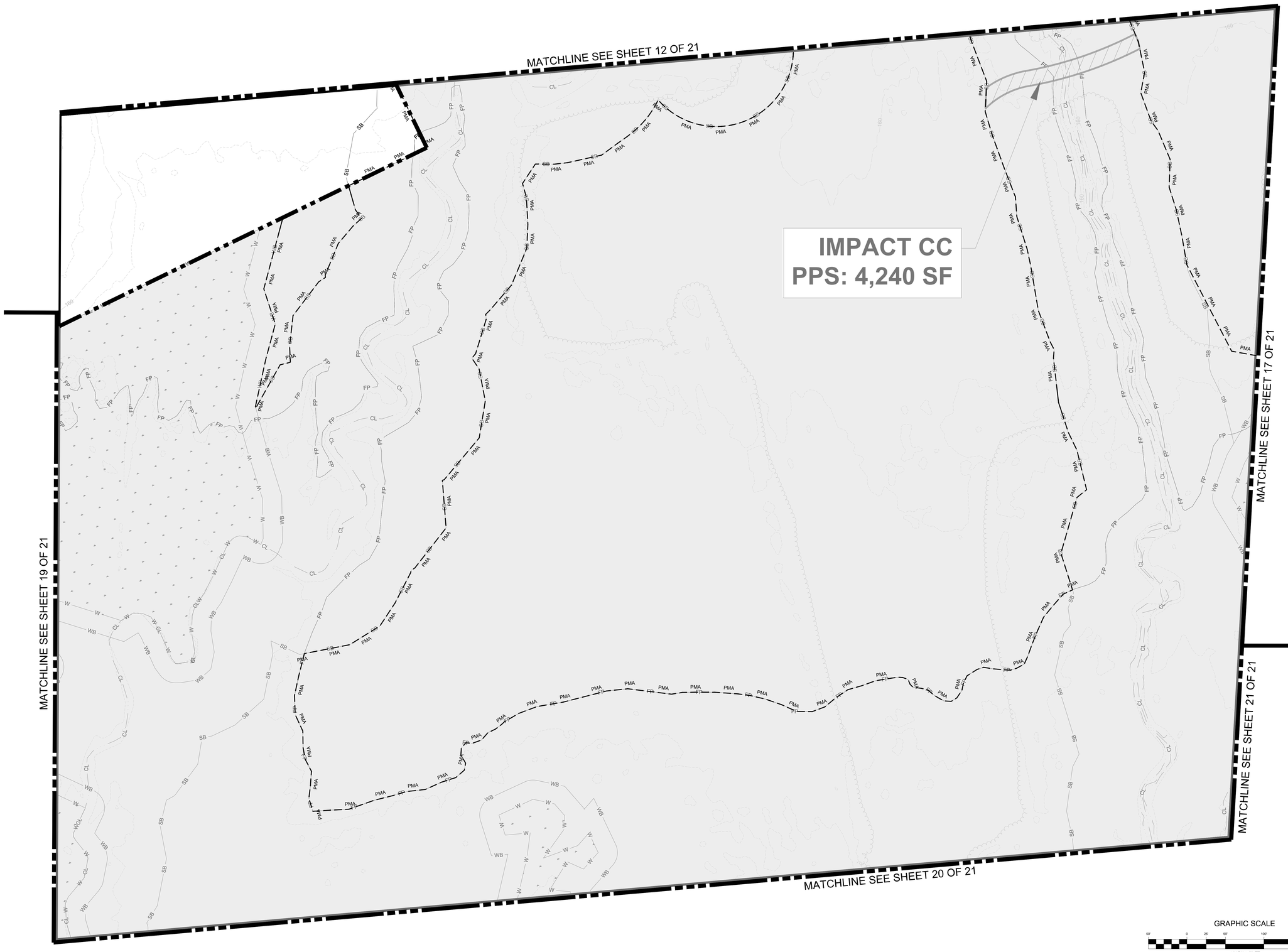
SCALE: 1" = 50'
JOB No. 0832L9
DATE: NOV. 2025
SHEET No. 15 OF 21

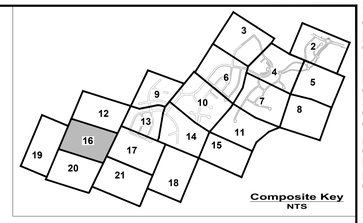
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SDP-2002_Backup_Part 1_A 15 of 18

Impact ID	Exhibit Sheet Number	Impact Type and Duration	PMA Impacts Approved on PPS-4-24014 (Square Feet)	Proposed PMA Impacts (Square Feet)	Change From PPS to SDP (Square Feet)	Proposed Streambed Impacts (Linear Feet)	Proposed Wetland Impacts (Square Feet)	Proposed Wetland Buffer Impacts (Square Feet)	Proposed Stream Buffer Impacts (Square Feet)	Proposed 100 Year Floodplain Impacts (Square Feet)
CC	16	Trail Crossing/ Permanent	4,240	N/A	N/A	20	-	-	4,252	789

NOTE: Impact CC was approved with PPS-4-24014 and will be included in a future SDP phase.





LEGEND:

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- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. PARKING STRIPING
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- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. WATER
- EX. SEWER
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- EX. WETLAND
- EX. WETLAND BUFFER
- EX. PRIMARY MGMT AREA
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- EX. STREAM TOP OF BANK
- EX. EPHEMERAL
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- PR. LIMIT OF DISTURBANCE
- PR. R.O.W.
- PR. SIDEWALK
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- PR. FACE OF CURB
- PR. BACK OF CURB
- PR. ROAD PAVEMENT
- PR. SEWER
- PR. WATER
- PR. PUE
- PR. EASEMENT
- PROPOSED PRIMARY MANAGEMENT AREA IMPACT

GRAPHIC SCALE

50' 0 25' 50' 100' 200'

1 INCH = 50 FT

PRELIMINARY NOT FOR CONSTRUCTION

REVISION	DATE	REVISION	DATE	REVISION	DATE

APPLICANT:
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DOBSON FARMS - PHASE 1

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Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY:_____ DATE _____

PMA IMPACT EXHIBIT
PLAN SHEET

SCALE: 1" = 50'
JOB No. 0832L9
DATE: NOV. 2025
SHEET No. 16 OF 21

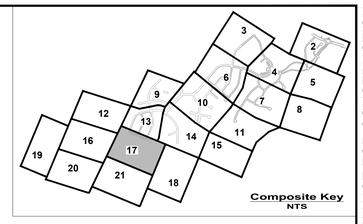
Impact ID	Exhibit Sheet Number	Impact Type and Duration	PMA Impacts Approved on PPS-4-24014 (Square Feet)	Proposed PMA Impacts (Square Feet)	Change From PPS to SDP (Square Feet)	Proposed Streambed Impacts (Linear Feet)	Proposed Wetland Impacts (Square Feet)	Proposed Wetland Buffer Impacts (Square Feet)	Proposed Stream Buffer Impacts (Square Feet)	Proposed 100 Year Floodplain Impacts (Square Feet)
Z	17,21	SWM Outfall & Sewer/ Permanent	32,125	N/A	N/A	-	5,794	5,615	3,827	20,889

NOTE: Impact Z was approved with PPS-4-24014 and will be included in a future SDP phase.

N

Scale: 1"=50'

NGVD 29
NAD 83



PRELIMINARY NOT FOR CONSTRUCTION

MATCHLINE SEE SHEET 13 OF 21

MATCHLINE SEE SHEET 14 OF 21

MATCHLINE SEE SHEET 12 OF 21

MATCHLINE SEE SHEET 16 OF 21

MATCHLINE SEE SHEET 18 OF 21

MATCHLINE SEE SHEET 21 OF 21

IMPACT Z
PPS: 32,125 SF

LEGEND:

- EX. BOUNDARY LINE
- EX. PHASE 1 BOUNDARY LINE
- EX. LOT LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. PARKING STRIPING
- EX. 10' CONTOUR LINE
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- EX. TREELINE
- EX. WATER
- EX. SEWER
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- PR. ROAD PAVEMENT
- PR. SEWER
- PR. WATER
- PR. PUE
- PR. EASEMENT
- PROPOSED PRIMARY MANAGEMENT AREA IMPACT

GRAPHIC SCALE

50' 0 25' 50' 100' 200'

1 INCH = 50 FT

REVISION	DATE

REVISION	DATE

REVISION	DATE

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DOBSON FARMS - PHASE 1

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	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY:_____ DATE ____

PMA IMPACT EXHIBIT
PLAN SHEET

SCALE: 1" = 50'
JOB No. 0832L9
DATE: NOV. 2025
SHEET No. 17 OF 21

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SDP-2502_Backup_Part 1_A 58 of 118

Impact ID	Exhibit Sheet Number	Impact Type and Duration	PMA Impacts Approved on PPS-4-24014 (Square Feet)	Proposed PMA Impacts (Square Feet)	Change From PPS to SDP (Square Feet)	Proposed Streambed Impacts (Linear Feet)	Proposed Wetland Impacts (Square Feet)	Proposed Wetland Buffer Impacts (Square Feet)	Proposed Stream Buffer Impacts (Square Feet)	Proposed 100 Year Floodplain Impacts (Square Feet)
Y	14,18	SWM Outfall/ Permanent	2,273	N/A	N/A	-	271	658	-	2,273

NOTE: Impact Y was approved with PPS-4-24014 and will be included in a future SDP phase.

MATCHLINE SEE SHEET 21 OF 21

MATCHLINE SEE SHEET 17 OF 21

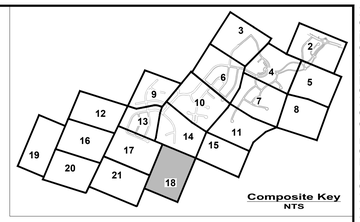
MATCHLINE SEE SHEET 14 OF 21

NGVD: 29
NAD: 83

Scale: 1"= 50'

N

IMPACT Y
PPS: 2,273 SF



Composite Key
NTS

LEGEND:

- EX. BOUNDARY LINE
- EX. PHASE 1 BOUNDARY LINE
- EX. LOT LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. PARKING STRIPING
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
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- EX. WETLAND
- EX. WETLAND BUFFER
- EX. PRIMARY MGMT AREA
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- PR. FACE OF CURB
- PR. BACK OF CURB
- PR. ROAD PAVEMENT
- PR. SEWER
- PR. WATER
- PR. PUE
- PR. EASEMENT
- PROPOSED PRIMARY MANAGEMENT AREA IMPACT

GRAPHIC SCALE

50' 0 25' 50' 100' 200'

1 INCH = 50 FT

PRELIMINARY NOT FOR CONSTRUCTION

REVISION	DATE	REVISION	DATE	REVISION	DATE

APPLICANT:
D.R. HORTON, CAPITAL DIVISION
137 MITCHELLS CHANCE ROAD, SUITE 300
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DOBSON FARMS - PHASE 1

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RODGERS CONTACT: Charlie Howe

RELEASE FOR

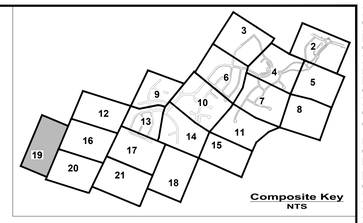
BY_____ DATE_____

PMA IMPACT EXHIBIT
PLAN SHEET

SCALE: 1" = 50'
JOB No. 0832L9
DATE: NOV. 2025
SHEET No. 18 OF 21

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SDP-2502_Backup_Part 1_A 56 of 118

PRELIMINARY NOT FOR CONSTRUCTION



N

Scale: 1"= 50'

NGVD: 29
NAD: 83

LEGEND:

- EX. BOUNDARY LINE
- EX. PHASE I BOUNDARY LINE
- EX. LOT LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. PARKING STRIPING
- EX. 10' CONTOUR LINE
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- PR. ROAD PAVEMENT
- PR. SEWER
- PR. WATER
- PR. PUE
- PR. EASEMENT
- PROPOSED PRIMARY MANAGEMENT AREA IMPACT

MATCHLINE SEE SHEET 20 OF 21

MATCHLINE SEE SHEET 16 OF 21

GRAPHIC SCALE

50' 0 25' 50' 100' 200'

1 INCH = 50 FT

REVISION	DATE	REVISION	DATE	REVISION	DATE

APPLICANT:

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RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY_____ DATE_____

PMA IMPACT EXHIBIT
PLAN SHEET

SCALE: 1" = 50'
JOB No. 0832L9
DATE: NOV. 2025
SHEET No. 19 OF 21

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SDP-2502_Backup_Part 1_A 19 of 118

PRELIMINARY NOT FOR CONSTRUCTION

MATCHLINE SEE SHEET 16 OF 21

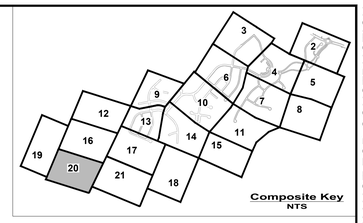
MATCHLINE SEE SHEET 19 OF 21

MATCHLINE SEE SHEET 21 OF 21

N

Scale: 1"=50'

NGVD 29
NAD: 83



Composite Key
NTS

LEGEND:

- EX. BOUNDARY LINE
- EX. PHASE I BOUNDARY LINE
- EX. LOT LINE
- EX. ESMT
- EX. BLDG
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- PR. SEWER
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- PROPOSED PRIMARY MANAGEMENT AREA IMPACT

GRAPHIC SCALE

50' 0 25' 50' 100' 200'

1 INCH = 50 FT

REVISION	DATE

REVISION	DATE

REVISION	DATE

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RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY:_____ DATE ____

PMA IMPACT EXHIBIT
PLAN SHEET

SCALE: 1" = 50'
JOB No. 0832L9
DATE: NOV. 2025
SHEET No. 20 OF 21

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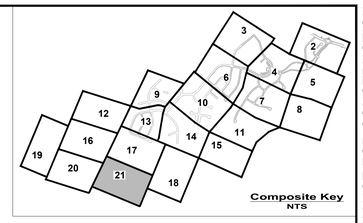
Impact ID	Exhibit Sheet Number	Impact Type and Duration	PMA Impacts Approved on PPS-4-24014 (Square Feet)	Proposed PMA Impacts (Square Feet)	Change From PPS to SDP (Square Feet)	Proposed Streambed Impacts (Linear Feet)	Proposed Wetland Impacts (Square Feet)	Proposed Wetland Buffer Impacts (Square Feet)	Proposed Stream Buffer Impacts (Square Feet)	Proposed 100 Year Floodplain Impacts (Square Feet)
Z	17,21	SWM Outfall & Sewer/ Permanent	32,125	N/A	N/A	-	5,794	5,615	3,827	20,889

NOTE: Impact Z was approved with PPS-4-24014 and will be included in a future SDP phase.

N

Scale: 1"=50'

NGVD: 29
NAD: 83



PRELIMINARY NOT FOR CONSTRUCTION

MATCHLINE SEE SHEET 17 OF 21

MATCHLINE SEE SHEET 16 OF 21

MATCHLINE SEE SHEET 20 OF 21

MATCHLINE SEE SHEET 18 OF 21

IMPACT Z
PPS: 32,125 SF

LEGEND:

- EX. BOUNDARY LINE
- EX. PHASE 1 BOUNDARY LINE
- EX. LOT LINE
- EX. ESMT
- EX. BLDG
- EX. SIDEWALK
- EX. PARKING STRIPING
- EX. 10' CONTOUR LINE
- EX. 2' CONTOUR LINE
- EX. TREELINE
- EX. WATER
- EX. SEWER
- EX. STORM DRAIN
- EX. WETLAND
- EX. WETLAND BUFFER
- EX. PRIMARY MGMT AREA
- EX. STREAM BUFFER
- EX. STREAM CENTER
- EX. STREAM TOP OF BANK
- EX. EPHEMERAL
- EX. FLOODPLAIN
- EX.POND
- PR. LIMIT OF DISTURBANCE
- PR. R.O.W.
- PR. SIDEWALK
- PR. PARKING STRIPING
- PR. FACE OF CURB
- PR. BACK OF CURB
- PR. ROAD PAVEMENT
- PR. SEWER
- PR. WATER
- PR. PUE
- PR. EASEMENT
- PROPOSED PRIMARY MANAGEMENT AREA IMPACT

GRAPHIC SCALE

50' 0 25' 50' 100' 200'

1 INCH = 50 FT

REVISION	DATE	REVISION	DATE	REVISION	DATE

APPLICANT:

D.R. HORTON, CAPITAL DIVISION
137 MITCHELLS CHANCE ROAD, SUITE 300
EDGEWATER, MARYLAND 21037
PHONE: (301) 310-6043
CONTACT: MATT MUDDIMAN
MTMuddiman@drhorton.com

OWNER:

WALTON MARYLAND, LLC
8800 N. GAINEY CENTER DR, SUITE 345
SCOTTSDALE, AZ 85258
PHONE: 980-346-6748
CONTACT: MICHAEL SLAVOTINEK
WALTON GLOBAL HOLDINGS, LTD.

DOBSON FARMS - PHASE 1

9th Election District
Prince George's County, Maryland
Tax Map 164-B2-4, 164-C1-3, 164-D1-3, 164-E1-3

RODGERS CONSULTING
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		

RODGERS CONTACT: Charlie Howe

RELEASE FOR

BY: _____ DATE: _____

PMA IMPACT EXHIBIT
PLAN SHEET

SCALE: 1" = 50'
JOB No. 0832L9
DATE: NOV. 2025
SHEET No. 21 OF 21

C:\ACC\ACCDocs\Rodgers Consulting\PG-Dobson Farms\Project Files\autocad\Exhibits\PMA Impacts\TCP2-SDP Phase 1\21 Impact A SDP.dwg
SDP-2502_Backup_Part 1_A 50 of 118

submittals with the Washington Suburban Sanitary Commission (WSSC).

VI. Mitigation and Restoration

Despite the listed impacts to the Primary Management Area, where feasible, there will be reforestation of local, native tree species that will create a new forest edge and act as a buffer for the existing forest. These impact areas will become less noticeable over time and will protect the existing adjacent forest. Areas that are not able to meet the requirements for forest will be planted with native landscape species to ensure there is a buffer to the existing forest. Further opportunities for more targeted forest and landscape edge planting will be explored as the design progresses.

This site offers unique opportunities for planting new forest in areas of the floodplain and PMA that are currently unforested. By creating new forest in these locations, specifically along one of the major tributaries to the Mattawoman Creek, new benefits to water quality such as reduced sediment and nutrient runoff into the stream and overall reduction in large storm runoff events. Other areas located adjacent to the PMA and outside of the new proposed forest are proposed for potential new wetland and meadow establishment as shown on the TCP2. The creation of new wetlands that will benefit the Mattawoman Creek and its watershed by creating a new bank of biodiversity for the site and collecting and treating runoff before it can reach the main waterbody on the site.

Any impacts to regulated wetlands or streams will be addressed during the submittal of a Joint Permit Application to the Maryland Department of the Environment and the U.S. Army Corps. of Engineers, whereat impacts can be assessed and any required mitigation coordinated through those two agencies.

VII. Conclusion

This justification of impacts to the Primary Management Area are associated with developing the road, sewer, stormwater management, and trail infrastructure for this site and avoids the vast amount of valuable ecological resources to the fullest extent possible. The minor impacts allow the applicant to outline the necessary infrastructure for this project, as outlined in the Master Plan for this property, while also preserving environmental features to the fullest extent feasible.

Thank you for your consideration of this request and feel free to call or email with any questions or to discuss these matters. I can be reached at (240) 912-2169 or rswam@rodgers.com.

Sincerely,



Rob Swam
Environmental Project Manager
Associate
Rodgers Consulting, Inc

RODGERS CONSULTING | Knowledge Creativity Enduring Values

Dobson Farms

Specific Design Plan SDP-2502

Statement Explaining

The Grandfathering of this TCP2 under Section 25-119

November 2025

19847 Century Blvd., Suite 200, Germantown, MD 20874 ▪ 1101 Mercantile Ln, Suite 280, Largo, MD 20774
301.948.4700 ▪ www.rodgers.com

Executive Summary

1. The Dobson Farms project has a TCP2 that was accepted for review on January 31, 2024
    a. That TCP2 was approved at Planning Board June 6, 2024
2. A TCP1 with a PPS was approved at Planning Board on July 10, 2025
3. This plan is a TCP2 for SDP for Phase 1 of the project
    a. A minor change is proposed of 6,783 of additional clearing to remove overlapping easements on the trail and for a retaining wall per Parks feedback
    b. Added 0.03 Ac of additional planting

I. Description and Location of the Subject Property

D.R Horton (the "Applicant") submits this Statement of Justification (the "Statement") in conjunction with the application for Specific Design Plan SDP-2502 (the "SDP" or the "Application") approval for approximately 172.86 acres (in gross tract area) of property located south and west of McKendree Road and east of Gardner Road, bounded to the south by Mattawoman Creek, and bordered by industrial and residential properties to the north. This request is for Phase 1 of the approved PPS-4-24014 and is comprised of the eastern portion of the site. The property is located in Brandywine, Prince George's County, in Planning Area 85A and Council District 9. Currently, the site consists of old agricultural fields and industrial fields, streams, wetlands, floodplain, and woodlands.

Phase 1 of the Property is currently identified as existing Parcels 8, 10. The property is located on Tax Map 144, grid C2, E1, D1, & D2. and is in the Residential – Suburban (R-S) & LCD (Legacy Comprehensive Design) Zone as approved by the District Council on October 19, 2022, after its hearing on September 19, 2022. The site is also located within the Developing Tier and Environmental Strategy Area 2 of Plan Prince George's 2035.

The site falls within the *2013 Approved Subregion 5 Master Plan and Sectional Map Amendment* ("Master Plan" and "SMA"), which envisions the property as a "Residential Low" area. These areas are characterized by limited density and the preservation of large tracts of woodland in sensitive areas. A portion of this project also falls within a priority preservation area and within the Rural Growth Policy area.

II. Description of Applicable Code

The Environmental Planning Section (EPS) Staff has requested this general statement for how the subject project's Tree Conservation Plans (TCPs) are grandfathered under Section 25-119. A breakdown of how this project meets all applicability of 25-119 is below.

25-119(g)(2)

"TCP applications that are accepted for review on or before June 30, 2024 shall be grandfathered and shall be subject to the regulations in place at the time of acceptance. Plans that are grandfathered are subject to the expiration provisions of this Division."

This project had TCP2-008-2024 associated with SDP-2303 accepted for review on January 31, 2024, and was eventually approved at Planning Board on June 6, 2024.

25-119(g)(4)

"Grandfathered TCPs shall comply with the current regulations of this Division when being revised as a major revision in accordance with Subsection 25-119(c)(4)(B). When being revised as a minor revision in accordance with Subsection 25-119(c)(4)(A), grandfathered TCPs may comply with the regulations in place at the time of acceptance of the previously approved TCP."

This project has not undergone a major revision. A breakdown for how the project meets the "minor revision" parameter is below.

25-119(c)(4)(A)

"(A) The following criteria constitutes a minor revision:

(i) The proposed TCP continues to meet all required elements of this Division.

(ii) The TCP does not affect lots or parcels already sold to builders or homeowners.

(iii) Revisions requested by builders or homeowners for single lots or parcels.

(iv) The proposed change:

(aa) Is a revision as a result from governmental requirements as further defined in the Technical Manual; or

(bb) Does not reduce the total woodland conservation on the site by the greater of 5,000 square feet or 5 percent (not to exceed five (5) acres) of the area of on-site woodland conservation originally approved; and

(cc) Does not change the location or type of woodland conservation by the greater of 10,000 square feet or 10% of the area of woodland conservation originally approved; and

(dd) Does not adversely affect specimen, champion or historic trees specifically identified for preservation."

Since the original TCP2 was accepted and approved at planning board, the subject project has had a TCP1 with a Preliminary Plan of Subdivision (PPS) also received planning board approval on July 10, 2025, and now the final TCP2 with the SDP for Phase 1 of the project is under review.

In order to maintain the grandfathering of the project, these subsequent TCPs kept within the "minor revision" parameters as described above and in Section 25-119(c)(4)(A). The amount of woodland conservation for this project has only undergone minor changes from the TCP2, with 101.98 acres still proposed for preservation and 1.85 acres proposed for forest planting. The limit of disturbance has kept the areas slated for clearing mostly within the same values and only made small tweaks as necessary to correspond with any requirements received by other County agencies during the review process. The Washington Suburban Sanitary Sewer Commission (WSSC), Prince George's County Soil Conservation District (PGSCD), and the Prince George's County Department of Permits, Inspection, and Enforcement (DPIE) have all had feedback on plans currently moving forward for this project.

There was one minor change on this TCP2 from the previous TCP1. Where the proposed trail connects off-site to the east, it was found that there was a proposed retaining wall easement that overlapped the public use easement for the trail. In order accommodate feedback received from the Prince George's County Parks Department to remove this overlap, the trail alignment was reworked. This change resulted in additional clearing for Clear-7 of 5,310 square feet (0.12 Ac) as well as additional clearing for Clear-Floodplain-2 of 1,473 square feet (0.03 Ac). The additional clearing for Clear-7 was an area previously designated as "Woodland Retained – Not Credited" and was not designated for preservation, so this is not reducing our proposed preservation acreage. This change can be seen on Sheet 10 of the TCP2 and is also described in the Primary Management Area (PMA) impact request. Additional planting is proposed at WRA-1 of 0.05 Ac to account for this additional clearing.

This change does fall within the threshold for a "minor revision" as it is less than 10,000 square feet; however, this change can also be attributed to section 25-119(c)(4)(A)(iv)(aa) as it is *"a revision as a result from governmental requirements as further defined in the Technical Manual".* This is a normal occurrence as projects progress from the PPS/TCP1 stage to final SDP/TCP2 as more detailed engineering is undertaken and submitted to agencies for comments.

25-119(h)(2)

"A TCP that was approved on or after September 1, 2010, and before July 1, 2024, shall be grandfathered and shall be subject to the regulations in place at the time of approval. These plans will expire on July 1, 2029 if not implemented on the property or a portion thereof as confirmed by the county permitting authority. A new TCP shall be reviewed and approved subject to the provisions of this Division."

The TCP2-008-2024 for infrastructure was approved accepted on January 31, 2024 and approved at Planning Board on June 6, 2024. Therefore, it is still valid up until July 1, 2029.

III. Conclusion

It was the intent of the original TCP2 for the SDP for infrastructure to set the limit of disturbance for the site that would be suitable for subsequent entitlement plans, in order to keep the grandfathering of the project. This has been satisfied with the TCP1 with the PPS and now further with the final SDP and TCP2 for Phase 1. Any further plans for future phases will keep with this original project intent and maintain the grandfathering as stated in Section 25-119.

Thank you for your consideration of this request and feel free to call or email with any questions or to discuss these matters. I can be reached at (240) 912-2169 or rswam@rodgers.com.

Sincerely,

Rob Swam
Environmental Project Manager
Senior Associate
Rodgers Consulting, Inc

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

Countywide Planning Division
Historic Preservation Section

301-952-3680

November 26, 2025

MEMORANDUM

TO: Meng Sun, Zoning Section, Development Review Division

VIA: Thomas Gross, Planning Supervisor, Historic Preservation Section, Countywide Planning Division *TWG*

FROM: Tyler Smith, Historic Preservation Section, Countywide Planning Division *TAS*
Amelia Chisholm, Historic Preservation Section, Countywide Planning Division *AGC*
Jennifer Stabler, Historic Preservation Section, Countywide Planning Division *JAS*

SUBJECT: **SDP-2502 Dobson Farms**

The subject property comprises 173.06 acres and is located on the south side of McKendree Road, approximately 1,300 feet west of its intersection with Crain Highway. The subject property was zoned Residential Suburban Development (R-S), per the prior Zoning Ordinance, and is located within the *2013 Approved Subregion 5 Master Plan* area. The subject application proposes a first phase of development to include 453 lots and 81 parcels for single-family detached and single-family attached residential dwelling units.

The 2013 *Approved Subregion* 5 *Master Plan* contains goals and policies related to Historic Preservation (pages 155-159). However, these are not specific to the subject site or applicable to the proposed development.

A Phase I archeology survey was conducted on the subject property from September to December 2020. The study consisted of background research and an archeological field survey of 730 acres, including the 580-acre portion of the property planned for development. Background historical research indicated that various parcels within the subject property were primarily part of the late seventeenth-century land patents called Blackwell and Bullwick, surveyed for Richard Brightwell and Thomas Gantt. The land surrounding these patents was acquired by Thomas Gantt, Jr.; most of the property likely served as open agricultural areas until the twenty-first century.

One previously identified archeological site, 18PR602, a Late Archaic-period indigenous short-term camp and early to mid-twentieth century artifact scatter associated with a farm outbuilding, is in the south-central portion of the property.

A total of 5,954 shovel test pits (STPs) were excavated. Of these, 45 positive STPs contained 379 artifacts, resulting in the identification of 12 isolated finds, five new archeological sites, and an expansion of previously recorded site 18PR602. Sites 18PR1193, 18PR1194, and 18PR1197 are late nineteenth- to twentieth-century artifact scatters associated with former farm buildings. Site 18PR1195 is an indigenous Late Woodland-period artifact scatter, and site 18PR1196 is a precontact lithic scatter of unknown temporal affiliation.

The applicant's archeological consultant concluded that sites 18PR1193, 18PR1194, and 18PR1197, and the expansion of site 18PR602, retain low potential to provide significant data on historic or precontact lifeways, and recommended no further work on those sites.

The Late Woodland-period component of site 18PR1195 represents an archeological resource type that has not been studied along the upper Mattawoman Creek drainage. The applicant's consultant recommended that site 18PR1195 either be avoided (preserved in place) or subjected to Phase II archeological investigations to evaluate its integrity and significance. Historic Preservation Section staff concur with this recommendation. The subject application proposes that the archeological site 18PR1195 be avoided and preserved in place.

A Comprehensive Design Plan (CDP-22002 Dobson Farms) was reviewed by the Prince George's County Planning Board (PGCPB), and the following conditions regarding archeological investigations were approved in PGCPB Resolution No. 2023-100:

6. At the time of preliminary plan of subdivision, the applicant shall provide a plan for:

    a. Evaluating archeology Site 18PR1195, at the Phase II level, *[and] or

    b. Avoiding and preserving the resource in place.

Comment: This condition is satisfied.

7. If a Phase II and/or Phase III archeological evaluation or mitigation is necessary, the applicant shall provide a final report detailing the Phase II and/or Phase III investigations and ensure that all artifacts are curated at the Maryland Archaeological Conservation Laboratory in St. Leonard, Maryland, prior to approval of any grading permits.

Comment: No Phase II excavations will need to be completed; this condition is satisfied.

13. At the time of specific design plan, the applicant and the applicant's heirs, successors, and/or assignees shall provide a plan for any interpretive signage to be erected and public outreach measures (based on the findings of the Phase I, II, and/or Phase III archeological investigations). The location and wording of the signage and the public outreach measures shall be subject to approval by the Maryland-National Capital Park and Planning Commission staff archeologist. The plan shall include the timing for installation of the signage and implementation of public outreach measures.

Comment: This condition remains in effect until satisfied.

Historic Preservation Section staff recommends approval of SDP-2502, Dobson Farms, with no new conditions.

December 5, 2025

MEMORANDUM

TO: Meng Sun, Planner III, Urban Design Section, Development Review Division

VIA: N. Andrew Bishop, Planner IV, Long-Range Planning Section, Community Planning Division NAB

VIA: Sarah R. Benton, AICP, Supervisor, Long Range Planning Section, Community Planning Division

FROM: Michael D. Calomese, AICP, Master Plans and Studies Section, Community Planning Division MDC

SUBJECT: **SDP-2502 Dobson Farms, Phase 1**

FINDINGS

Pursuant to Part 8, Division 4, Subdivision 2 of the Zoning Ordinance, Master Plan conformance is not required for this application.

BACKGROUND

Application Type:	Specific Design Plan
Location:	On the south side of McKendree Road approximately 1,400 feet west of its intersection with Robert Crain Highway (US 301), at 16305 McKendree Road.
Size:	173.06 acres
Existing Use:	Wooded
Future Land Use:	Residential Low
Proposal:	To develop 81 parcels and 453 lots for the future construction of 177 single-family detached and 276 single-family attached (townhouse) residential dwelling units
Zoning:	Legacy Comprehensive Design (LCD) Zone

Prior Zoning: Residential Suburban Development (R-S) Zone

GENERAL PLAN, MASTER PLAN, AND SMA

General Plan: This application is located in the **Established Communities Growth Policy Area**. The vision for the Established Communities growth policy area is that it is "most appropriate for context-sensitive infill and **low- to medium-density** development. Plan 2035 recommends maintaining and enhancing existing public services (police and fire/EMS), facilities (such as libraries, schools, parks, and open space), and infrastructure in these areas (such as sidewalks) to ensure that the needs of existing residents are met." (p. 20)

The application is consistent with multiple goals stated in Plan 2035, specifically the goals of Land Use, Natural Environment, and Housing and Neighborhoods. This application meets these goals by constructing housing that is context sensitive in an environmentally conscious manner within the Mattawoman Creek Watershed, near a planned transit center.

Master Plan: The 2013 *Approved Subregion 5 Master Plan* (Master Plan) recommends **Residential Low** land use on the subject property. The intent for the Residential Low designation is for residential areas up to 3.5 dwelling units per acre, with primarily single-family detached dwellings. (p. 31) Basic Plan A-10059 reclassified the subject property from the Residential Agricultural (R-A) and Residential Estate (R-E) zones into the Residential Suburban (R-S) comprehensive design zone. Per the prior Zoning Ordinance [Sec. 27-513(a) – R-S Zone (Residential Suburban Development), Regulations, General Standards], the R-S zone permits one of two density ranges: a range of either 1.6 to 2.6 dwelling units per acre, or 2.7 to 3.5 dwelling units per acre. The application proposes a residential density of 2.29 dwelling units per acre, based on the total of the subject property. Therefore, the proposed use conforms with the recommended land use and density approved by the Master Plan.

In addition, the Master Plan recommends the following policies and strategies to help advance the intent and purpose of the plan:

CHAPTER V: ENVIRONMENT

Green Infrastructure

Policies (p. 71)

- Implement the master plan's desired development pattern while protecting sensitive environmental features and meeting the full intent of environmental policies and regulations.

- Ensure that new development incorporates open space, environmentally sensitive design, and mitigation activities.
- Protect, preserve, and enhance the identified green infrastructure network.

Goals (p. 71)

- Protect primary corridors (Mattawoman Creek, Piscataway Creek, and Tinkers Creek) during the review of land development proposals to ensure the highest level of preservation and restoration possible. Protect secondary corridors to restore and enhance environmental features, habitat, and important connections.
- Preserve or restore regulated areas designated in the green infrastructure network through the development review process for new land development proposals.
- Continue to implement the County's Woodland Conservation and Tree Preservation Ordinance, which places a priority on the preservation of woodlands in conjunction with floodplains, wetlands, stream corridors, and steep slopes and emphasizes the preservation of large, contiguous woodland tracts.

Watersheds

Policies (p. 82)

- Ensure that, to the fullest extent possible, land use policies support the protection of the **Mattawoman Creek** and Piscataway Creek watersheds.
- Minimize impervious surfaces in the Developing Tier portion of the watershed through use of conservation subdivisions and environmentally sensitive design and, especially in the higher density Brandywine Community Center, incorporate best stormwater design practices to increase infiltration and reduce run-off volumes.

Strategies (p. 82)

- Retain low density zoning in the Rural Tier to retain forest land, reduce the density of development, reduce the amount of impervious cover, and reduce the number of new septic systems.

Analysis: *The property is in the Mattawoman Creek watershed, and the site plan proposes stormwater management facilities throughout the development and will limit stormwater runoff. The Applicant lists a number of green building techniques and provides examples of features to be installed in the proposed dwelling units that will increase energy efficiency where feasible. In combination, these design elements will provide environmental benefits to protect the Mattawoman Creek watershed.*

SDP-2502 Dobson Farms, Phase 1, p. 4

CHAPTER VI: TRANSPORTATION

Roads

Policies (p. 107)

- Continue to support and implement the recommendations in the 2009 *Approved Countywide Master Plan of Transportation.*

Strategies (p. 108)

- Implement the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) policies and strategies for streets, roads, and highways as they apply to new development applications and the preparation of plan recommendations.

Sidewalks, Bikeways, and Trails

Policies (p. 118)

- Promote pedestrian and bicycle opportunities as part of a multi-modal transportation network.
- Expand and promote hiker/biker/equestrian recreational activities.
- Develop bicycle facilities in conformance with the [most current edition of the] AASHTO Guide for the Development of Bicycle Facilities.
- Develop recreational and interpretative programs, facilities, and thematic trails that build on the recreational, natural, historic, and scenic attributes of the subregion.
- When possible, all on- and off-road facilities should be designed and constructed according to the recommendations of the [most current editions of the] *Manual on Uniform Traffic Control Devices* (MUTCD), and the *Guide for the Development of Bicycle Facilities, American Association of State Highway and Transportation Officials* (AASHTO).

Strategies (pp. 120-121)

- Construct the following Off-Road trails:
    - Mattawoman Creek Stream Valley Trail: This trail will run the entire length of Mattawoman Creek in Prince George's County and will connect to Charles County's trail system. A segment of this trail and trailhead facility has been approved for construction through the Homeland development near the Charles County boundary in Accokeek. Access to Mattawoman Creek should also be provided for canoes and kayaks as part of the development of a water trail.

Conservation and Enhancement of Special Roadways

Policies (p. 123)

- Conserve and enhance the scenic and historic values along special roadways.
- Conserve and enhance the viewsheds along designated roadways.

Strategies (p. 124)

- Require the conservation and enhancement of the existing viewsheds of designated roads to the fullest extent possible during the review of land development or permit applications, whichever comes first. Elements to be considered shall include views of structures from the roadway, design character and materials of constructed features, preservation of existing vegetation, slopes and tree tunnels, use of scenic easements, and limited access points.

Analysis: *Major Collector MC-502 (West Brandywine Spine Road) is a master-planned four-lane shared roadway with a 100-foot right of way. MC-502 will run along the northeast section of the subject property and is planned to merge with McKendree Road. Please see* ***Table VI-4: Recommended Road Improvements by 2030 (p. 100)****, and* ***Table VI-5: Recommended Road Improvements at Buildout, Beyond 2030 (p. 103)****.*

McKendree Road is planned to become a four-lane major collector shared roadway with a 100-foot right of way and is also a designated historic roadway. McKendree Road runs along the northeast section of the subject property. Side and/or rear setbacks of dwelling units adjacent to McKendree Road allow for the preservation of the existing viewshed. Please see ***Table VI-7: Designated Special Roadways (p. 127)****.*

The site plan and circulation exhibit show a 10-foot-wide proposed master-planned Mattawoman Creek Trail. This trail ultimately becomes a shared use path on approach to and along the proposed Mattawoman Creek Parkway (formerly Road A) in an east/west orientation and will promote pedestrian and bicycle opportunities in the area. Please see ***Table VI-6: Recommended Major On-Road Pedestrian and Bicycle Improvements, (p. 119)****.*

Aviation/MIOZ: This application is not located within an Aviation Policy Area or the Military Installation Overlay Zone.

SMA/Zoning: 2013 *Approved Subregion 5* Sectional Map Amendment retained the subject property into the Residential Agricultural (R-A) and Residential Estate (R-E) zones.

Basic Plan A-10059 reclassified the subject property from the R-A and R-E zones into the Residential Suburban (R-S) comprehensive design zone.

On November 29, 2021, the District Council approved CR-136-2021, the Countywide Map Amendment (CMA), which reclassified the subject property from the R-S zone to the Legacy Comprehensive Design (LCD) zone, effective April 1, 2022.

cc: Long-Range Agenda Notebook

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • TTY: 301-952-3796 • pgplanning.org

December 5, 2025

MEMORANDUM

TO: Meng Sun, Planner III, Urban Design Section

VIA: Mridula Gupta, Planning Supervisor, Subdivision Section MG

FROM: Mahsa Vatandoost, Planner III, Subdivision Section MV

SUBJECT: SDP-2502; Dobson Farms

This specific design plan (SDP) is proposed as Phase 1 of the Dobson Farms development. The subject property included in this SDP-2502 consists of 173.06 acres of the overall 447.19-acre Dobson Farms property. The subject site consists of some the lots of the Country Club Estates subdivision recorded in Plat Book WWW 61 page 51 in the Prince George's County Land Records, as well as part of tax parcels known as Parcel 8, Parcel 10, and Parcel 35 recorded in Book 50133 page 391, Book 34677 pages 101 and 110, and Book 41072 page 211, in the aforementioned Land Records.

The subject property is in the Legacy Comprehensive Design (LCD) Zone; however, this application was submitted for review under the prior Zoning Ordinance and Subdivision Regulations pursuant to Section 27-1704 of the Zoning Ordinance, and it is therefore evaluated according to the standards of the prior Residential Low Development (R-S) zoning of the subject property. This SDP for phase 1 proposes the development of 453 single family residential dwelling units (177 single-family detached dwelling and 276 single family attached dwelling units) on 453 lots and 81 parcels. This SDP application was accepted for review on October 20, 2025. Comments were previously provided at November 7, 2025, SDRC meeting. The comments in this referral memorandum are based on revised plans received on December 1, 2025.

The project is subject to Preliminary Plan of Subdivision (PPS) 4-24014, which was approved by the Planning Board on July 10, 2025 (PGCPB Resolution No. 2025-059). This PPS approved 1,024 lots and 140 parcels to support residential development of 678 single-family detached dwelling units and 346 single-family attached dwelling units. This SDP is proposed as Phase 1 of the overall development and includes a gross tract area of approximately 173.06 acres. The proposed lotting pattern is generally in conformance with that approved with 4-24014. SDPs and final plats for lots of future phases will be required to be in conformance with the approved PPS.

The following prior approvals, applicable to the site, are evaluated as follows:

Zoning Map Amendment A-10059 was recommended for approval by the Planning Board pursuant to PGCPB Resolution No. 2021-109 and was adopted on September 9, 2021. The zoning map

amendment and basic plan were approved by the Prince George's County District Council on October 17, 2022 (Zoning Ordinance No. 8-2022), rezoning the property from the prior Residential Agricultural (R-A) and Residential-Estate (R-E) Zones to the prior R-S Zone, and approved development of up to 1,106 single-family detached and attached dwelling units. Comprehensive Design Plan CDP-22002 was approved by the Planning Board on September 14, 2023 (PGCPB Resolution No. 23-100) and on January 22, 2024, the District Council ordered a final decision of approval. The CDP approved residential development, with a mix of housing types consisting of up to 1,106 dwelling units. PPS 4-24014 was approved in conformance with A-10059 and CDP-22002.

PPS 4-24014 was approved subject to 19 conditions. Of these, the following are relevant to the review of this SDP:

3. Prior to approval, the final plat of subdivision shall include:

a. Right-of-way dedication along McKendree Road in accordance with the approved preliminary plan of subdivision.

b. Right-of-way dedication of all public streets in accordance with the approved preliminary plan of subdivision.

c. In accordance with Section 24-122(a) and Section 24-128(b)(12) of the prior Prince George's County Subdivision Regulations, granting of, in accordance with the approved preliminary plan of subdivision.

The Right-of-way dedication along the McKendree Road and all the public streets are shown on SDP plans. The minimum 10-foot-wide public utility easement along both sides of all public streets, and one side of all private streets are also shown on SDP plans.

4. In conformance with the 2009 *Approved Countywide Master Plan of Transportation*, and the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment*, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following improvements and show the following facilities at the time of specific design plan:

a. A minimum 10-foot-wide shared-use path along the property frontage of McKendree Road unless modified by the permitting agency with written correspondence; any modifications shall be in accordance with Prince George's County Department of Public Works and Transportation and Maryland State Highway Administration adopted standards.

A 10-foot-wide shared-use path is provided along the property frontage of McKendree Road, on SDP plans. Transportation Planning Section should further evaluate conformance to this condition.

b. A minimum 10-foot-wide shared-use path along the alignment of the Mattawoman Creek Trail throughout the site.

The Circulation Exhibit demonstrates the proposed Mattawoman Creek Trail as a 10-foot-wide shared-use path throughout the site. Transportation Planning Section

should further evaluate conformance to this condition.

c. A standard bicycle lane, shared road pavement markings, and signage in accordance with American Association of State Highway and Transportation Officials guidelines, along proposed Roads A and C, as determined by the permitting agency.

d. A minimum 5-foot-wide sidewalk along both sides of all internal roadways, where the shared use path is not proposed.

e. Provide perpendicular Americans with Disabilities Act-compliant curb ramps and crosswalks crossing all vehicular access points along the frontage and throughout the site, crossing internal intersections.

f. Short-term bicycle parking at any proposed recreational areas.

Transportation Planning Section should further evaluate conformance to this condition.

6. Development of this site shall be in conformance with Stormwater Management Concept Plan (14756-2023-SDC), and any subsequent revisions.

Copies of the approved Stormwater Management (SWM) Concept Plan 14756-2023-SDC and approval letter were submitted with this SDP application. The proposed development and the SWM concept plan should be reviewed by the Environmental Planning Section for conformance to this condition.

7. At the time of final plat, in accordance with Section 24-134(a)(4) of the prior Prince George's County Subdivision Regulations, approximately ±142 acres of parkland as shown on the preliminary plan of subdivision (Parcels N, R, R1, S, CC, and NN) shall be conveyed to The Maryland National Capital Park and Planning Commission (M-NCPPC). The land to be conveyed shall be subject to the following conditions:

The SDP includes Parcel N (19.53 acres), Parcel R (15.84 acres), Parcel R1 (4.59 acres), and Parcel S (15.34 acres) which total 55.31 acres, to be conveyed to M-NCPPC in accordance with this condition and in conformance with the approved PPS. No stormwater management (SWM) facilities are proposed on land to be conveyed to M-NCPPC. Conformance to this condition should be further reviewed by DPR.

8. The parcels to be conveyed to The Maryland-National Capital Park and Planning Commission shall be reflected on a Type 2 tree conservation plan (TCP2). The TCP2 shall be reviewed and recommended for approval by the Prince George's County Department of Parks and Recreation.

A Type 2 Tree Conservation Plan TCP2-2025-0069 was submitted with this application. The Environmental Planning Section and Department of Parks and Recreation (DPR) should further review the submittal to determine conformance with Condition 8.

9. The applicant shall submit a copy of the letter, to be provided by the Prince George's

County Department of Parks and Recreation, consenting to the placement of woodland conservation easements on lands to be dedicated to The Maryland-National Capital Park and Planning Commission, with all subsequent development applications, for inclusion in the project record.

A letter from DPR, consenting to the placement of woodland conservation easements on lands to be dedicated to M-NCPPC, was not found the submittal package. Conformance with this condition should be reviewed by DPR and Environmental Planning Section.

10. Prior to approval of a final plat, the applicant and the applicant's heirs, successors, and/or assignees shall demonstrate that a homeowners association has been established for the subdivision. The draft covenants shall be submitted to the Subdivision Section of the Development Review Division of the Prince George's County Planning Department, to ensure that the rights of the Prince George's County Planning Board are included. The book/page of the declaration of covenants shall be noted on the final plat, prior to recordation.

SDP-2502 shows the dedication of approximately 55 acres to the homeowners association (HOA) for open space, private roadways, and stormwater management facilities in Phase 1, which is required to be conveyed to the HOA prior to the approval of a building permit, in accordance with these conditions.

12. Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan, TCP1-011-2023-01, in conformance with Section 25-121 of the Prince George's County Code. The following note shall be placed on the final plat of subdivision.

13. Prior to the issuance of permits for this subdivision, in conformance with Section 25-119(a)(3) of the County Code, a Type 2 tree conservation plan shall be approved. The following note shall be placed on the final plat of subdivision.

A Type 2 Tree Conservation Plan TCP2-2025-0069 was submitted with this application. The Environmental Planning Section should further review the submittal to determine conformance with Conditions 12 and 13.

15. The applicant, the applicant's heirs, successors, and/or assignees shall construct the master planned trail. The master planned trail shall be designed in accordance with the standards outlined in the *Park and Recreation Facilities Design Guidelines*. The timing of construction of the master-planned trail shall be determined with the approval of a specific design plan. A public use easement shall be provided over the trail, with the width of the easement determined by the Prince George's County Planning Department, at the time of the specific design plan. The timing of construction and public use easement shall include the portion of the master plan trail located on existing Parcel 6.

18. The applicant and the applicant's heirs, successors, and/or assignees shall submit construction drawings of the master-planned trail to the Prince George's County Department of Parks and Recreation, with timing of the trail construction to be determined at the time of the specific design plan for the residential development.

The timing of construction of the master-planned trail is not provided with the submissions of this SDP. The applicant should provide the timing of construction of the master-planned trail prior to the certification of the SDP. Also, a public use easement shall be provided over the trail, with the width of the easement determined by Urban Design Section and Department of Parks and Recreation (DPR). The timing of construction and public use easement shall include the portion of the master plan trail located on existing Parcel 6**.** The applicant did not submit construction drawings of the master-planned trail with this SDP. Conformance to these conditions should be further reviewed by Urban Design Section and DPR.

19. Prior to approval of a final plat, the applicant and the applicant's heirs, successors, and/or assignees shall provide a draft public use access easement and maintenance agreement or covenant for the master-planned trail, to the Maryland-National Capital Park and Planning Commission (M-NCPPC), Department of Parks and Recreation, for approval. The easement agreement shall contain the rights of M-NCPPC, be recorded in land records, and the Liber/folio shown on the final plat, prior to recordation. The final plat shall reflect the location and extent of the easement, in accordance with the approved specific design plan.

The SDP does not show the location and extent of the public use access easement for the master-planned trail.

The property is also subject to an approved Certificate of Adequacy ADQ-2024-020, which was approved by the Planning Director on July 9, 2025. The following conditions of the ADQ are relevant to the review of this SDP and are discussed below:

1. Total development within the subject property shall be limited to uses that would generate no more than 751 AM and 887 PM peak-hour vehicle trips.

The use and number of dwelling units proposed with this SDP are within that evaluated with the approved ADQ. Therefore, the proposed development should generate trips no more than those established with the approved PPS. However, Transportation Planning Section should confirm.

8. The applicant and the applicant's heirs, successors, and/or assignees shall provide a bicycle, and pedestrian facilities plan that illustrates the location, limits, specifications, and details of the on-site and off-site pedestrian and bicycle adequacy improvements consistent with Section 24-4506(c)(1)(G) of the Prince George's County Subdivision Regulations prior to acceptance of the specific design plan.

A separate bicycle, and pedestrian facilities plan illustrating the location, limits, specifications, and details of the on-site and off-site pedestrian and bicycle adequacy improvements consistent with Section 24-4506(c)(1)(G) of the Subdivision Regulations is not included in the SDP submittals. The applicant, in their response to SDRC comments, stated that a Circulation Plan was submitted with the acceptance of the SDP, showing these facilities. This plan shows the location of on-site pedestrian and bicycle facilities, but does not include any details, or off-site bicycle and pedestrian facility improvements. Conformance to this condition should be reviewed by Transportation Planning Section.

Recommended Conditions:

1. Prior to certification, revise the specific design plan as follows:

    a. Provide the timing of construction of the master-planned trail, including the portion of the trail located on existing Parcel 6.

    b. Show and label a public use easement over the master-planned trail, with the width of the easement determined by Urban Design Section and DPR. The public use easement should include the portion of the master plan trail located on existing Parcel 6**.**

This referral is provided for the purpose of determining conformance with any underlying subdivision approvals for the subject property and Subtitle 24. The SDP has been found to be in conformance with the approved preliminary plan of subdivision, subject to the included recommended conditions. All bearings and distances must be clearly shown on the SDP and must be consistent with the record plat, or permits will be placed on hold until the plans are corrected. There are no other subdivision issues at this time.

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • TTY: 301-952-3796 • pgplanning.org

December 16, 2025

MEMORANDUM

TO: Meng Sun, Urban Design Section, Development Review Division

FROM: ns Noelle Smith, AICP, Transportation Planning Section, Countywide Planning Division

VIA: Crystal Hancock, Transportation Planning Section, Countywide Planning Division

SUBJECT: SDP-2502, Dobson Farm

Prior Approvals

The site is subject to Zoning Map Amendment (ZMA) A-10059, Comprehensive Design Plan (CDP)-22002, Preliminary Plan of Subdivision (PPS) 4-24014, Certificate of Adequacy (ADQ)-2024-020 and Specific Design Plan (SDP)-2303. The applicable conditions are evaluated below.

CDP-22002

To increase the density proposed for this location, the CDP approved public benefit factors to be carried throughout this development. The applicant proposed approximately 14,00 linear feet of trails throughout the community, including the alignment along the Mattawoman watershed. The portions of the trail associated with the public benefit factor are included on a pedestrian and bicycle circulation exhibit. The CDP also includes the following conditions related to transportation:

8. The preliminary plan of subdivision application shall include a bicycle and pedestrian impact statement.

Comment: A bicycle and pedestrian impact statement was submitted and evaluated with the PPS. This condition has been met.

9. At the time of preliminary plan of subdivision, a new traffic impact analysis shall be submitted.

    a. In a supplemental analysis, the applicant shall show whether a roundabout at the entrance would be an alternative to address capacity, operational, and safety concerns.

    b. The Traffic Impact Study Scoping Agreement shall include a second site access point, as recommended by the operating agency.

Comment: A new analysis was provided and determined a roundabout at the entrance of McKendree Road and Dawn Chorus Lane is acceptable. A second site access point is also proposed, providing a total of three along McKendree Road. This condition has been met.

10. At the time of preliminary plan of subdivision application submittal, the applicant shall submit a traffic signal warrant analysis for McKendree Road and Site Access/Dawn Chorus Lane.

Comment: The roundabout configuration was found to be adequate, and a traffic signal warrant analysis was no longer required. This condition has been met.

14. At the time of specific design plan, the shared-use path and the specifications and details for all master plan facilities, including along the frontage of McKendree Road, shall be shown on the plan.

Comment: The 10-foot-wide shared use path is identified along McKendree Road on sheets 6-8 on the site plan in addition to the shared use path throughout the site shown on all plan sheets. This condition has been met.

17. Prior to approval of a building permit for each single-family detached dwelling unit, the applicant and the applicant's heirs, successors, and/or assignees shall provide a fee calculated at $1,472 per dwelling unit multiplied by (Engineering News Record Highway Construction Cost index at time of payment) / (Engineering News Record Highway Construction Cost Index for first quarter, 1993). All fees shall be paid to Prince George's County (or its designee) and can be indexed by any appropriate cost indices determined by the Prince George's County Department of Permitting, Inspections and Enforcement or the Prince George's County Department of Public Works and Transportation.

Comment: This condition will be addressed at the time of building permits.

18. Prior to approval of a building permit for each single-family attached dwelling unit, the applicant and the applicant's heirs, successors, and/or assignees shall provide a fee calculated at $1,338 per dwelling unit multiplied by (Engineering News Record Highway Construction Cost index at time of payment) / (Engineering News Record Highway Construction Cost Index for first quarter, 1993). All fees shall be paid to Prince George's County (or its designee) and can be indexed by any appropriate cost indices determined by the Prince George's County Department of Permitting, Inspections and Enforcement or the Prince George's County Department of Public Works and Transportation.

Comment: This condition will be addressed at the time of building permits.

<u>4-24014</u>

4. In conformance with the 2009 Approved Countywide Master Plan of Transportation, and the 2013 Approved Subregion 5 Master Plan and Sectional Map Amendment, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following improvements and show the following facilities at the time of specific design plan:

    a. A minimum 10-foot-wide shared-use path along the property frontage of McKendree Road unless modified by the permitting agency with written correspondence; any modifications shall be in accordance with Prince George's County Department of Public Works and Transportation and Maryland State Highway Administration adopted standards.

b. A minimum 10-foot-wide shared-use path along the alignment of the Mattawoman Creek Trail throughout the site.

c. A standard bicycle lane, shared road pavement markings, and signage in accordance with American Association of State Highway and Transportation Officials guidelines, along proposed Roads A and C, as determined by the permitting agency.

d. A minimum 5-foot-wide sidewalk along both sides of all internal roadways, where the shared use path is not proposed.

e. Provide perpendicular Americans with Disabilities Act-compliant curb ramps and crosswalks crossing all vehicular access points along the frontage and throughout the site, crossing internal intersections.

f. Short-term bicycle parking at any proposed recreational areas.

Comment: A ten-foot-wide shared use path along McKendree Road is shown on sheets 6-8 of the site plan. A ten-foot-wide shared use path is shown on all sheets of the site plan to meet the intent of the Mattawoman Creek Trail throughout the site. A standard bicycle lane, pavement markings and signage is shown along Roads A and C on sheets 7, 9, 10, 12 and 13. Five-foot-wide sidewalk and ADA compliant curb ramps are provided along both sides of internal roadways and shown on all plan sheets. Inverted u-style bicycle parking is provided at all recreational areas throughout the site. All conditions have been met.

ADQ-2024-020

1. Total development within the subject property shall be limited to uses that would generate no more than 751 AM and 887 PM peak-hour vehicle trips.

Comment: The subject application is consistent with the prior approval and does not exceed the trip cap.

5. Prior to approval of the first building permit for the subject property, in accordance with Prince George's County Council Resolution CR-9-2017, the applicant and the applicant's heirs, successors, and/or assignees shall demonstrate that the following roadway improvements, as designated below, have (a) full financial assurances, (b) been permitted for construction through the applicable operating agency's access permit process, and (c) an agreed-upon timetable for construction and completion with the appropriate agency:
    a. Second northbound left turn lane along US 301 onto McKendree Road.
    b. Fourth southbound through lane along US 301.

In the event the Maryland State Highway Administration does not approve these improvements, the applicant shall be subject to Conditions 7 and 8 below.

Comment: This condition will be evaluated at the time of building permit.

6. Prior to approval of a building permit for each single-family attached dwelling unit, the applicant and the applicant's heirs, successors, and/or assigns shall provide a fee calculated

of $1,338 per dwelling unit multiplied by (Engineering News Record Highway Construction Cost index at time of payment) /(Engineering News Record Highway Construction Cost Index for first quarter, 1993), in accordance with Prince George's County Council Resolution CR-9-2017. All fees shall be paid to Prince George's County (or its designee), to be indexed by any appropriate cost indices determined by the Prince George's County Department of Permitting, Inspections and Enforcement (OPIE) and/or Department of Public Works and Transportation (DPW&T).

Comment: This condition will be evaluated at the time of building permit.

7. Prior to approval of a building permit for each single-family detached dwelling unit, the applicant and the applicant's heirs, successors, and/or assigns shall provide a fee calculated of $1,472 per dwelling unit multiplied by (Engineering News Record Highway Construction Cost index at time of payment) /(Engineering News Record Highway Construction Cost Index for first quarter, 1993), in accordance with Prince George's County Council Resolution CR-9-2017. All fees shall be paid to Prince George's County (or its designee), to be indexed by any appropriate cost indices determined by the Prince George's County Department of Permitting, Inspections and Enforcement (OPIE) and/or Department of Public Works and Transportation (DPW&T).

Comment: This condition will be evaluated at the time of building permit.

8. The applicant and the applicant's heirs, successors, and/or assignees shall provide a bicycle, and pedestrian facilities plan that illustrates the location, limits, specifications, and details of the on-site and off-site pedestrian and bicycle adequacy improvements consistent with Section 24-4506(c)(l)(G) of the Prince George's County Subdivision Regulations prior to acceptance of the specific design plan.

Comment: Exhibits were provided that include the details of both on and off-site pedestrian and bicycle improvements. This condition has been met.

9. Prior to approval of the first building permit for the subject property, the applicant and the applicant's heirs, successors, and/or assignees shall demonstrate that the following adequate pedestrian and bikeway facilities, as designated below, in accordance with Section 24-4506 of the Subdivision Regulations ("Required Off-Site Facilities"), have (a) full financial assurances, (b) been permitted for construction through the applicable operating agency's access permit process, and (c) an agreed-upon timetable for construction and completion with the appropriate agency:
    a. North of McKendree Road (near Dawn Chorus Lane)
        i. Remove the existing four-foot-wide sidewalk and replace it with five-foot-wide for ADA compliance.

    b. North of McKendree Road (west of Dawn Chorus Lane)
        i. Construct a new five-foot-wide sidewalk in between missing gaps.

    c. North of McKendree Road (near Desert Peace Court)

i. Remove the existing four-foot-wide sidewalk along the north side of McKendree Road and replace it with five-foot-wide for ADA compliance.

d. McKendree Road at Rose Creek Trail
i. Provide rectangular rapid flashing beacon (RRFB) at pedestrian crossing along McKendree Road.

e. McKendree Road at Lavendar Dream Lane
i. Provide rectangular rapid flashing beacon (RRFB) at the existing pedestrian crossing along McKendree Road.

f. McKendree Road (south side, east of English Point Lane)
i. Remove the existing four-foot-wide sidewalk along the south side of McKendree Road and replace it with five-foot-wide for ADA compliance.

Comment: This condition will be evaluated at the time of building permit.

Master Plan Compliance
The site is subject to the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2013 *Approved Subregion 5 Master Plan.*

Right-of-Way (ROW)

McKendree Road (MC-502); 100-foot ROW

Comment: The plan sheets 6-8 identify the proposed ROW and dedication and meet the minimum requirements to achieve the planned ROW.

Pedestrian and Bicycle Facilities

McKendree Road: Planned shared roadway

Comment: The Department of Permitting, Inspections, and Enforcement (DPIE) identified that shared road pavement markings/signage should not be implemented along McKendree Road. The frontage of McKendree Road will include a ten-foot-wide shared-use path to accommodate multimodal use. The intent of this facility has been met.

Mattawoman Creek Trail: planned hard surface trail

Comment: The plan sheets identify the alignment of the trail as a ten-foot-wide shared use along the frontage of McKendree Road on sheets 6-8 and within the site on all plan sheets. The intent of this facility has been met.

Recommendations, Policies, and Goals
MPOT Complete Streets Policies:

> **Policy 1: Provide standard sidewalks along both sides of all new road construction within the Developed and Developing Tiers.**

Comment: The plan sheets identify sidewalks and a shared-use path along both sides of all internal roadways. This policy has been met.

> **Policy 2: All road frontage improvements and road capital improvement projects within the Developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.**

Comment: The plan sheets include a ten-foot-wide shared-use path along the frontage of McKendree Road to include marked crosswalks and ADA compliant curb ramps.

> **Policy 4: Develop bicycle-friendly roadways in conformance with the latest standards and guidelines, including the 1999 *AASHTO Guide for the Development of Bicycle Facilities*.**

Comment: The frontage of McKendree Road will include a ten-foot-wide shared-use path to accommodate multimodal use. The intent of this facility has been met. The plan sheets also include bikeway facilities internal to the site. This policy has been met.

The 2013 *Approved Subregion 5 Master Plan* recommends the following goals/policies:

- **Promote pedestrian and bicycle opportunities as part of a multi-modal transportation network.**
- **Promote and encourage cycling and walking for commuting purposes as an alternative to driving a car.**

Comment: The planned development will include a shared-use path along the property frontage of McKendree Road, a comprehensive internal network that connects to a trail and bikeway facilities within the site. As part of the Bicycle and Pedestrian Impact Statement, the development will also create new sidewalk connections and crossings to the adjacent properties. Staff find the intent of these policies will be met.

Transportation Planning Review

Zoning Ordinance Compliance

Sections 27-525 through 27-530 of the Prince George's County Zoning Ordinance (Ordinance) provide guidance for specific design plans.

> **(b) The Specific Design Plan shall include (at least) the following with all plans prepared at the same scale:**
>
> > **(1) A reproducible site plan showing buildings, functional use areas, circulation, and relationships between them**

Comment: Three points of vehicle access are provided along the site's frontage of McKendree Road. The site and circulation plans identify vehicle, bicycle, and pedestrian movement throughout the

site via internal roadways, bicycle lanes, shared use paths, and standard sidewalk. The site plan also includes raised crosswalks, standard crosswalks, street trees, and signage. Bicycle parking is also provided at all recreational areas within the site. Staff find the plan to be acceptable.

Conclusion

Based on the findings presented above, staff concludes that the multimodal transportation facilities will exist to serve the proposed subdivision as required under Subtitle 27 and will conform to the 2009 *Countywide Master Plan of Transportation* and the 2013 *Approved Subregion 5 Master Plan.*

Countywide Planning Division
Environmental Planning Section 301-952-3650

December 8, 2025

MEMORANDUM

TO: Meng Sun, Planner III, Zoning Section, DRD

VIA: Tom Burke, Supervisor, Environmental Planning Section, CWPD *TB*

FROM: Chuck Schneider, Planner III, Environmental Planning Section, CWPD *ACS*

SUBJECT: **Dobson Farms – Phase 1: SDP-2502 and TCP2-2025-0069**

The Environmental Planning Section (EPS) has reviewed the above-referenced Specific Design Plan (SDP-2502) and Type 2 Tree Conservation Plan (TCP2-2025-0069), accepted on October 21, 2025. Comments were provided in a Subdivision and Development Review Committee (SDRC) meeting on November 7, 2025. Revised plans were received on December 1, 2025. The EPS finds the application in conformance with the Environmental Regulations of Sections 27-528(a)(3), 27-528(a)(4), 27-258(a)(5), and 24-131 of County Code, and recommends approval of SDP-2502 and TCP2-2025-0069, subject to recommended findings listed at the end of this memorandum.

BACKGROUND
The EPS has reviewed this site previously with the review of the following applications:

Development Review Case	Associated TCP(s)	Authority	Status	Action Date	Resolution Number
SE-2970	N/A	District Council	Approved	6/12/1978	48-1978
SE-4669	TCP2-061-09	District Council	Approved	5/13/2013	5-2013
A-10059	N/A	District Council	Approved	10/11/2022	2021-109
NRI	NRI-001-2202	Staff	Approved	3/23/2021	N/A
NRI	NRI-001-2022-01	Staff	Approved	3/31/2022	N/A
CDP-22002	TCP1-011-2023	Planning Board	Approved	9/14/2023	2023-100
SDP-2303	TCP2-008-2024	Planning Board	Approved	6/6/2024	2024-051
4-24014	TCP1-011-2024-01	Planning Board	Approved	7/1/2025	2025-059
SDP-2502	TCP2-2025-0069	Planning Board	Pending	Pending	Pending

PROPOSED ACTIVITY
This application requests the approval of a specific design plan for Phase1 of the proposed Dobson Farm residential community.

GRANDFATHERING
This property is subject to the grandfathering provisions of the Woodland and Wildlife Habitat Conservation Ordinance because the property had a TCP that was accepted for review on or before June 30, 2024.

The property must conform to the environmental regulations of the 2010 Woodland Conservation Ordinance and the 2018 Environmental Technical Manual. The project is also subject to the environmental regulations of prior Subtitles 24 and 27 of County Code because there is a previously approved Preliminary Plan of Subdivision (PPS) 4-24014.

SITE DESCRIPTION

The overall site consists of 581 acres located between McKendree Road to the north and the border of Charles County to the south, bounded to the west by Gardner Road, and to the east by the Dobson Ridge subdivision. Crain Highway (MD 301) is approximately 1,400 feet to the east of the property line. The current zoning for the site is Legacy Comprehensive Design Zone (LCD), which is the replacement zone for Residential Suburban Development Zone (R-S). Most of the site is within Environmental Strategy Area 2 (formerly the Developing Tier); and the westernmost parcels, Parcels 6 and 8, are within Environmental Strategy Area 3 (formerly the Rural Tier) as designated by *Plan Prince George's* 2035 *Approved General Plan* (Plan 2035). Parcels 6 and 8 are in the Priority Preservation Area. The property is within the *Approved Subregion* 5 *Master Plan and Sectional Map Amendment* (July 2013).

This Phase 1 application area has Mattawoman Creek within its boundary. The 2014 *Approved Countywide Green Infrastructure Plan* (GI Plan) has identified the Mattawoman Creek Stream Valley as a Special Conservation Area (number 10 in the plan). Also identified in the Subregion 5 Master Plan as a Secondary Corridor is the Timothy Branch which is just off site to the east. The mapped green infrastructure network on this site contains Regulated and Evaluation Areas over a majority of the site. The Regulated Areas are mapped in association with the Mattawoman Creek and its tributaries, and the Evaluation Area is associated with the woodland adjacent to the stream valleys which provides wildlife connections between the streams. The Mattawoman Creek Stream Valley is identified in the GI Plan as Special Conservation Area No. 10, containing unique environmental features requiring careful consideration when proposing land development. According to available information from the Maryland Department of Natural Resources Natural Heritage Program rare, threatened, and endangered (RTE) species are not mapped on-site.

The site contains approximately 382.39 acres of existing woodlands. The northern portion of Parcel 8 is subject to SE-2970, a reclaimed mining site, and is currently used for agriculture. SE-4669 was approved for a haul road across the site to serve the abutting Robindale Mining site.

According to the approved natural resources inventory (NRI) plan, the property contains 100-year floodplain and mapped regulated environmental features (REF) including streams, stream buffers, wetlands, wetland buffers. The site contains mapped forest interior dwelling species (FIDS) habitat. Marlboro clays and Christiana complexes are not mapped on-site. The on-site Mattawoman Creek is designated by the state as a Tier II waterway, which are those waters that have a water quality that is significantly better than the minimum water quality standards. The entire property is within the Mattawoman Creek watershed.

The conservation methods of the Woodland and Wildlife Habitat Conservation Ordinance (WCO) require priority to be placed on the preservation of the on-site woodland and wildlife habitat areas, the planting of stream corridors, and emphasize the preservation of large contiguous woodland within the green infrastructure network.

The site contains mapped FIDS, which is another high priority for the preservation and enhancement of on-site woodland.

REVIEW OF PREVIOUSLY APPROVED CONDITIONS
The following text addresses previously approved applicable environmental conditions that need to be addressed with this application. The text in **bold** is the quoted text from the previous cases or plans. The plain text provides comments on the plan's conformance with the conditions.

Zoning Map Amendment A-10059
A-10059 was approved by the Planning Board on July 29, 2021, and the District Council affirmed the conditions on October 17, 2022**.** The environmental conditions of approval are found in Zoning Ordinance 8-2022. The approved conditions that are environmental in nature for A-10059 are listed below in **bold** text:

At the appropriate stage of development:

1. The Applicant shall provide a stream corridor assessment survey with an NRI plan review.

An updated NRI with stream assessment was approved prior to the CDP-22002 application.

2. The Applicant shall meet the entire Woodland Conservation requirement on-site for the prior R-S Zone applicable prior to April 1, 2022. The Tree Canopy Coverage requirements shall be met on-site pursuant to the standards of the prior R-S Zone applicable prior to April 1, 2022.

The approved TCP1 with CDP-22002 shows the entire woodland conservation requirement to be met on-site and using the prior woodland conservation threshold for R-S. The TCP2 submitted this SDP-2303 application is in conformance with the TCP1. The woodland conservation worksheet indicates that the entire woodland conservation requirement will be met on-site.

3. The Applicant shall create new wetland and enhance existing wetlands with adjoining meadows focusing on providing wildlife habitat.

6. The Applicant shall provide selective woodland understory enhancement focusing on habitat and biodiversity.

7. The Applicant shall provide ecological enhancement through selective environmental site design planting motifs that both replicate and increase the biodiversity of the local ecology.

The Type 1 tree conservation plan (TCP1) certified with CDP-22002 shows four types of habitat creation areas proposed for the open and forested areas on-site. The TCP2 submitted with this SDP-2502 application shows the locations of the required habitat enhancement areas within Phase 1 of the development.

These habitat areas that are located within Phase 1 will be reviewed with SDP-2502 and the remaining required habitat areas will be reviewed with future SDPs.

The applicant provided individual designs of each area with proposed grading, planting species, and protection measures. This will be further discussed below in the Environmental Review section.

Conceptual Design Plan CDP-22002

CDP-22002 was approved by the Planning Board on September 14, 2023, and the District Council conducted an oral argument hearing and affirmed the Planning Board's decision with the conditions on January 22, 2024. The conditions of approval can be found in PGCPB No. 2023-100. The approved conditions that are environmental in nature for CDP-22002 are listed below in bold text:

1. **j. The Type 1 tree conservation plan (TCP1) shall be revised, as follows:**

   (1) Add "TCP1-011-2023" to the required TCP1 approval block and woodland conservation worksheet.

   (2) Have the revised plan signed and dated by the qualified professional who prepared it.

   This condition was met prior to the certification of the TCP1.

2. **Prior to acceptance of the preliminary plan of subdivision application, a statement of justification (SOJ) for the necessary primary management area (PMA) impacts shall be included in the application package. The SOJ shall address all proposed impacts on regulated environmental features. PMA impacts, solely associated with the creation of lots, will not be allowed.**

   PMA impacts were originally approved for the overall Dobson Farm site with PPS 4-24014 and SDP-2303. This SDP application is for Dobson Farm - Phase 1. Revisions to the PMA impacts for Phase 1 will be reviewed with this SDP. Any other PMA impacts outside of Phase 1 will be reviewed with future SDP.

3. **Prior to acceptance of the preliminary plan of subdivision application, a variance request and impact sheets for the removal of any specimen trees shall be included in the application package.**

   This SDP application is for Dobson Farm - Phase 1, additional specimen trees within Phase 1 are not requested with this SDP. Specimen tree removals were originally approved with the overall Dobson Farm site with PPS 4-24014 and SDP-2303, and this application is reliant on those prior approvals. Any other specimen tree removal requests outside of Phase 1 will be reviewed with future SDP.

4. **The preliminary plan of subdivision application shall include a detailed soils study, demonstrating that the site is geologically suitable for the approved development.**

This SDP application is for Dobson Farm - Phase 1. The site was used for mining purposes, and the land was reclaimed. As part of these mining practices, disturbed and unsafe soils were created. A soil study of the impacted soil area was reviewed with SDP-2303. A geotechnical report was submitted on May 2, 2024, dated November 3, 2023, for the Dobson Farm application. The geotechnical report stated the existing fills encountered at the prior gravel mines are considered unsuitable for direct support of the proposed structures. Therefore, the report provided a geotechnical recommendation to remove the fill and replace it with compacted fill which will make the development feasible. The geotechnical recommendations on the existing fill shall be reviewed and approved by Prince George's County Department of Permitting, Inspections and Enforcement prior to the grading permit issuance.

5. **An approved stormwater management concept plan and approval letter, or an indication that an application for such approval has been filed, shall be submitted with the preliminary plan of subdivision application.**

An approved stormwater management concept plan was submitted with this application (Concept number 14756-2023-SDC). The Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) issued the approval on May 2, 2024. The submitted SDP-2502 is in conformance with the approved stormwater management concept.

Specific Design Plan SDP-2303
SDP-2303 for infrastructure was approved by the Planning Board on June 6, 2024: The environmental conditions of approval are found in PGCPB Resolution No. 2024-051.

2. **With the acceptance of the preliminary plan of subdivision, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following:**

   a. **Provide a variance request and full evaluation regarding the removal of Specimen Trees ST-126 and ST-127 within the residential lots.**

   b. **Provide a statement of justification and full evaluation regarding primary management area Impact Areas E and L within the residential lot areas.**

Preliminary Plan of Subdivision 4-24014 evaluated and approved Impact E. Impact L is located outside of Phase 1 and with SDP-2303 the impact was no longer required.

The applicant requested the removal of specimen trees ST-126 and ST-127 with SDP-2303. These trees were removed from the variance because these trees were proposed residential lots and not for infrastructure. These trees will be evaluated for removal with a variance with the SDP future phase Dobson Farm review.

4. Prior to certification, the Type 2 tree conservation plan (TCP2) shall be revised as follows:

a. Revise the limits of disturbance and specimen tree table on Sheet 2, to show that Specimen Trees ST-126 and ST-127 are to remain, unless these are approved for removal at the time of preliminary plan of subdivision and Type 1 tree conservation plan.

b. Revise the limits of disturbance and primary management area impacts to remove the requested Impact Areas E and L for the plan view, unless these are approved for removal at the time of preliminary plan of subdivision and Type 1 tree conservation plan.

4-24014 evaluated and approved Impact E. Impact L is located outside of Phase 1 and with SDP-2303 this impact was no longer required.

The applicant requested the removal of ST-126 and ST-127 with SDP-2303. These trees were removed from the variance because these trees were proposed residential lots and not for infrastructure. These trees will be evaluated for removal with future phases.

c. The Liber and folio of the recorded woodland and wildlife habitat conservation easement shall be added to the standard TCP2 notes on the plan as follows:

"Woodlands preserved, planted, or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in the Prince George's County Land Records at Liber _____ Folio____. Revisions to this TCP2 may require a revision to the recorded easement."

This condition will be met at the time of the TCP2 certification of SDP-2303.

d. Prior to signature approval of the TCP2, have the property owner sign the Owner's Awareness Certificate on each sheet of the TCP2.

This condition will be met at certification of SDP-2303 of SDP-2303.

e. Add the following note to the plan under the specimen tree table, unless additional specimen tree removal is approved at the time of preliminary plan of subdivision and Type 1 tree conservation plan:

"NOTE: This plan is in accordance with the following variance from the strict requirements of Subtitle 25 approved by the Planning Board on (ADD DATE): The removal of 19 specimen trees (Section 25-122(b)(1)(G)), ST-5 (31 inch Loblolly pine), ST-6 (31inch Tulip poplar), ST-19 (30 inch Red maple), ST 20 (37 inch Red maple), ST-21

(36 inch Red Maple), ST-26 (41 inch Pin oak), ST-27 (50 inch Willow oak), ST-34 (48.5 inch Red maple), ST-37 (34.5 inch Red maple), ST-51 (33 inch Willow oak), ST-52 (34 inch Tulip poplar), ST-68 (30 inch Tulip poplar), ST-71 (42 inch Tulip poplar), ST 72 (38 inch Willow oak), ST-73 (32.5 inch Tulip poplar), ST-80 (38 inch Red maple), ST-107 (31.5 inch Tulip poplar), ST-219(36 inch Silver maple), and ST-220 (32-inch Red maple)."

f. Add a revision note and have the revised plan signed and dated by the qualified professional preparing the plan.

These conditions will be met at certification of SDP-2303.

Preliminary Plan of Subdivision 4-24014
4-24014 approved by the Planning Board on July 10, 2025: The environmental conditions of approval are found in PGCPB Resolution No. 2025-059.

1. **Prior to signature approval of the preliminary plan of subdivision, the Type 1 tree conservation plan (TCP1) shall be revised as follows:**

    a. **Add the standard Subtitle 25 variance note under the Specimen Tree Table or Woodland Conservation Worksheet identifying, with specificity, the variance decision consistent with the decision of the Prince George's County Planning Board: "NOTE: This plan is in accordance with the following variance(s) from the strict requirements of Subtitle 25 approved by the Planning Board on (ADD DATE) for the removal of the following specified specimen trees (Section 25-122(b)(1)(G)): (ST-32 (32 inch Red maple), ST-33 (32 inch Red maple), ST-35 (36 inch White oak), ST-48 (30 inch Willow oak), ST-49 (30 inch Tulip poplar), ST-55 (32 inch Tulip poplar), ST-62 (31 inch Willow oak), ST-65 (30 inch Tulip poplar), ST-67 (37 inch Tulip poplar), ST-125 (32.5 inch Black oak), ST-126 (33.5 inch White oak), ST-127 (32 inch White oak), ST-216 (34 inch Pin oak), ST-217 (31 inch Red Maple), and ST-218 (34 inch Red maple).**
    b. **Add a revision note and have the revised plan signed and dated by the qualified professional preparing the plan.**

    This was completed at time of signature approval.

2. **Development of this site shall be in conformance with Stormwater Management Concept Plan (14756-2023-SDC), and any subsequent revisions.**

    An approved stormwater management concept plan was submitted with this application (Concept number 14756-2023-SDC). Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) issued the approval on May 2, 2024. The submitted SDP-2502 is in conformance with the approved stormwater management concept.

ENVIRONMENTAL REVIEW

Natural Resources Inventory
In accordance with Section 27-527(b)(5) of County Code, an approved NRI is required with an SDP. NRI-001-2022-01 was submitted with the review package. The property's woodlands and REF have been impacted through the years by the extensive on-site mining operation. As part of this NRI approval, a stream assessment was required as part of the Zoning Map Amendment (A-10059), to determine the quality and health of the four on-site stream systems. This assessment identified streams in need of restoration measures and preservation. The TCP2 shows the required information in conformance with the NRI. No revisions are required for conformance to the NRI.

Woodland Conservation
In accordance with Section 27-527(b)(4) if County Code, a Type 2 tree conservation plan is required with an SDP. This property is subject to the 2010 Prince George's County Woodland Conservation Ordinance (WCO) because the development is subject to prior TCP. TCP2-025-0069 was submitted with the SDP application.

Based on the phased TCP2 woodland conservation worksheet, the overall site contains a total of 198.36 acres of net tract woodlands and 184.03 acres of wooded floodplain. The plan shows a Phase 1 proposal to clear 50.35 acres of on-site woodlands, 0.71 acres of wooded floodplain, and 0.35 acre of off-site woodlands. This application uses the prior R-S Zone woodland conservation threshold for a requirement of 90.90 acres. Currently, the woodland conservation worksheet shows 27.11 acres of on-site woodland preservation and 0.49 acres of on-site reforestation. The woodland conservation worksheet shall be revised to show the site as one development and not in phases.

This application proposes revisions to the PMA impacts as discussed below. These changes will require an amendment to the woodland conservation easement. Prior to certification, a revised woodland conservation easement shall be submitted for review.

Proffered Environmental Uplift Areas
As part of the rezoning of the subject application area, the applicant proffered four types of habitat creation areas which will act as environmental uplift areas throughout the Dobson Farm application. These areas consisted of wetland creation, meadow habitat creation, forest edge treatment, and woodland understory enhancement. The TCP2 shows individual designs within Phase 1 of the five habitat creation areas with proposed grading, planting species, and protection measures. Dobson Farm will have future phases which include habitat creation areas, and these will be evaluated with the TCP2 for the Dobson Farm future phase specific design plan.

All of these created habitat areas will be owned and maintained by the Dobson Farm homeowner's association. Habitat area shown in Phase 1 and Phase 2 will be included in the woodland conservation easement and be protected in perpetuity.

Below is the evaluation of the five habitat creation areas within Phase 1:

Wetland 1
This wetland creation area is located adjacent to an existing wetland system between two proposed roadways on Parcel A5.

The proposal is to expand the existing emergent wetland system and create a large palustrine emergent wetland system. Currently, the area is fallow herbaceous vegetation. Grading will occur in this area to connect to groundwater to create a moist wetland habitat. This area will be planted with an obligate-facultative perennial food and cover wetland seed mix containing 14 different herbaceous species. No woody tree or shrub species will be planted in this area, but natural regeneration of wetland tree species may occur due to adjacent wetland tree seed source.

Wetland 2
This wetland creation area is located adjacent to an existing stream system behind proposed townhouse Lots 1 through 6 on Parcel G6. The proposal is to create a palustrine scrub-shrub wetland system within a vegetative fallow stream buffer. Grading will occur in this area to connect to groundwater to create a moist wetland habitat. This area will be planted with an "obligate-facultative perennial food and cover wetland seed mix" containing 14 different herbaceous species and six native shrub species. All six of the shrub species produce a seed pod that that eaten by various bird species. No woody tree species will be planted in this area, but natural regeneration of wetland tree species may occur due to adjacent wooded stream seed source.

Meadow 1
This meadow creation area is located west of existing wetland area where Wetland 1 is being created. The proposal is to expand the existing wetland system and create a pollinator meadow area. Currently, the area is fallow herbaceous vegetation. No grading will occur in this area, only mowing of existing vegetation and tilling the ground to create a planting surface is proposed. This area will be planted with a "showy Northeastern wildflower and grass mix" containing 16 different herbaceous species and some being pollinator species. These pollinator species, when grown, will attract various butterflies, bees, and other insects to contribute to the food web and biodiversity of the area. There will be various plant species that will produce beautiful flowers that can be enjoyed by homeowners passing by and a food source for various bird species. As part of the required maintenance, this area should be mowed each fall and help spread the seed produced from the planting mix throughout the meadow area.

Forest Edge Treatment 1
This forest edge creation area is located behind proposed single-family dwellings on Lots 27 through 29 of Block N and Lots 1 through 3 of Block R on Parcel N3. The proposal is to expand the existing woodland edge within the area proposed for clearing and grading adjacent to lots. This created area is adjacent to an existing woodland with an intermittent stream system. The plantings will expand the existing riparian vegetation with larger tree and shrub species. No grading is required for this edge habitat area and will be planted in a location that is being graded already for the development.

Forest Edge Treatment 2
This forest edge creation area is located behind proposed single-family dwellings on Lots 13 through 16 of Block K on Parcel K. The proposal is to expand the existing woodland edge within the area proposed for clearing and grading adjacent to lots.

This created area is adjacent to an existing woodland and adjacent wetland system. The plantings will expand the existing wetland buffer vegetation with larger tree and shrub species. No grading is required for this edge habitat area and will be planted in a location that is being graded already for the development.

Proffered Environmental Uplift Areas Summary
These five created habitat areas (Wetland 1 and 2, Meadow 1, Forest Edge Treatment 1 and 2) with Dobson Phase 1 were required as part of the zoning map amendment (A-10059_). Based on the level of design information currently available, the limits of disturbance shown on the TCP2, and the created habitat exhibit provided, the four types proffered environmental habitat creation areas on the Dobson Ridge – Phase 1 will enhance wildlife habitat, and biodiversity to the adjacent existing wetlands and woodland habitat. possible. Staff therefore support the four types of proffered environmental habitat creation areas and that the remaining proffered creation areas will be reviewed with future SDPs.

Specimen Trees
Section 25-122(b)(1)(G) of County Code requires that "Specimen trees, champion trees, and trees that are part of a historic site or are associated with a historic structure shall be preserved and the design shall either preserve the critical root zone of each tree in its entirety or preserve an appropriate percentage of the critical root zone in keeping with the tree's condition and the species' ability to survive construction as provided in the [Environmental] Technical Manual."

The overall Dobson Farm application site contains 189 specimen trees. No additional specimen trees are requested for removal with this SDP. Specimen Trees ST-5, ST-6, ST-19 through 21, ST-26, ST-27, ST-34, ST-37, ST-51, ST-52, ST-68, ST-71through ST-73, ST-80, ST-107, ST-219, and ST-220 were approved for removal with PPS 4-24014.

The applicant requested the removal of ST-126 and ST-127 with SDP-2303. These trees were removed from the variance because these trees were proposed residential lots and not for infrastructure. These trees will be evaluated for removal with future phases.

Regulated Environmental Features
This application area contains REF including steep slopes, wetlands, streams, and their associated buffers which comprise the PMA.

Under Section 27-527(b)(6) and 27-528(a)(5) of the Zoning Ordinance, the plan shall demonstrate the preservation and/or restoration of the REF in a natural state to the fullest extent possible. Impacts to the REF should be limited to those that are necessary for the development of the property. Necessary impacts are those that are directly attributable to infrastructure required for the reasonable use and orderly and efficient development of the subject property or are those that are required by County Code for reasons of health, safety, or welfare. Necessary impacts include, but are not limited to, adequate sanitary sewerage lines and water lines, road crossings for required street connections, and outfalls for stormwater management (SWM) facilities. Road crossings of streams and/or wetlands may be appropriate if placed at the location of an existing crossing or at the point of least impact to the REF. The SWM outfalls may also be considered necessary impacts if the site has been designed to place the outfall at a point of least impact.

The types of impacts that can be avoided include those for site grading, building placement, parking, SWM facilities (not including outfalls), and road crossings where reasonable alternatives exist. The cumulative impacts for the development of a property should be the fewest necessary and sufficient to develop the site in conformance with County Code.

This SDP-2502 application limits the review to impacts needed for Phase 1 of the development. The Planning Board approved 25 PMA impacts with SDP-2303 and four with PPS 4-24014. SDP-2502 is limited to Phase 1 and is reliant on 12 PMA impacts of the original impacts with four impact revisions. A statement of justification (SOJ) was received initial application dated June 2025 for Phase 1 PMA impacts. A revised SOJ was requested for Phase 1 PMA impacts, dated November 2025 was received on December 1, 2025.

Statement of Justification
The applicant submitted a statement of justification for changes to the approved PMA impacts for Phase 1. The PMA impact areas (A through J, P, and Q) for stormwater management outfall structures, trail connection, road crossings, and sewer connections. These proposed impact areas are for required infrastructure to adequately develop Phase 1 of the Dobson Farm subdivision. The approved Phase 1 PMA impacts A through D and F through I will remain the same; however, PMA impact areas E, J, P, and Q are changing with this SDP application. These four impact areas are changing due to further engineering and site design.

Analysis of Impacts
SDP-2303 was approved for 25 PMA impacts and PPS 4-24014 was approved to revise one PMA impact area and the addition of two new impact areas. This SOJ for Phase 1 revisits the 12 impacts identified as A through J, P, and Q. The development of SDP-2502 is reliant on all 12 PMA impacts. Only four of these previously approved impact areas are requesting revisions; the four areas are identified as impact areas E, J, P and Q.

SPD-2502 REQUESTED PMA IMPACT CHANGE TABLE PMA Impact	PMA Impact Function	PPS 4-24014 Approved (SF)	SDP-2502 Requested PMA (SF)	Change from 4-24014 to SP2-2502 (SF)	PMA Feature impacted by Change
A	SWM Outfall	604	604	0	N/A
B	Road Crossing	20,817	20,817	0	N/A
C	Road Crossing	21,905	21,905	0	N/A
D	SWM Outfall	585	2,145	0	N/A
E	Trail	939	2,402	1,463	Stream Buffer, Floodplain
F	SWM Outfall	1,958	1.958	0	N/A
G	SWM Outfall	1,381	1,381	0	N/A
H	SWM Outfall	2,275	2,275	0	N/A
I	SWM Outfall	1,800	1,800	0	N/A

J	SWM Outfall/Sewer Connection	15,011	12,331	-2,680	Wetland, Wetland Buffer, Floodplain
P	Sewer Connection	13,305	132,752	-553	Wetland, Wetland Buffer, Stream Buffer, Floodplain
Q	SWM Outfall	1,696	1,842	146	Floodplain
Total (Phase 1 Only)		82,276 1.89 acres	80,652 1.85 acres	-1,624 -0.04 acres	

*=Phase 2
**=Impact eliminated

The requested changes to impact areas E, J, P, and Q are discussed below.

Analysis of Impacts E, J, P, and Q

Impact Area E: Trail Crossing
There is one trail crossing connection proposed with this application. The impact is to construct a trail connection to the adjacent Dobson Ridge subdivision. This trail will be placed within a public-use easement. Due to a required retaining wall for the Dobson Farm adjacent lots off Jade Crown Court, the trail alignment moved south from what was previously approved to prevent an overlap of maintenance easements. Both the retaining wall on the adjoining subdivision and the trail connector will require separate easements. Impact Area E increased 1,463 square feet from what was previously approved for a new total of 2,402 square feet. Staff support the increase to Impact Area E for pedestrian trail connectivity to the adjoining subdivision.

Outfall Structures – two stormwater outfall locations and one with sewer line impacts- Impact Areas J and Q.
These two outfall locations are scattered throughout the Phase 1 application area for the DPIE-approved two submerged gravel wetland facilities. The stormwater management locations were chosen because of their location, and the stormwater will be best collected and then drain into a REF in areas that will result in the least amount of erosion. After further engineering and site design, Impact Area J has been revised with an increase of 1,463 square feet, and Impact Area Q has increased 146 square feet from what was previously approved. PMA Impact J outfall impact area is combined with a proposed sewer line connection.

Sewer line Impact - Impact Area P.
This sewer line impact combines two sewer lines and directs the connection to the sewer main adjacent to Mattawoman Creek. After further engineering and site design, Impact Area Impact Area P has decreased 553 square feet.

PMA Impact Summary
These revised PMA impacts identified as Impacts E, J, P, and Q, were evaluated for the implementation of a trail connector, stormwater outfalls, and sewer line connections. The changes resulted in a decrease in impacts of 1,624 square feet.

Based on the level of design information currently available, the limits of disturbance shown on the TCP2, and the impact exhibit provided, the REF on the subject property have been preserved and/or restored to the fullest extent possible. Staff therefore support the approval of the revised Impacts E, J, P, and Q, as proposed.

Stormwater Management
An overall Dobson Farms approved stormwater management (SWM) concept plan (Concept number 14756-2023-SDC) was submitted with SDP-2502. In accordance with Section 27-528(a)(3) of County Code the plan demonstrates that there are no adverse effects for stormwater management on either the subject property or adjacent properties. DPIE issued the approval on May 2, 2024. The plan proposes to use 19 micro-bioretention ponds, 18 submerged gravel wetlands, three grass swales, and 15 disconnect areas (sheet flow to conservation areas). An SWM fee of $469,493.00 is required for providing on-site attenuation and quality control measures. SDP-2502 is in conformance with this approval.

Soils
In accordance with Section 24-131 of County Code, this application was reviewed for unsafe land restrictions. County Code states "The Planning Board shall restrict or prohibit the subdivision of land found to be unsafe for development. The restriction or prohibition may be due to natural conditions, such as, but not confined to, flooding, erosive stream action, high water table, unstable soils, or severe slopes, or to man-made conditions on the property, such as, but not confined to, unstable fills or slopes."

A geotechnical report titled Dobson Farm, prepared by Geo-Technology Associates, Inc. and dated November 3, 2023, has been submitted with the acceptance package. The report stated that existing fills are expected to generally impact the northwestern area of the site, where previous mining activities have reportedly occurred and required improvement of the existing fill. This former mining area is located in the area proposed for future residential phases. The geotechnical recommendations on the existing fill shall be reviewed and approved by DPIE prior to the grading permit issuance.

Erosion and Sediment Control
This site is within a Tier II catchment area. Tier II waters are high-quality waters within the State of Maryland as designated by the Maryland Department of Environment (MDE) and are afforded special protection under Maryland's Anti-degradation policy. A 150-foot-wide expanded buffer is required on-site for all intermittent and perennial streams in accordance with the Prince George's Soil Conservation District (PGSCD) requirements. Redundant erosion and sediment control measures may be required on the Grading, Erosion, and Sediment Control Plan reviewed by the Soil Conservation District. This Tier II buffer is shown on the approved NRI and submitted TCP2. The PGSCD will review the proposed buffer impacts with the future Erosion and Sediment Control Plans.

SUMMARY OF RECOMMENDED FINDINGS AND CONDITIONS

The Environmental Planning Section (EPS) recommends approval of Specific Design Plan (SDP-2502) and Type 2 Tree Conservation Plan (TCP2-2025-0069) subject to the following findings and conditions:

Recommended Findings:

1. No additional specimen trees are requested for removal with SDP-2502.

2. Based on the level of design information available at the present time, the regulated environmental features (REF) on the subject property have been preserved and/or restored to the fullest extent possible based on the limits of disturbance shown on Statement of Justification for Dobson Farm - Phase 1 "Impacts to Regulated Environmental Features" and associated exhibits from Rodgers dated November 2025. This Statement of Justification provides for Impact Areas A through D, and F through I previously approved with 4-24014 and SDP-2305, and revised Impacts Areas E, J, P, and Q. Staff support these revised impact areas. Impact Areas for Phase 2 were not reviewed with this application and may be considered with the future phases.

3. Based on the level of design information currently available, the limits of disturbance and the impact exhibit shown on the TCP2, the four proffered environmental habitat creation areas on the Dobson Ridge – Phase 1 will enhance wildlife habitat and biodiversity to the adjacent existing wetlands and woodland habitat. Staff therefore support the four proffered environmental habitat creation areas and that the remaining proffered creation areas will be reviewed with a future phase.

Recommended Conditions:

1. Prior to certification of the specific plan the Type 2 tree conservation plan shall be revised as follows:

    a. Correct the woodland conservation worksheet to show the site as one development, demonstrating that the full woodland conservation requirement is being met.

    b. Have the property owner sign the Owner's Awareness Certificate on each sheet of the set.

2. In conformance with Section 25-122(d) of the County Code, documents for the required woodland conservation easements shall be prepared and submitted to the Environmental Planning Section (EPS) for review by the Office of Law, and submission to the Office of Land Records for recordation. The following note shall be added to the standard Type 2 Tree Conservation Plan notes on the plan as follows:

    "Woodlands preserved, planted, or regenerated in fulfillment of woodland

conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in the Prince George's County Land Records at Liber _____ Folio____. Revisions to this TCP2 may require a revision to the recorded easement."

MEMORANDUM

DATE: December 9, 2025

TO: Meng Sun, Ph.D, AICP, LEED GA, Planner III
Development Review Division, Planning Department

VIA: Sonja Ewing, Division Chief **SE**
Jameka Smith Assistant Division Chief **JS**
Dominic Quattrocchi, Planning Supervisor **DQ**
Park Planning and Environmental Stewardship Division
Department of Parks and Recreation

FROM: Ivy Thompson, Planner III **IRT**
Land Acquisition/Management & Development Review Section
Park Planning and Environmental Stewardship Division
Department of Parks and Recreation

SUBJECT: **SDP-2505 Dobson Farms Phase 1**

The Department of Parks and Recreation (DPR) staff reviewed and evaluated this specific design plan (SDP) for conformance with the requirements as they pertain to public parks and recreational facilities.

PROPOSAL

This application is for the Phase 1 development of 81 parcels and 453 single-family residences consisting of 256 single-family attached and 177 detached dwelling units.

BACKGROUND:

The property, zoned Legacy Comprehensive Design, consists of 581.06 acres of land located in Brandywine, south of McKendree Road approximately 2800 feet north of the intersection of Meadow Drive and McKendree Road. As described in the Statement of Justification, "the Property runs along the north side of Mattawoman Creek to Gardner Road. The irregularly shaped 581.06± acre Property is characterized by rolling terrain, with steeper slopes associated with Mattawoman Creek, which runs east-west along its southern portion of the Property and serves as the boundary between Prince George's County and Charles County. Timothy Branch and Mattawoman Creek, with their associated tributaries, are significant features and amenities on the Property."

Nearby park facilities include the Rose Creek Connector Trail, located in the Rose Creek Estates community directly across from Dobson Farms on McKendree Road. This trail continues in the Chaddsford community, located approximately one mile north of the subject property. Other Park facilities include the Southern Area Aquatic and Recreation Complex (SAARC) approximately 4.5 miles northeast of Dobson Farms, Brandywine-North Keys Park located 6 miles northeast, and

Accokeek East Park approximately 5 miles southeast. Also, Cedarville State Forest is located 3.5 miles east of Dobson Farms.

REVIEW OF PREVIOUS CONDITIONS OF APPROVAL

Basic Plan Zoning Map Amendment A-10059 approved by the Prince George's County District Council effective October 19, 2022, with the accompanying basic plan Zoning Ordinance No. 08-2022. This ordinance rezoned the 581.06 acres property, from the R-A and R-E Zones to the R-S Zone to permit a residential development with 758 single-family attached and 1,232 detached dwellings.

Conceptual Design Plan CDP-22002 was adopted by the Prince George's County Planning Board on October 5, 2023, PGCPB Res. No. 2023-100. Condition 11, specific to DPR states:

11. Pursuant to density increments awarded, the applicant and the applicant's heirs, successors, and/or assignees shall provide on-site recreational facilities, in accordance with the standards outlined in the Parks and Recreation Facilities Guidelines, to be reviewed by the Development Review Division of the Prince George's County Planning Department, at the time of specific design plan.

Specific Design Plan SDP-2303 for Infrastructure was approved by the Prince George's County Planning Board on June 6, 2025, PGCPB Res. No. 2024-51 was approved June 27, 2025.

Preliminary Plan of Subdivision 4-24014, approved by the Prince George's County Planning Board via PGCPB Res. No. 2025-059 on July 31, 2025. The resolution includes 11 Conditions relevant to DPR related to land conveyance, woodland conservation, and the Master Planned Trail. Conditions specific to DPR are addressed for conformance below:

8. The parcels to be conveyed to The Maryland-National Capital Park and Planning Commission shall be reflected on a Type 2 tree conservation plan (TCP2). The TCP2 shall be reviewed and recommended for approval by the Prince George's County Department of Parks and Recreation.

9. The applicant shall submit a copy of the letter, to be provided by the Prince George's County Department of Parks and Recreation, consenting to the placement of woodland conservation easement on lands to be dedicated to The Maryland-National Capital Park and Planning Commission, with all subsequent development applications, for inclusion in the project record.

COMMENT: DPR staff acknowledged the woodland conservation on land to be conveyed at Final Plat as a public benefit to M-NCPPC via the PPS 4-24014 memorandum dated April 23, 2025. DPR staff provided a memorandum dated December 8, 2025, to EPS, DRD staff and the applicant for the project record. DPR finds conformance with conditions 8 and 9.

15. The applicant, the applicant's heirs, successors, and/or assignees shall construct the master-planned trail. The master-planned trail shall be designed in accordance with the standards outlined in the Park and Recreation Facilities Design Guidelines. The timing of construction of the master-planned trail shall be determined with the approval of a specific design plan. A public use easement shall be provided over the trail, with the width of the easement determined by the Prince George's County Planning Department, at the time of the specific

design plan. The timing of construction and public use easement shall include the portion of the master plan trail located on existing Parcel 6.

16 Prior to submission of the final plat of subdivision for any residential lot/parcel, the applicant, and the applicant's heirs, successors, and/or assignees shall submit three original executed public recreational facilities agreements (RFAs) to the Prince George's County Department of Parks and Recreation (DPR) – Park Planning & Environmental Stewardship Division (PP&ES) for construction of the master-planned trail, for approval. Upon approval by DPR staff, the RFA shall be recorded among the Prince George's County Land Records and the Liber and folio of the RFA shall be noted on the final plat, prior to plat recordation. The public RFA shall establish the timing for the construction of the trail established with the specific site plan. The public RFA shall include the portion of the master plan trail located on existing Parcel 6.

18. The applicant and the applicant's heirs, successors, and/or assignees shall submit construction drawings of the master-planned trail to the Prince George's County Department of Parks and Recreation, with timing of the trail construction to be determined at the time of the specific design plan for the residential development.

COMMENT: The construction of the Master Planned Trail shall be completed prior to the 682nd Building Permit. The public Recreational Facilities Agreements for the construction of the master planned trails shall include the following timing:

- **a. Construct the Mattawoman Creek Trail adjacent to Lots 7-19, Block F, connecting to the completed trail portion located on the adjacent property (Dobson Ridge DSP-20007), in phase with construction of the dwelling units.**
- **b. Construct the section of trail crossing Parcel E1 in combination with that recreation facility area prior to the 275th building permit.**
- **c. Construct the section of trail along public or private rights-of-way with the construction of the associated road work.**

RECOMMENDATION:

DPR recommends approval of Specific Design Plan SDP-2502 Dobson Farm Phase 1 with the following condition:

1. The construction of the Master Planned Trail shall be completed prior to the 682nd Building Permit. The public Recreational Facilities Agreements for the construction of the master planned trails shall include the following timing:
    a. Construct the Mattawoman Creek Trail adjacent to Lots 7-19, Block F, connecting to the completed trail portion located on the adjacent property (Dobson Ridge DSP-20007), in phase with construction of the dwelling units.
    b. Construct the section of trail crossing Parcel E1 in combination with that recreation facility area prior to the 275th building permit.
    c. Construct the section of trail along public or private rights-of-way with the construction of the associated road work.

cc: Leonard Pettiford

MEMORANDUM

DATE: December 8, 2025

TO: Katina Shoulars, Division Chief
Thomas Burke, Supervisor
Suzanne Nickle, Master Planner
Chuck Schneider, Planner III
Environmental Planning Section, Countywide Planning
Planning Department

VIA: Sonja Ewing, Division Chief SE
Jameka Smith, Assistant Division Chief JS
Dominic Quattrocchi, Planning Supervisor DQ
Park Planning and Environmental Stewardship Division

FROM: Ivy Thompson, Planner III IRT
Land Acquisition/Management & Development Review Section
Park Planning and Development Division
Department of Parks and Recreation

SUBJECT: Dobson Farms
Woodland Conservation on M-NCPPC Property

Prior to Final Plat the applicant shall convey +/-142 acres of the Mattawoman Creek Stream Valley land as a condition of approval for PPS 4-24014 and CDP-22002. The Mattawoman Creek Stream Valley is identified in the Green Infrastructure Plan and the Resource Conservation Plan as one of thirteen Special Conservation Areas (SCA) in Prince George's County. This Special Conservation Area is best managed by DPR staff to serve as stewards.

The Type 1 Tree Conservation Plan TCP1-0000-2023, approved with CDP-22002; TCP1-011-2023-01, approved with PPS 4-24014; and TCP2-008-2024 approved with SDP-2303 for Infrastructure; all showing woodland conservation on land requested for conveyance to Maryland-National Capital Park and Planning Commission (M-NCPPC) as park property. DPR staff reviewed the TCP1 dated March 2023 and consented to the placement of woodland conservation easement(s) on land to be subsequently dedicated to M-NCPPC, subject to the following considerations:

1. The applicant is dedicating substantially more parkland than the normal requirement under Mandatory Dedication of Parkland.
2. The woodland conservation easement(s) proposed are primarily located in areas which are not suitable for active recreation.
3. The proposed woodland conservation easement(s) are in some cases adjacent to other protected lands or woodland conservation easements proposed by the applicant, in effect creating a larger net “forested area”.

4. The proposed woodland conservation easement(s) will not be located within the right-of-way for the proposed hiker/biker trail when constructed.

This consent is limited only to the portions of the woodland conservation easement(s) proposed to be conveyed to M-NCPPC and are subject to the following conditions:

1. The details of the land to be dedicated to M-NCPPC, the areas of woodland conservation easement contained within that land, and the proposed Master Planned Trail will be evaluated with the review of the Type 2 Tree Conservation Plan (TCP 2).
2. A 10' clear area must be maintained from any woodland conservation area to the edge of any Master Planned Trails.
3. Only lands which normally qualify for woodland preservation and reforestation through the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance shall be placed in a woodland conservation easement.

cc: Leonard Pettiford

Regarding Schedule B - Part II, Exceptions of the Commitment described in General Note 1 hereon:

1. Taxes and other public charges, including assessments by any county, municipality, metropolitan district or commission, payable on an annual basis not now due and payable. This Commitment/Policy specifically insures that if taxes are payable on an annual basis they have been paid through the fiscal year ending June 30, 2021 and that if payable on a semi-annual basis, taxes and any applicable service charge(s) have been paid through June 30th or December 31st following the Effective Date of the herein commitment/Policy, whichever of said dates is the first to occur. This Commitment/Policy does not insure against the balance of any public charges (including assessments by any county, municipality, metropolitan district or commission) payable on an annual basis subsequent to the current fiscal year or part thereof for which such charges have last been levied. Nor does this Commitment/Policy insure against possible future tax levies nor against possible public charges as defined above that have not been levied or assessed.
   Not a survey matter. No certification is made regarding this item. (Surveyor's Response to Exception - Typical).
2. Subject to and together with the rights of others in and to the party walls of the insured property.
   There are no party walls located on the property.
3. Any claim which arises out of the transaction creating the interest of the mortgagee insured by this Commitment/Policy by reason of the operation of federal bankruptcy, state insolvency, or similar creditor's rights laws. (Owner's Policy Only)
   Not a survey matter. No certification is made regarding this item.
4. Any discrepancies, overlaps or conflicts in boundary lines, any shortage in area or quantity of land, and any other matters which would be disclosed by an accurate survey and inspection of the property. (Owner's Policy Only).
   None observed in the course of conducting this survey. None reported by the owner, contract purchaser or title company.
5. Subject to any recorded or unrecorded leases and subject to the rights of tenants, as tenants only, in any leases.
   Not a survey matter. No certification is made regarding this item.
6. Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage or acreage of the land.
   The land area of the property included in this survey is shown hereon.
7. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
   Not a survey matter. No certification is made regarding this item.
8. Rights of the public, the State of Maryland, the county, the township and the municipality in and to that portion of the premises in question taken, used or deeded for streets, alleys, roads or highways.
   The property included in this survey is subject to this item. Roads conveyed to Prince George's County, Maryland, and rights of way dedicated to public use are shown hereon.
9. Rights of way for drainage ditches, feeders, laterals and underground drain tiles or pipes, if any.
   The surface drainage easement established by Liber 16286 at folio 14 is shown hereon.
10. Covenants, conditions and/or restrictions, apparent or of record, that may affect the premise in question, and all terms contained therein, but omitting any such covenant or restriction based on race, color, religion, sex, national origin or familial status, contained in document. For further particulars, see record. NOTE: A breach or violation of the above noted restrictions will cause a forfeiture or reversion of title.
    Not a survey matter. No certification is made regarding this item.
11. Subject to the terms and conditions set forth in a Right of Way Agreement between Paul C. Robinson and Carroll Robinson to The Maryland Light & Power Company, dated July 16, 1940 recorded in Liber 575, page 479.
    Does not affect the property included in this survey. There is no pole in the location described in the instrument.
12. Subject to the terms and conditions set forth in a Right of Way Agreement between American Telephone and Telegraph Company and Paul C. Robinson and Carroll Robinson, dated March 23, 1945 recorded in Liber 777, page 50.
    Burdens the property included in this survey. The easement is shown hereon.
13. Subject to the terms and conditions set forth in a Right of Way to American Telephone and Telegraph Company of Baltimore City, dated March 15, 1945 as recorded in Liber 780, page 153.
    Does not affect the property included in this survey.
14. Rights granted in a Deed to the State Roads Commission of Maryland, dated July 18, 1950 as recorded in Liber 1253 page 191 and shown on SRC Plat Nos. 8181; 8182 and 8183.
    Does not affect the property included in this survey.
15. Subject to the terms and conditions set forth in a Right of Way set forth in an Indenture dated January 3, 1950 by and between Augustus Wolf and Aurrell L. Wolf to Southern Maryland Electric Cooperative, Inc., as recorded in Liber 1316, page 117.
    Does not affect the property included in this survey.
16. Subject to the terms and conditions set forth in a Rights granted in a Deed dated January 16, 1952 by and between Russell H. McCain, Avery W. Hall, and David M. Nicholas, constituting the State Roads Commission of Maryland, et al., as recorded in Liber 1487, page 181.
    Does not affect the property included in this survey.
17. Subject to the terms and conditions set forth in a Right of Way Agreement set forth in an Indenture dated July 28, 1954 by Francis D. Canter and Alice Dent Canter and Southern Maryland Electric Cooperative, Inc., as recorded in Liber 1754, page 319.
    Not plottable. The location of the right of way cannot be determined due to the lack of an exact description.
18. Subject to rights granted in Deed dated May 31, 1955 by and between Francis D. Canter and Alice L. Dent Canter, his wife and Lawrence S. McCoy and Elsie J. McCoy, his wife, et al, as recorded in Liber 1865, page 230.
    Not plottable. The right of way and easement granted and reserved by this instrument cannot be determined due to the lack of an exact description.
19. Subject to the terms and conditions set forth in a Right of Way Agreement dated June 2, 1955 recorded among the Land Records of Prince George's County in Liber 1883, Folio 461.
    Does not affect the property included in this survey.
20. Subject to the terms and conditions set forth in a Gas Storage Option and Release of Old Option and Lease dated August 2, 1957 by and between Lawrence S. McCoy, Elise J. McCoy, Ernest B. McCoy and Dana M. McCoy and Washington Gas Light Company, as recorded in Liber 2132, page 295.
    Does not affect the property included in this survey.
21. Subject to the terms and conditions set forth in a Right of Way Deed June 2, 1955 by and between Paul C. Robinson and Carrol Robinson, his wife and Ernest B. McCoy and Dana M McCoy, his wife, and Lawrence S. McCoy and Elsie J. McCoy, and Francis D. Canter and Alice L. Dent Canter, his wife, as recorded in Liber 2432, page 247.
    Does not affect the property included in this survey.
22. Subject to the terms and conditions set forth in a Right of Way set forth in an Indenture dated September 21, 1960 by and between Robin Dale Golf & Country Club, Inc., and Southern Maryland Electric Cooperative, Inc., as recorded in Liber 2495, page 36.
    Does not affect the property included in this survey.
23. Subject to the terms and conditions set forth in a Right of Way Agreement set forth in an Indenture dated June 1, 1962 by and between Paul C. Robinson and Southern Maryland Electric Cooperative, Inc., as recorded in Liber 2704, page 562.
    Not plottable. The location of the right of way cannot be determined due to the lack of an exact description.
24. Subject to the terms and conditions set forth in a Right of Way set forth in an Indenture dated May 4, 1964 by and between Harold W. Wolfe and Cora W. Wolfe to Southern Maryland Electric Cooperative, Inc., as recorded in Liber 2991, page 56.
    Does not affect the property included in this survey.
25. Subject to the terms and conditions set forth in a Right of Way set forth in an Indenture dated September 4, 1964 by and between Augustus C.F. Wolfe to Southern Maryland Electric Cooperative, Inc., as recorded in Liber 3046, page 545
    Does not affect the property included in this survey.
26. Subject to right of way over existing road known as Mister Road per Deed dated June 18, 1965 recorded in Liber 3163, page 556;
    Does not affect the property included in this survey.
27. Subject to the terms and conditions set forth in a Declaration of Terms and Provisions of Public Utility Easements dated February 18, 1969 recorded in Liber 3703, page 748.
    Does not affect the property included in this survey.
28. Subject to the terms and conditions set forth in a Right of Way Easement between Lester C. Hale and Mary C. Hale, his wife to Southern Maryland Electric Cooperative, Inc., dated September 9, 1970 as recorded in Liber 3919, page 31.
    Does not affect the property included in this survey.
29. Subject to the terms and conditions set forth in a Deed dated April 2, 1973 recorded among the Land Records of Prince George's County in Liber 4216, Folio 404.
    Does not affect the property included in this survey.
30. Subject to the terms and conditions set forth in a Right of Way Easement dated August 15, 1973 recorded among the Land Records of Prince George's County in Liber 4294, Folio 381.
    Does not affect the property included in this survey.
31. Subject to the terms and conditions set forth in a Deed dated November 21, 1977 recorded among the Land Records of Prince George's County in Liber 4852, Folio 63.
    Does not affect the property included in this survey.
32. Subject to the terms and conditions set forth in a Release of Right of Way dated October 4, 1978 recorded among the Land Records of Prince George's County in Liber 5049, Folio 125.
    Not plottable. The location of the released right of way cannot be determined due to the lack of an exact description.
33. Subject to the terms and conditions set forth in a Right of Way Easement between Richard H. Dobson and Southern Maryland Electric Cooperative, Inc., dated March 7, 1980 as recorded in Liber 5248, page 158.
    Not plottable. The location of the right of way cannot be determined due to the lack of an exact description.
34. Subject to the terms and conditions set forth in a Deed dated September 10, 1982 by and between Paul W.R. Dunham and T. Patricia Dunham, his wife, and Prince George's County, Maryland in Liber 5579, page 744.
    Does not affect the property included in this survey.
35. Subject to the terms and conditions set forth in an Option Agreement dated May 6, 1982 by and between Richard H. Dobson and Prince George's County, Maryland, as recorded in Liber 5612, page 628.
    Does not affect the property included in this survey.
36. Subject to the terms and conditions set forth in a Deed dated January 27, 1983 by and between Richard H. Dobson and Prince George's County, Maryland, as recorded in Liber 5637, page 782, as shown on a Plat Nots. 1365 & 1366.
    Burdens the property included in this survey. The slope easement granted by this instrument is shown hereon.
37. Subject to the terms and conditions set forth in a Deed of Easement dated January 27, 1983 by and between Richard H. Dobson and Prince George's County, Maryland, as recorded in Liber 5637, page 794.
    Does not affect the property included in this survey.
38. Subject to the terms and conditions set forth in a Right of Way Easement between Paul W. R. Dunham and T. Patricia Dunham to Southern Maryland Electric Cooperative, Inc., dated February 26, 1983 as recorded in Liber 5662, page 241.
    Does not affect the property included in this survey.
39. Subject to the terms and conditions set forth in a Confirmatory Deed dated January 3, 1984 recorded among the Land Records of Prince George's County in Liber 5823, Folio 564.
    Does not affect the property included in this survey.
40. Subject to the terms and conditions set forth in a Distribution Line Right of Way between Robert A. Hedrick and Southern Maryland Electric Cooperative, Inc., dated October 26, 1984 as recorded in Liber 6005, page 207.
    Does not affect the property included in this survey.
41. Subject to the terms and conditions set forth in a Right of Way dated March 28, 1985 by and between Richard H. Dobson, and Washington Suburban Sanitary Commission, as recorded in Liber 6259, page 269.
    Does not affect the property included in this survey.
42. Intentionally Deleted. Liber 7590, Folio 23.
43. Subject to the terms and conditions set forth in a Rights granted in State Highway Administration in a Deed dated May 31, 1996 and recorded in Liber 10809, page 313, as shown on Plat No. 53614.
    Does not affect the property included in this survey.
44. Subject to the terms and conditions set forth in an Easement dated September 24, 1997 recorded among the Land Records of Prince George's County in Liber 11735, Folio 450.
    Does not affect the property included in this survey.
45. Subject to the terms and conditions set forth in a Notice of Option between RD Golf Club, LLC, a Delaware limited liability company dated January 16, 1998 as recorded in Liber 11928, page 217.
    Does not affect the property included in this survey.
46. Subject to the terms and conditions set forth in a Deed of Easement dated June 26, 1998 by and between Richard H. Dobson and E.L. Gardner, Inc., as recorded in Liber 12308, page 703.
    May burden the property included in this survey. The instrument includes termination dates specified in unrecorded agreements. The easement is shown hereon.
47. Subject to the terms and conditions set forth in a Declaration of Easement dated October 19, 1998 by RD Golf Club, LLC, a Maryland limited liability company as recorded in Liber 12635, page 209.
    Does not affect the property included in this survey.
48. Subject to the terms and conditions set forth in a First Amendment to Declaration of Easement dated March 12, 1999 by RD Golf Club, LLC, a Delaware limited liability company, a recorded in Liber 12919, page 402.
    Does not affect the property included in this survey.
49. Subject to reservations set forth in Special Warranty Deed dated March 12, 1999 by RD Golf Club, LLC, a Delaware limited liability company and Dobson Family Limited Partnership, a Maryland limited partnership, as recorded in Liber 12919, page 404.
    May burden the property included in this survey. The description of an easement for advertising signs is not included in the instrument.
50. Intentionally Deleted. Liber 13164, page 392.
51. Subject to the terms and conditions set forth in a Surface Drainage Easement dated August 7, 2002 recorded among the Land Records of Prince George's County in Liber 16286, Folio 14.
    Burdens the property included in this survey. The easement is shown hereon.
52. Subject to the terms and conditions set forth in a Modification of Deed of Easement dated January 10, 2003 recorded among the Land Records of Prince George's County in Liber 17037, Folio 398.
    Burdens the property included in the survey. Extends the term on the ingress egress easement in Liber 12304 at folio 703 to June 15, 2006. The instrument includes termination dates specified in unrecorded agreements.the easement is shown hereon.
53. Subject to the terms and conditions set forth in a Declaration of Covenants, Conditions and Restrictions dated October 25, 2019 recorded among the Land Records of Prince George's County in Liber 42712, folio 194.
    Burdens the property included in this survey. There are no survey related items included in this instrument.
54. Subject to the terms and conditions set forth in a Temporary Ingress/Egress Easement and Temporary Grading Easement (Southern Access) dated May 13, 2020, recorded among the Land Records of Prince George's County in Liber 43906, folio 004.
    Burdens the property included in this survey. The easements are shown hereon.
55. Subject to the terms and conditions set forth in a No Consideration Boundary Line Adjustment Deed dated January 14, 2020 recorded among the Land Records of Prince George's County in Liber 43153, folio 461, as affected by a No Consideration Corrective Boundary Line Adjustment Deed dated March 11, 2020 recorded among the Land Records of Prince George's County in Liber 43553, folio 192.
    Does not affect the property included in this survey.

Legal Description
Per Schedule A, Item 4 of the Commitment described in General Note 1 hereon:

Tract 1:
Walton Maryland, LLC, a Maryland limited liability company, as to an undivided five percent (5%) interest as tenant in common, by virtue of a Special Warranty Deed dated March 29, 2013, from Peggy B. Dobson, Personal Representative of the Estate of Richard H. Dobson, and recorded among the Land Records of Prince George's County, Maryland, in Liber MMB No. 34595, folio 078, and

WUSF 3 Dobson Creek, LLC, a Maryland limited liability company, as to an undivided ninety-five percent (95%) interest, as tenant in common, by virtue of a Special Warranty Deed dated March 29, 2013, from Peggy B. Dobson, Personal Representative of the Estate of Richard H. Dobson, and recorded among the Land Records of Prince George's County, Maryland, in Liber MMB No. 34595, folio 087.

Tract 2:
Walton Maryland, LLC, a Maryland limited liability company, as to an undivided five and forty-seven hundredths percent (5.47%) interest as tenant in common, by virtue of a Special Warranty Deed dated October 4, 2012, from Petty B. Dobson, Personal Representative of the Estate of Richard H. Dobson, and recorded among the Land Records of Prince George's County, Maryland, in Liber MMB No. 34004, folio 498, and

Walton Suburban DC Land Acquisition LP, an Alberta limited partnership, as an undivided ninety-four and fifty-three hundredths percent (94.53%) interest, as tenant in common, be virtue of a Special Warranty Deed dated April 27, 2018, from Walton Suburban DC Land LP, an Alberta limited partnership, and recorded among the Land Records of Prince George's County, Maryland, in Liber SJH No. 41072, folio 211.

Tract 3:
Walton Maryland, LLC, a Maryland limited liability company, as to an undivided five percent (5%) interest, as tenant in common, by virtue of a Special Warranty Deed dated April 23, 2013, from Peggy B. Dobson, Personal Representative of the Estate of Richard H. Dobson, and recorded among the Land Records of Prince George's County, Maryland, in Liber SJH No. 41072, folio 211.

Description Based on this Survey
Commitment Tract 1:

Being all of the property acquired by Walton Maryland, LLC, a Maryland limited liability company, from Peggy B. Dobson, Personal Representative of the Estate of Richard H. Dobson, by a deed dated March 29, 2013, and recorded among the Land Records of Prince George's County, Maryland, in Liber 34595 at folio 78; also being all of the property acquired by WUSF 3 Dobson Creek, LLC, a Maryland limited liability company, from Peggy B. Dobson, Personal Representative of the Estate of Richard H. Dobson, by a deed dated March 29, 2013, and recorded among the aforesaid Land Records in Liber 34595 at folio 87 and being more particularly described as follows:

Beginning for the same at a pinched pipe found at the at the beginning of the 1st or South 59° 59' 49" East, 432.72 foot line of Exhibit A - Parcel B as described in the aforesaid deeds recorded in Liber 34595 at folio 78 and Liber 34595 at folio 87, said point also being at the westerly end of the southerly or North 59° 56' 00" West, 372.72 foot line of Lot 3, Block F, as shown on a plat of subdivision entitled "Country Club Estates" and recorded among the aforesaid Land Records in Plat Book WWW 61 at page 51; thence running with all of the 1st through 7th lines of Exhibit A - Parcel B as described in Liber 34595 at folio 78 and Liber 34595 at folio 87 and binding on the southerly outline of the aforesaid plat recorded in Plat Book WWW 61 at page 51 the following 7 courses and distances:

1. South 60° 06' 53" East, 433.76 feet to a point; thence
2. North 30° 05' 14" East, 22.50 feet to a 1/2 inch nail found; thence
3. South 59° 54' 46" East, 319.10 feet to a 5/8 inch iron pipe found; thence
4. South 32° 40' 32" West, 231.45 feet to a point; thence
5. South 60° 12' 17" East, 316.97 feet to a point; thence
6. South 29° 47' 43" West, 110.00 feet to a point; thence
7. South 60° 13' 15" East, 362.87 feet to a point at the beginning of the 8th or South 22° 34' 31" West, 365.90 foot line of Exhibit A - Parcel B described in the aforesaid deeds recorded in Liber 34595 at folio 78 and Liber 34595 at folio 87; thence running with the 8th through 11th lines of Exhibit A - Parcel B described in the aforesaid deeds recorded in Liber 34595 at folio 78 and Liber 34595 at folio 87 and binding on all of the 80th through 82nd lines and part of the 83rd line, reversed, of Exhibit A - Parcel A as described in a deed from Peggy B. Dobson, Personal Representative of the Estate of Richard H. Dobson, to Walton Maryland, LLC, a Maryland limited liability company, dated April 23, 2013, and recorded among the aforesaid Land Records in Liber 34677 at folio 101 and a deed from Peggy B. Dobson, Personal Representative of the Estate of Richard H. Dobson, to WUSF 3 Dobson Creek, LLC, a Maryland limited liability company, dated April 23, 2013, and recorded among the aforesaid Land Records in Liber 34677 at folio 110 the following 4 courses and distances:
8. South 22° 36' 03" West, 365.89 feet to a 5/8 inch rebar found; thence
9. South 28° 53' 28" West, 242.80 feet to a rebar & cap marked "LSA 21103" found; thence
10. South 23° 03' 02" East, 1046.37 feet to a point; thence
11. South 61° 51' 02" East, 308.40 feet to a point in Mattawoman Creek at the beginning of the 12th or South 49° 35' 11" West, 84.06 foot line of Exhibit A - Parcel B described in the aforesaid deeds recorded in Liber 34595 at folio 78 and Liber 34595 at folio 87; thence running in Mattawoman Creek and with the 12th through the 86th lines of Exhibit A - Parcel B as described in Liber 34595 at folio 78 and Liber 34595 at folio 87 the following 75 courses and distances:
12. South 49° 34' 59" West, 82.44 feet to a point; thence
13. South 26° 19' 39" West, 100.00 feet to a point; thence
14. South 22° 53' 39" West, 100.18 feet to a point; thence
15. South 13° 25' 29" West, 102.65 feet to a point; thence
16. South 38° 59' 29" West, 82.33 feet to a point; thence
17. South 13° 59' 59" West, 101.79 feet to a point; thence
18. South 02° 15' 49" West, 87.79 feet to a point; thence
19. South 52° 45' 19" West, 119.82 feet to a point; thence
20. South 69° 05' 29" West, 54.90 feet to a point; thence
21. North 87° 49' 01" West, 24.24 feet to a point; thence
22. North 59° 41' 21" West, 100.29 feet to a point; thence
23. North 54° 24' 41" West, 50.85 feet to a point; thence
24. North 88° 51' 41" West, 100.11 feet to a point; thence
25. North 87° 43' 21" West, 100.05 feet to a point; thence
26. North 87° 09' 11" West, 100.02 feet to a point; thence
27. North 87° 52' 51" West, 122.45 feet to a point; thence
28. South 63° 14' 29" West, 78.99 feet to a point; thence
29. South 78° 47' 59" West, 113.14 feet to a point; thence
30. North 73° 21' 01" West, 100.02 feet to a point; thence
31. North 86° 54' 11" West, 102.39 feet to a point; thence
32. North 52° 53' 21" West, 108.86 feet to a point; thence
33. South 34° 44' 29" West, 100.01 feet to a point; thence
34. South 42° 53' 39" West, 100.78 feet to a point; thence
35. South 50° 12' 19" West, 76.22 feet to a point; thence
36. South 73° 09' 39" West, 112.95 feet to a point; thence
37. South 60° 19' 19" West, 106.11 feet to a point; thence
38. North 54° 11' 21" West, 293.99 feet to a point; thence
39. North 88° 00' 51" West, 122.36 feet to a point; thence
40. North 32° 51' 41" West, 75.86 feet to a point; thence
41. North 85° 44' 51" West, 104.13 feet to a point; thence
42. South 74° 38' 39" West, 100.18 feet to a point; thence
43. South 59° 48' 49" West, 105.31 feet to a point; thence
44. North 80° 07' 11" West, 215.41 feet to a point; thence
45. South 34° 22' 49" West, 131.78 feet to a point; thence
46. South 72° 11' 39" West, 115.45 feet to a point; thence
47. South 09° 55' 09" West, 118.29 feet to a point; thence
48. South 67° 59' 19" West, 111.05 feet to a point; thence
49. South 28° 59' 29" West, 42.81 feet to a point; thence
50. South 24° 29' 51" East, 73.89 feet to a point; thence
51. South 03° 01' 19" West, 96.10 feet to a point; thence
52. South 11° 59' 49" West, 43.11 feet to a point; thence
53. South 20° 07' 49" West, 61.49 feet to a point; thence
54. South 51° 32' 09" West, 102.40 feet to a point; thence
55. South 77° 58' 59" West, 103.07 feet to a point; thence
56. South 80° 22' 59" West, 104.27 feet to a point; thence
57. South 52° 54' 09" West, 101.88 feet to a point; thence
58. South 56° 45' 19" West, 103.85 feet to a point; thence
59. South 50° 07' 39" West, 127.75 feet to a point; thence
60. North 65° 05' 31" West, 132.54 feet to a point; thence
61. South 85° 11' 39" West, 101.97 feet to a point; thence
62. South 67° 08' 19" West, 60.60 feet to a point; thence
63. North 79° 55' 01" West, 100.01 feet to a point; thence
64. North 82° 26' 11" West, 100.06 feet to a point; thence
65. North 79° 51' 21" West, 100.01 feet to a point; thence
66. South 52° 16' 39" West, 61.28 feet to a point; thence
67. South 24° 33' 09" West, 116.78 feet to a point; thence
68. South 66° 11' 09" West, 101.27 feet to a point; thence
69. South 56° 31' 29" West, 100.01 feet to a point; thence
70. South 17° 33' 39" West, 45.69 feet to a point; thence
71. South 63° 23' 29" West, 124.26 feet to a point; thence
72. North 64° 31' 51" West, 100.01 feet to a point; thence
73. North 53° 50' 51" West, 101.39 feet to a point; thence
74. North 68° 04' 41" West, 100.33 feet to a point; thence
75. North 42° 07' 21" West, 122.46 feet to a point; thence
76. South 24° 35' 59" West, 54.87 feet to a point; thence
77. South 74° 19' 39" West, 51.28 feet to a point; thence
78. North 76° 10' 16" West, 204.45 feet to a point; thence
79. North 17° 44' 21" West, 5.59 feet to a point; thence
80. North 76° 39' 21" West, 425.00 feet to a point; thence
81. North 49° 54' 21" West, 165.00 feet to a point; thence
82. South 57° 06' 39" West, 400.00 feet to a point; thence
83. North 47° 37' 21" West, 165.00 feet to a point; thence
84. North 65° 31' 21" West, 270.00 feet to a point; thence
85. South 50° 09' 39" West, 135.00 feet to a point; thence
86. North 79° 48' 21" West, 492.94 feet to a point at the beginning of the 87th or North 03° 42' 24" East, 625.21 foot line of Exhibit A - Parcel B described in the aforesaid deeds recorded in Liber 34595 at folio 78 and Liber 34595 at folio 87 and on the easterly right of way line of Gardner Road (variable width right of way) as shown on Prince George's County, Maryland, Department of Public Works and Transportation Right of Way Plat Number 1602 (Revised); thence running with the 87th through the 90th lines of Exhibit A - Parcel B as described in Liber 34595 at folio 78 and Liber 34595 at folio 87 and binding on the easterly right of way line of Gardner Road as shown on Right of Way Plat Number 1602 the following 4 courses and distances:
87. North 03° 42' 41" East, 625.52 feet to a point of curvature; thence
88. 147.15 feet along the arc of a curve deflecting to the left, having a radius of 539.00 feet (chord: North 04° 06' 35" West, 146.71 feet) to a point of tangency; thence
89. North 11° 55' 52" West, 177.99 feet to a point; thence
90. South 78° 04' 11" West, 5.00 feet to a point; thence running with the 91st line of Exhibit A - Parcel B as described in Liber 34595 at folio 78 and Liber 34595 at folio 87 and binding on the easterly side of Gardner Road the following course and distance:
91. North 14° 20' 00" West, 739.06 feet to a point at the beginning of the 92nd or North 86° 36' 21" East, 1404.14 foot line of Exhibit A - Parcel B described in the aforesaid deeds recorded in Liber 34595 at folio 78 and Liber 34595 at folio 87; thence running with the 92nd line of Exhibit A - Parcel B as described in Liber 34595 at folio 78 and Liber 34595 at folio 87 and binding on the 1st line, reversed, of Parcel 1 as described in a deed from Helmar O. Jensen to E.L. Gardner, Inc., dated January 25, 1995, and recorded among the aforesaid Land Records in Liber 10012 at folio 422 the following course and distance:
92. North 86° 36' 21" East, 1404.14 feet to a pinched iron pipe found; thence running with the 93rd line of Exhibit A - Parcel B as described in Liber 34595 at folio 78 and Liber 34595 at folio 87 and binding on the 5th line of Parcel 1, reversed, as described in the aforesaid deed recorded in Liber 10012 at folio 422 and also binding on the 1st line of Parcel One as described in a deed from Mary L. Queen, et al., to E.L. Gardner, Inc., dated January 30, 1995, and recorded among the aforesaid Land Records in Liber 10012 at folio 431 and also binding on part of the 5th line of Parcel One as described in a deed from Mary L. Queen, et al., to E.L. Gardner, Inc., dated February 2, 1995, and recorded among the aforesaid Land Records in Liber 10014 at folio 372 the following course and distance:
93. North 03° 23' 20" West, 1050.72 feet to a pinched iron pipe found; thence running with the 94th through 96th lines of Exhibit A - Parcel B as described in Liber 34595 at folio 78 and Liber 34595 at folio 87 and binding on the 3rd through 7th lines of Parcel 2, reversed, as described in the aforesaid deed recorded in Liber 10012 at folio 422 the following 3 courses and distances:
94. South 73° 21' 08" East, 1786.68 feet to a rebar & cap marked "LSA 21103" found; thence
95. North 27° 05' 07" East, 1038.99 feet to a rebar & cap marked "Webb # 253" found; thence
96. North 32° 55' 17" West, 51.34 feet to a rebar & cap found under water; thence running with the 97th through 104th lines of Exhibit A - Parcel B as described in Liber 34595 at folio 78 and Liber 34595 at folio 87 and binding on the southerly and easterly lines of Parcel A of the subdivision entitled "Robin Dale Golf Club" and recorded among the aforesaid Land Records in Plat Book VJ 185 at page 39 the following 8 courses and distances:
97. North 48° 11' 54" East, 219.82 feet to the base of a leaning 2 inch iron pipe found; thence
98. South 69° 26' 58" East, 1284.22 feet to a rebar & cap marked "LSA 21103" found; thence
99. North 27° 18' 42" East, 306.43 feet to a rebar & cap marked "LSA 21103" found; thence
100. North 28° 46' 56" East, 80.06 feet to a rebar & cap marked "LSA 21103" found; thence
101. North 36° 57' 30" East, 126.75 feet to a rebar & cap marked "LSA 21103" found; thence
102. North 41° 23' 55" East, 519.08 feet to a 1.5 inch iron pipe found; thence
103. North 19° 46' 05" East, 332.13 feet to a point; thence
104. North 59° 38' 52" East, 27.69 feet to the Point of Beginning; containing 17,118,410 square feet or 392.98462 acres of land more or less.

Commitment Tract 2:

Being part of the property acquired by Walton Maryland, LLC, a Maryland limited liability company, from Peggy B. Dobson, Personal Representative of the Estate of Richard H. Dobson, by a deed dated April 23, 2013, and recorded among the Land Records of Prince George's County, Maryland, in Liber 34677 at folio 101; also being part of the property acquired by WUSF 3 Dobson Creek, LLC, a Maryland limited liability company, from Peggy B. Dobson, Personal Representative of the Estate of Richard H. Dobson, by a deed dated April 23, 2013, and recorded among the aforesaid Land Records in Liber 34677 at folio 110 and being more particularly described as follows:

Beginning for the same at a rebar & cap marked "LSA 21103" found at the beginning of the 1st or 305.20 foot arc course of Exhibit A - Parcel A as described in the aforesaid deeds recorded in Liber 34667 at folio 101 and Liber 34677 at folio 110; thence running with all of the 1st line described in said deeds and binding on the southerly right of way line of McKendree Road (variable width public right of way) as shown on Prince George's County, Maryland, Department of Public Works and Transportation Right of Way Plat Number 1365 the following course and distance:

1. 305.20 feet along the arc of a curve deflecting to the right, having a radius of 1877.86 feet (chord: South 68° 27' 26" East, 304.86 feet) to a rebar & cap marked "LSA 21103" found at a point of tangency; thence running with the 2nd line described in the aforesaid deeds and binding on the southerly right of way line of McKendree Road (variable width public right of way) as shown on Prince George's County, Maryland, Department of Public Works and Transportation Right of Way Plat Number 1365 & 1366 the following course and distance:

2. South 63° 48' 05" East, 198.24 feet to a rebar & cap marked "LSA 21103" found; thence running with part of the 3rd line described in the aforesaid deeds and binding on the southerly right of way line of McKendree Road (variable width public right of way) as shown on Prince George's County, Maryland, Department of Public Works and Transportation Right of Way Plat Number 1366 the following course and distance:

3. South 31° 08' 16" East, 58.67 feet to a point; thence leaving the southerly right of way line of McKendree Road and running across Exhibit A - Parcel A as described in Liber 34677 at folio 101 and Liber 34677 at folio 110 and binding on the 400th through 520th lines, reversed, of Schedule "A" - Description of Proposed Parcel 1A, as described in a No Consideration Corrective Boundary Line Adjustment Deed made by WUSF 3 Dobson Creek, LLC, and Walton Maryland, LLC, and recorded among the aforesaid Land Records in Liber 43553 at folio 192 the following 7 courses and distances:

4. South 23° 46' 17" West, 1563.17 feet to a point; thence
5. South 35° 52' 06" West, 772.00 feet to a point; thence
6. South 58° 49' 16" West, 300.92 feet to a 1 inch pinched pipe found; thence
7. South 72° 21' 56" West, 338.09 feet to a 1 inch pinched pipe found; thence
8. South 79° 59' 02" West, 228.79 feet to a stone with tack found; thence
9. South 70° 15' 48" East, 755.30 feet to a point; thence
10. South 29° 14' 12" West, 31.47 feet to a point in Mattawoman Creek; thence running in Mattawoman Creek the following course and distance:
11. North 43° 57' 41" West, 36.29 feet to a point at the beginning of the 61st or North 68° 59' 29" West, 48.09 foot line of Exhibit A - Parcel A as described in the aforesaid deeds recorded in Liber 34677 at folio 101 and Liber 34677 at folio 110; thence running in Mattawoman Creek and with all of the 61st through 79th lines of Exhibit A - Parcel A as described in the aforesaid deeds recorded in in Liber 34677 at folio 101 and Liber 34677 at folio 110 the following 19 courses and distances:
12. North 68° 59' 41" West, 48.09 feet to a point; thence
13. North 69° 51' 11" West, 40.24 feet to a point; thence
14. North 82° 18' 51" West, 51.00 feet to a point; thence
15. North 89° 34' 53" West, 94.87 feet to a point; thence
16. South 65° 48' 09" West, 97.58 feet to a point; thence
17. North 73° 54' 21" West, 85.29 feet to a point; thence
18. North 32° 46' 51" West, 75.80 feet to a point; thence
19. North 71° 22' 51" West, 105.08 feet to a point; thence
20. South 85° 58' 59" West, 88.14 feet to a point; thence
21. North 79° 21' 21" West, 90.72 feet to a point; thence
22. South 59° 52' 09" West, 135.01 feet to a point; thence
23. North 89° 30' 21" West, 104.40 feet to a point; thence
24. South 55° 11' 39" West, 162.43 feet to a point; thence
25. North 85° 12' 51" West, 102.39 feet to a point; thence
26. South 11° 57' 19" West, 23.97 feet to a point; thence
27. North 82° 16' 51" West, 137.94 feet to a point; thence
28. South 32° 05' 29" West, 123.54 feet to a point; thence
29. South 76° 47' 39" West, 157.01 feet to a point; thence
30. South 49° 34' 59" West, 26.42 feet to a point at the beginning of the 80th or North 61° 55' 39" West, 307.71 foot line of Exhibit A - Parcel A as described in the aforesaid deeds recorded in in Liber 34677 at folio 101 and Liber 34677 at folio 110; thence leaving Mattawoman Creek and running with all of the 80th through 82nd lines of Exhibit A - Parcel A as described in Liber 34677 at folio 101 and Liber 34677 at folio 110 and binding on the 9th through 11th lines, reversed, of Exhibit A - Parcel B as described in a deed from Peggy B. Dobson, Personal Representative of the Estate of Richard H. Dobson to Walton Maryland, LLC, dated March 29, 2013, and recorded among the aforesaid Land Records in Liber 34595 at folio 78 and a deed from Peggy B. Dobson, Personal Representative of the Estate of Richard H. Dobson to WUSF 3 Dobson Creek, LLC, a Maryland limited liability company, dated March 29, 2013, and recorded among the aforesaid Land Records in Liber 34595 at folio 87 the following 3 courses and distances:
31. North 61° 51' 02" West, 308.40 feet to a point; thence
32. North 23° 03' 02" West, 1046.37 feet to a rebar & cap marked "LSA 21103" found; thence
33. North 28° 53' 28" East, 242.80 feet to a 5/8 inch rebar found; thence running with the 83rd line of Exhibit A - Parcel A as described in Liber 34677 at folio 101 and Liber 34677 at folio 110 and binding on the 8th line, reversed, of Exhibit A - Parcel B as described in the aforesaid deeds recorded in Liber 34595 at folio 78 and Liber 34595 at folio 87 and also binding on the easterly outline of a plat of subdivision entitled "Country Club Estates" and recorded among the aforesaid Land Records in Plat Book WWW 61 at page 51 the following course and distance:
34. North 22° 36' 03" East, 780.56 feet to a 1 inch pinched pipe found; thence running with the 84th and 85th lines of Exhibit A - Parcel A as described in Liber 34677 at folio 101 and Liber 34677 at folio 110 and binding on the southerly and easterly outline of the aforesaid plat recorded in Plat Book WWW 61 at page 51 the following 2 courses and distances:
35. North 88° 49' 29" East, 1066.70 feet to a rebar & cap marked "LSA 21103" found; thence
36. North 45° 08' 06" East, 1551.82 feet to a rebar & cap marked "LSA 21103" found; thence running with the 86th line of Exhibit A - Parcel A as described in Liber 34677 at folio 101 and Liber 34677 at folio 110 and binding on the aforesaid southerly right of way line of McKendree Road (variable width public right of way) as shown on Prince George's County, Maryland, Department of Public Works and Transportation Right of Way Plat Number 1365 the following course and distance:
37. South 73° 06' 47" East, 393.76 feet to the Point of Beginning; containing 5,723,160 square feet or 131.38567 acres of land more or less.

Commitment Tract 3:

Being all of the property acquired by Walton Maryland, LLC, a Maryland limited liability company, from Peggy B. Dobson, Personal Representative of the Estate of Richard H. Dobson, by a deed dated October 4, 2012, and recorded among the Land Records of Prince George's County, Maryland, in Liber 34004 at folio 498; also being all of the property acquired by Walton Suburban DC Land Acquisition LP, an Alberta limited partnership, from Walton Suburban DC Land LP, an Alberta limited partnership, by a deed dated April 27, 2018, and recorded among the aforesaid Land Records in Liber 41072 at folio 211 and being more particularly described as follows:

Beginning for the same at a rebar & cap marked "LSA 21103" found at the at the easterly end of the southerly or South 88° 53' 05" West, 1066.85 foot plat line as shown on a plat of subdivision entitled "Country Club Estates" and recorded among the aforesaid Land Records in Plat Book WWW 61 at page 51; thence running with the easterly outline of said

1 - Created by: Jon-Edward Thorsell on 11/6/25 12:02 PM
Title: HPA Approval, Department Review, DSD - Project Manager
The HPA for this project is submitted under DA7849Z24. It has not been approved. WSSC has not finalized whether we will allow the outfall sewers to connect as designed.

WSSC has met with the applicant several times over the matter and we are currently waiting for a report to be submitted from the engineer. The report will need reviewed internally before WSSC can comment further on the design.

2 - Created by: Jon-Edward Thorsell on 11/6/25 12:05 PM
Title: Hydraulic Capacity Concerns, Department Review, DSD - Project Manager
The hydraulic capacity is a concern based on the negotiated flows and entry points where they are defined based on the Charles County Agreement with WSSC. The overall capacity of the site does not seem to be a hydraulic capacity issue from an engineering standpoint. However, the flows and where they enter the Charles County Interceptor in this design plan does not align with the Exhibits explaining the capacity allocation in the Agreement for the Interceptor. WSSC is waiting on a report from the engineer for further evaluation.

3 - Created by: Jon-Edward Thorsell on 11/6/25 12:11 PM
Title: Hydraulic Pressures, Department Review, DSD - Project Manager
Hydraulic pressures suffice. Additional looping may be requested before final HPA approval based on the final configuration of Parts.

4 - Created by: Jon-Edward Thorsell on 11/6/25 1:15 PM
Title: General Design Comments, Department Review, DSD - Project Manager
Water:
- Existing and/or proposed water/sewer mains and service connections are not shown on the plan. Water and sewer lines as well as proposed connections need to be included on the plan in order for WSSC to be able to comment.
- Add the proposed pipeline alignment(s) with water house connection(s) to the plan. Additionally, if easements are required, their limits and locations must be shown. See WSSC Design Manual C-2.1
- Realign water and/or service connection(s) to avoid environmental, storm water management facilities, ESD Devices, other utilities, landscaping, tree boxes and structures or paving impacts for future maintenance. See WSSC Design Manual C-3.1
- Existing mains shown on plan should be labeled with correct pipe size, material and WSSC contract number.
- Show easement limits on plan for all existing and proposed water mains.
- Revise the plan to realign any water pipeline that conflicts with large storm drains, culverts, deep side ditches, etc. Maintain the required horizontal clearances from other utilities, retaining walls, sediment traps, street lights, paving, etc. See WSSC Design Manual C-3.1
- There is a 16- inch diameter water main located on or near this property. WSSC records indicate that the pipe material is Ductile Iron (DI). Prior to submittal of Phase 2 System Integrity review, it is the applicants responsibility to test pit the line and determine its exact horizontal and vertical location as well as to verify the type of pipe material. The applicantâ s engineer is responsible for coordinating with WSSC for monitoring and inspecting test pits for this project.
- Water pipelines 12-inch and smaller must have the greater of: a minimum of 15 feet horizontal separation from any building or dwelling or a 1:1 slope from the bottom of

the foundation of the existing or proposed building to the bottom edge of the pipeline trench.
- The 2021 WSSC Plumbing & Fuel Gas Code has been adopted and is effective July 1, 2015. The minimum water service connection for Group R-3 occupancies (Single Family Dwellings and Townhouses) should be 1.5 inches, unless there is an exception under Section 111.1.1.1 of the Code.

Sewer:
- Existing and/or proposed water/sewer mains and service connections are not shown on the plan. Water and sewer lines as well as proposed connections need to be included on the plan in order for WSSC to be able to comment.
- Add the proposed pipeline alignment(s) with sewer house connection(s) to the plan. Additionally, if easements are required their limits and locations must be shown. See WSSC Design Manual C-2.1
- Service connections to WSSC sewer mains 15-inch up to 27-inch require special review and approval. Contact the WSSC Permit Services Unit at (301) 206-4003 for application procedures. Service connections to WSSC sewer mains 30-inch or larger are not allowed.
- Existing mains shown on plan should be labeled with correct pipe size, material and WSSC contract number.
- Realign sewer service connection(s) to avoid environmental, storm water management facilities, ESD Devices, other utilities, landscaping, tree boxes and structures or paving impacts for future maintenance. See WSSC Design Manual C-3.1
- Show easement limits on plan for all existing and proposed sewer mains.
- Revise the plan to realign any sewer pipeline that conflicts with large storm drains, culverts, deep side ditches, etc. Maintain the required horizontal clearances from other utilities, retaining walls, sediment traps, street lights, paving, etc. See WSSC Design Manual C-3.1

Rights-of-Way:
- WSSC easements must be free and clear of other utilities, including storm drain systems, with the exception of allowed crossings designed in accordance with the WSSC Pipeline Design Manual. Under certain conditions (and by special request) storm drains may be permitted within the WSSC easement. However, this will be evaluated on a case by case basis and if allowed, will require execution of a special agreement between WSSC and the developer.
- Private Street & Alley Easement Requirements. Service mains proposed for this project are located in roadways that are or may be private. Private water and sewer mains are preferred in private streets and alleys. If the applicant desires public water and sewer mains in these private streets and alleys, then the following criteria must be met:
-- All separation requirements in the WSSC Pipeline Design Manual (PDM) must be met.
-- A 10 foot Public Utility Easements (PUE) shall be provided on both sides of the private street -and/or alley or space within the private street will be provided to assure PDM separations are met and limiting utility crossings of the WSSC water and sewer lines.
-- Blanket easements for other utilities (gas, electric, telephone, CATV, fiber optic, etc.) within the private street and/or alley parcel will not be allowed. The HOA documents shall not provide for a blanket easement across and under a private street and/or alley parcel.
-- Dry utilities are to be located in the PUE or as described above. No dry utilities are to be placed within the WSSC easement for public water and sewer except to cross perpendicular to the public water and sewer mains.

-- The storm drain system located in a private street and/or alley containing public water and sewer mains shall also be public and maintained by the County.
- WSSCs minimum easement width for a normal (14-inch diameter or less) pipeline (water or sewer at normal depth) is 20-feet. When both water and sewer (normal diameter and depth) are installed in the same easement, the minimum width is 30-feet. Installation of deep or large water/sewer will require additional easement width.
- The minimum horizontal clearance from a building to the outside diameter of a WSSC pipeline is 15-feet. The minimum spacing between adjacent buildings with both water and sewer lines between them must be 40-feet. In some cases where connections, fire hydrants, or deep water/sewer lines are involved, additional easement width is required.
- Balconies or other building appurtenances must not encroach within WSSC easements. Water/Sewer pipeline alignment should maintain a minimum 5-foot horizontal clearance from storm-drain pipeline/structures and other utilities. Review of plan submitted does not meet these requirements.

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5 - Created by: Jon-Edward Thorsell on 11/6/25 1:23 PM
Title: General Comments, Department Review, DSD - Project Manager
Environmental:
- The proposed outfall sewer impacts wetlands, stream buffers, 100 year flood plain, steep slopes and possibly large trees. Main alignment may need adjustment in the design stage of the WSSC Development Services System Integrity review process. See WSSC Design Manual C-8.1 and 23.1
- Proposed pipeline needs to be realigned to avoid or minimize environmental concerns such as: tree save areas, forested areas, rural/rustic roads, blasting areas, utilities, water quality, champion trees, historic or burial properties, landfills or other soil contaminated areas. See WSSC Design Manual C-8.1, C-19.1and 23.1
- A Phase-1 Environmental Site Assessment report may/will be required for the proposed site.
- Wetlands permit will be required for any construction within wetland areas. See WSSC Design Manual C-23.1
- The stream crossing shown on plan may result in conflict. Maintain twenty five (25) feet from the top of the nearest stream bank to edge of work limits as required by DNR. See WSSC Design Manual C-9.2

General:
- Any grading, change in pipe loading (including but not limited to proposed fill or excavation), adjustment to manhole rims, fire hydrant relocations, placement of access roads or temporary haul roads, temporary sediment control devices, paving construction or construction related activity of any kind over an existing WSSC water or sewer main or within an existing WSSC right-of-way requires advance approval by WSSC. Any proposed public street grade establishment plan (GEP) with an existing WSSC water or sewer main of any size located within the existing or proposed public street right-of-way requires WSSC approval directly on the original GEP prior to approval of the GEP by the County Department of Public Works and Transportation. Any work (design, inspection, repair, adjustment, relocation or abandonment of existing WSSC facilities) is done at the sole expense of the applicant/builder/developer. Contact WSSC Relocations Unit at (301) 206-8672 for review procedures and fee requirements. See WSSC Design Manual, C-5.1 and Part Three, Section 11.
- Show and label all existing nearby water and/or sewer service connections that may be impacted by the proposed development.
- WSSC facilities/structures cannot be located with a public utility easement (PUE)

however WSSC pipelines may cross over a PUE. Revise the plan to relocate any pipeline, valve, fire hydrant, meter vault and any other WSSC facilities/structures outside of the PUE.

Case No.: A-10059-C
Dobson Ridge (Farms)

Applicant: D.R. Horton, Inc./Dobson Farms

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND,
SITTING AS THE DISTRICT COUNCIL

ZONING ORDINANCE NO. 8–2022

AN ORDINANCE to amend the Zoning Map for the Maryland-Washington Regional District in Prince George's County, Maryland, by an individual Zoning Map Amendment.

WHEREAS, Zoning Map Amendment Application No. 10059 ("A-10059" or "Application") is a request to rezone approximately 581.06 acres of R-E (Residential Estates) and R-A (Rural Agricultural) zoned land to the R-S (Residential Suburban Development) or LCD (Legacy Comprehensive Design) Zone. The Subject Property is located south of McKendree Road and west of Timothy Branch, approximately 1400 feet west of Crain Highway. On the south, the Property runs along the north side of Mattawoman Creek to Gardner Road and expands northward, west of McKendree Village. The Property is also identified as Tax Map 154 and 164 (7 lots and 52 parcels) (see ZHE Exhibit 38, Appendix A for specifics); and

WHEREAS, the application was advertised and the property was posted prior to public hearings, in accordance with all requirements of law; and

WHEREAS, the application was reviewed by the Planning Department's Technical Staff; and

WHEREAS, on June 28, 2021, Technical Staff recommended that the Application be approved without conditions; and

WHEREAS, on July 29, 2021, the Planning Board made the same recommendation and on September 9, 2021, adopted Resolution PGCPB No. 2021-109; and

WHEREAS, on November 29, 2021, the District Council adopted CR-136-2021, thereby approving the Countywide Map Amendment ("CMA"), with an effective date of April 1, 2022; and

WHEREAS, on December 20, 2021, pursuant to Section 27-1905(c)(2) of the prior Zoning Ordinance (2019 Edition), Applicant submitted a written request that the consideration of its Application proceed as amended to request a rezoning to the Legacy Comprehensive Design ("LCD") Zone, and revised its Basic Plan accordingly; and

WHEREAS, on February 19, 2022, the Technical Staff submitted a memorandum noting that its recommendation of approval would not change if the property were rezoned to the LCD Zone; and

WHEREAS, on March 2, 2022, the Zoning Hearing Examiner ("Examiner") held an evidentiary hearing on the application; and

WHEREAS, Ms. Evelyn Williams ("Opponent" or "Opposition") testified in opposition; and

WHEREAS, at the conclusion of the evidentiary hearing, the record was kept open for the receipt of the updated traffic analysis and the record was closed on March 4, 2022; and

WHEREAS, on May 25, 2022, the Examiner recommended that the application request to rezone approximately 581.06 acres of R-E (Residential Estates) and R-A (Rural Agricultural) zoned land to the R-S (Residential Suburban Development) Zone, be approved subject to conditions; and

WHEREAS, on June 21, 2022, Opponent filed a request for oral argument in opposition of the Zoning Hearing Examiner's Decision; and

WHEREAS, on September 9, 2022, Applicant filed a response to the June 21, 2022 Exceptions and Request for Oral Argument filed by Opponent; and

WHEREAS, a hearing was held before the District Council on September 19, 2022; and

WHEREAS, having carefully considered the issues raised by the opposition at oral argument on September 19, 2022, the District Council adopts, and incorporates by reference, the Examiner's findings and conclusions on each issue raised by the opposition, except as otherwise indicated herein; and

WHEREAS, the District Council makes the following additional findings and conclusions:

I. A-10059 meets the requirements of approval pursuant to Section 27-195 of the prior Zoning Ordinance and is supported by substantial evidence.

Opponent generally contends without substantiated evidence that A-10059 will have a significantly negative impact on Prince George's County's "current poor and lagging educational system, the environment (neighboring streets and land), the current residential areas, and proposes no convincing improvement in the surrounding area . . . ." (Opposition Request for Oral Argument). However, the substantial evidence presented in this case (consisting of 82 exhibits and 1,113 pages) supports the conclusion that all of the required findings provided for in Section 27-195 of the prior Zoning Ordinance as well as the applicable purposes (Section 27-511 of the prior Zoning Ordinance) have been met and are supported by uncontroverted substantial evidence. Opponent's contentions are not supported by probative or substantial evidence in the record and do not make any of the Examiner's findings fairly debatable.

a. Transportation and other existing or planned private and public facilities will be adequate for the uses proposed.

The District Council finds that the substantial evidence in the record supports a finding that the transportation facilities will be adequate pursuant to Section 27-195(b)(1)(C) of the prior

Zoning Ordinance. A Traffic Impact Study and transform model was prepared and submitted to Transportation Planning Staff for the purposes of providing traffic data for M-NCPPC's use in analyzing the master plan roads utilizing M-NCPPC's TransForm modelling software. (Ex. 10, 13 – 17; Ex. 79 and 82; *see also,* Ex. 48; Tr. pp. 51 - 63). Further the Subject Property is located within Planning area 85A and is subject to the Brandywine Road Club (CR-9-2017). Future entitlement applications will require additional traffic impact analyses as well the participation in the Brandywine Road Club, pursuant to Section 24-124 of the prior Subdivision Regulations.

Pursuant to CR-9-2017, and at the time of the preliminary plan of subdivision, the Brandywine Road Club fee for the future development will be imposed at $1,338 per dwelling unit to be indexed by the appropriate cost indices to be determined by the Department of Permitting, Inspection, and Enforcement ("DPIE"). Further, in accordance with CB-22-2015, once the appropriate payment is made to the satisfaction of DPIE, at the time of building permit, no further obligation will be required regarding fulfillment of transportation adequacy requirements of Section 24-124(a) of the prior Subdivision Regulations. Consequently, although transportation facilities will be addressed again at the time of the preliminary plan of subdivision pursuant to Subtitle 24, the record shows, and M-NCPPC agreed, that transportation facilities will be adequate once certain mitigation efforts required by the Brandywine Road Club are addressed by Applicant, as required by Section 27-195(b)(1)(C). Thus, transportation and other exiting or planned private and public facilities will be adequate for the uses proposed.

> i. Other public facilities are adequate, and in the case of schools, are and will be adequate once the applicable School Facility Surcharge is paid at the time of building permit.

Opponent asserts that the rezoning will not enhance the current "poor educational system in PG County." (Opposition Request for Oral Argument). At the time of preliminary subdivision,

pursuant to Section 24-122.02 of the prior Subdivision Regulations, the impact on school facilities will be analyzed. Further, the District Council takes notice that the Subject Property is located within School Cluster 6, and based on the 2021 Update of the Pupil Yield Factors and Public School Clusters, published on March 22, 2022, provides the following:

- Elementary School Cluster 6 – 78% capacity
- Middle School Cluster 6 – 90% capacity
- High School Cluster 6 – 72% capacity

Furthermore, Section 10-192.01 of the County Code establishes a school facility surcharge that includes an annual adjustment for inflation, unrelated to the provision of adequacy determination in Subtitle 24 or Section 27-195(b)(1)(D) of the prior Zoning Ordinance. The current amount of this surcharge is $18,900 for building permits issued for all buildings outside of the Capital Beltway that are not adjacent to a mass transit rail station operated by WMATA. This fee will be required to be paid to DPIE at the time of issuance of each building permit. Thus, and notwithstanding the fact that the school capacity is adequate, Applicant will be required to pay the applicable School Facility Surcharge to DPIE in satisfaction of any adequacy requirement.

ii. The Opposition's contention that A-10059 should include provisions to build new quality medical facilities is not a requirement of approval.

Neither Section 27-195 nor 27-511 of the prior Zoning Ordinance require the Examiner or the District Council to find that Applicant must propose to "build new quality medical facilities." (Opposition Request for Oral Argument). Notwithstanding, the District Council takes note that there are a number of high-quality medical facilities that currently exist in the area surrounding the Subject Property. For example, the Greater Baden Medical Services at Brandywine building (located at 7450 Albert Road, Brandywine, Maryland 20613) is approximately 0.38 mile from the

Subject Property; the MedStar Health building (located at 13590 Brandywine Road, Brandywine, Maryland 20613) is approximately 2.37 miles from the Subject Property; MedStar Southern Maryland Hospital Center and MedStar Health Primary Care at Clinton (located 7503 Surratts Road, Clinton, Maryland 20735) is approximately 5.61 miles from the Subject Property; and Brandywine Volunteer Fire Department (Station 840) (located at 13809 Brandywine Road, Brandywine, Maryland 20613) is approximately 2.45 miles from the Subject Property. Despite Opponent's contentions to the contrary, which are unsubstantiated, the District Council finds that Brandywine is served by a number of high-quality medical facilities that provide a wide range of medical services that are easily accessible.

> b. The environmental relationship reflects compatibility between the requested uses and surrounding uses, and proposes significant improvements through preservation, wetland enhancements, understory enhancement, ecological enhancements, and increasing habitat and biodiversity.

Opposition next argues that the approval of A-10059 will negatively effect the "already poor environment with even more debris on the . . . extremely dirty neighboring streets, green land, and main highways. . . ." (Opposition Request for Oral Argument). However the record is replete with substantial evidence that the proposed rezoning of the Subject Property, in conjunction with the Examiner's recommended conditions (which were proffered by Applicant) will be in conformance with and improve upon the requirements and policies of the Woodlands, Wildlife and Habitat Policy of the Environmental Infrastructure Section within the Subregion V Master Plan; will expand upon wetland protection and growth; and will preserve or enhance sustainability of stream and wooded floodplain. (*See* Ex. 43; Tr. at pp. 35 – 48; Ex. 63, 64, 65, 70, and 71; Ex. 38 at Sec. 7, p. 52 and pp. 32 and 24).

The proposed concept allots for approximately 16% of the site to be cleared for development, and approximately 423.67 acres (72.9%) of the Subject Property will remain as open space. (Ex. 71). It is anticipated that there will be no net loss of woodland on the site and the development will add woodland acreage above and beyond the woodland conservation required. The District Council finds that the application – along with Applicant's proffers (adopted as conditions herein) – provides a springboard for thoughtfully designed habitat creation with interwoven neighborhoods.

The District Council agrees that the preservation of the expansive Mattawoman floodplain and woodland along with the diverse existing ecology onsite sets the stage for a marquee project showcasing what is environmentally possible in Prince George's County. (*C.f.* Ex. 43; *See also*, Tr. at pp. 35 – 48; Ex. 63, 64, 65, 70, and 71; Ex. 38 at Sec. 7, p. 52 and pp. 32 and 24). The Subject Property sits abandoned, unmaintained, and its habitat value challenged by encroaching invasive species and undesirable habitats. Applicant's expert arboriculturist and landscape architect, Steve Allison, testified that every inch of the Subject Property has been walked and mapped over a period of months to investigate all of the unique features of the Subject Property. (Tr. at p. 37, Line 1-14). In doing so, among other things that are detailed in testimony and exhibits (including Exhibit 43 and Exhibit 40), the Basic Plan includes a comprehensive plan that provides for (i) stream corridor assessment surveys with Natural Resource Inventory ("NRI") plan review; (ii) on-site woodland conservation; (iii) creation and enhancement of wetlands with adjoining meadows that focus on providing wildlife habitat; (iv) enhancing biodiversity in woodland understory; and (v) ecological enhancements through selective environmental site design that both replicate and increase biodiversity of the local ecology. The District Council agrees that the

preservation and enhancement of the existing woodland and wetland systems will benefit the Mattawoman watershed by providing nearly 400 acres of woodland for this unique site.

The substantial evidence in the record supports a finding that the environmental relationship reflects compatibility between the requested uses and surrounding uses. The application and the Basic Plan satisfies Section 27-195(b)(1)(E) of the prior Zoning Ordinance.

II. In approving A-10059, neither Sections 27-195 nor 27-511 require the District Council to find that the rezoning will not slow or negate growth in the current residential property values.

Although Opponent asserts that the approval of A-10059 will negatively affect current property values, there is no evidence in the record to support such a contention nor is there a requirement that the District Council find that A-10059 will not negate residential property values. Instead, and as the substantial evidence in the record shows, A-10059 satisfies the applicable goals, policies, and strategies of the applicable planning documents – namely *Plan Prince George's 2035 Approved General Plan* ("Plan 2035") and the *Subregion 5 Master Plan.*

Beginning on Page 100, Plan 2035 sets forth twelve (12) Land Use and eight (8) Housing and Neighborhood Policies. These policies include goals and strategies aimed at promoting the health, safety and welfare of current and future residents and workers. The policies aim to direct higher density development to Regional Transit Districts and Local Centers and aim to ensure that a mix of housing is provided, including accessibility and affordability across the County and within developments. The application meets these goals notwithstanding that not all of the policies are within Applicant's control, but A-10059 helps advance those that are. (*See* Ex. 38 at pp. 13 – 28; and Ex. 48 at pp. 5 – 15; *See also* Tr. at pp. 77 – 84 (regarding Master Plan conformance); Ex. 45). The District Council finds that A-10059 conforms to the principles and guidelines of the Master

Plan related to environmental issues and with respect to the number of dwelling units for Residential Low and Residential Low Transition areas.

Further, other public facilities are adequate (libraries and fire facility) or, in the case of schools, will be once appropriate surcharges are paid at the time of preliminary plan of subdivision review. Police facilities are not mentioned within subsection 27-195(b)(1)(D), but the record addressed the fact that Applicant may either seek waiver from the adequacy test for police via Council Resolution, or other mitigation may be needed if police response times are not met. Police response times, however, will be tested with the subdivision, and the District Council notes that based on the current 12-month rolling average, police response times in the vicinity of the Subject Property are currently being met. In addition, the areas proposed for development are within Water and Sewer category 4 (Community System Adequate Development Planning). Section 27-195(b)(1)(D) is met.

Finally, the Examiner's decision indicated approval of the R-S Zone and not the LCD Zone. On this issue, the District Council adopts, and incorporates by reference, the People's Zoning Counsel's analysis regarding the application and approval of the LCD Zone. In opining that the LCD Zone may not be imposed, the Examiner relies on Sections 27-3601(b)(2) and 27-4205(a); however, those sections of the new Zoning Ordinance are not applicable to A-10059. That is, Section 27-3601 deals with a zoning map amendment ("ZMA") filed pursuant to the new Zoning Ordinance, and not the prior Zoning Ordinance. A-10059 is not a ZMA filed pursuant to Section 27-3601; instead, it is a ZMA filed pursuant to Section 27-195 of the prior Zoning Ordinance.

A-10059 was accepted for review on February 17, 2021, more than a year prior to the effectuation of the new Zoning Ordinance. The publication of the Technical Staff Report (June 28, 2021); the Planning Board hearing (July 29, 2021); the adoption of the Planning Board's

resolution (September 9, 2021); and the Examiner's hearing (March 2, 2022) all occurred prior to the effectuation of the new Zoning Ordinance (April 1, 2022). Moreover, Section 27-1703(a) specifically provides:

> Any development application, including a permit application or an application for zoning classification, that is filed and accepted prior to the effective date of this Ordinance may be reviewed and decided in accordance with the Zoning Ordinance and Subdivision Regulations in existence at the time of the acceptance of said application. An application for zoning classification decided after the effective date of this Ordinance must result in a zone set forth within this Ordinance.

Thus, the District Council agrees with the People's Zoning Counsel, Technical Staff, and Applicant that A-10059 must be reviewed and decided in accordance with Section 27-195 of the prior Zoning Ordinance (which it is). Further, since the decision of A-10059 is now occurring after April 1, 2022 (the effective date of the new Zoning Ordinance), it must result in a zone set forth within the new Zoning Ordinance pursuant to Section 27-1703(a). Based on this and given the inapplicability of Section 27-3601 (of the new Zoning Ordinance), the Examiner's conclusion that that section prohibits the ability to impose the LCD Zone for this ZMA application is incorrect.

The Transitional Provisions of Section 27-1703(a) contained in the new Zoning Ordinance contemplated this very scenario and made accommodations for the same when it unambiguously provided that a pending ZMA may continue to be reviewed and approved under the prior Zoning Ordinance (in this case Section 27-195), but that the decision to approve the pending ZMA after the effectuation date of the new Zoning Ordinance (April 1, 2022) must result in a zone set forth in the new Zoning Ordinance.

With the endorsement of the CMA by the Planning Board on October 28, 2021, and the adoption of the CMA by the District Council on November 29, 2021, Applicant, in conformance with Part 19 of the prior Zoning Ordinance, was required to elect to move forward with A-10059

and elect a new replacement zone based on the new Zoning Ordinance, which it did on December 20, 2021. (Ex. 51, with attachments). This not only ensured compliance with Section 27-1905(c)(2) of the prior Zoning Ordinance (which was still applicable until April 1, 2022), but also ensured future conformance with Section 27-1703(a) (which is now applicable).

On February 19, 2022, James Hunt, Planning Division Chief of the Development Review Division, of M-NCPPC, confirmed, in response to Applicant's December 20, 2021 letter (Ex. 51), that "Technical Staff finds that a new technical staff report is unnecessary as the requested [replacement] from the originally requested R-S Zone to the new LCD Zone has no impact on staff's recommendation in any manner." (Ex. 55).

Consequently, the Examiner's decision to approve the R-S Zone, as the required findings of Section 27-195 have been satisfied and are supported by substantial evidence, results in the affirmative ability for the District Council to approve A-10059 and, pursuant to Section 27-1703(a), impose the LCD Zone as the appropriate replacement zone for the R-S Zone; and

WHEREAS, the Applicant's request to rezone approximately 581.06 acres of R-E (Residential Estates) and R-A (Rural Agricultural) zoned land to the LCD (Legacy Comprehensive Design) Zone is hereby conditionally APPROVED.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED:

SECTION 1. The Zoning Map for the Maryland-Washington Regional District in Prince George's County, Maryland, is hereby amended to rezone approximately 581.06 acres of R-E (Residential Estates) and R-A (Rural Agricultural) zoned land to the LCD (Legacy Comprehensive Design) Zone, located south of McKendree Road and west of Timothy Branch, approximately 1400 feet west of Crain Highway. On the south, the Property runs along the north side of Mattawoman Creek to Gardner Road and expands northward, west of McKendree Village. The

Property is also identified as Tax Map 154 and 164 (7 lots and 52 parcels) (see ZHE Exhibit 38, Appendix A for specifics).

SECTION 2. The request to rezone approximately 581.06 acres of R-E (Residential Estates) and R-A (Rural Agricultural) zoned land to the LCD (Legacy Comprehensive Design) Zone, is hereby APPROVED, subject to the following Conditions, Development Data, and all other information shown on the Basic Plan:

Development Data Table

Gross Tract Area	581.06 ac.
100-year Floodplain	213.84 ac.
½ Floodplain	106.92 ac.
Net Tract Area*	474.14 ac.

*Net Tract Area=Gross Tract Area-1/2 Floodplain

Base Density recommended 474.14ac@1.6DU/ac 758
Units Max. Density recommended 474.14ac@2.6DU/ac
1,232 Units Density Proposed 857-1,106 Units

Parcel Identification Table

Tax Map	Grid	Parcel	Parcel ID	Street Address (*Brandywine, MD 20613)	Liber	Folio
164	A3	6	11-1133958	Gardner Road, Waldorf, MD 20601	34595	78 & 87
164	C2	8	11-1156447	*McKendree Road	34595	78 & 87
164	E2	10	11-1152032	*16305 McKendree Road	34677	101 & 110

This application includes the following Lots in the "Country Club Estates" Subdivision (Plat Book WWW 61 Plat No. 51) and acquired by deeds recorded in Liber 34004 at folio 498 and Liber 41072 at folio 211:

Tax Map	Grid	Lot-Block	Parcel ID	Street Address (Brandywine, MD 20613)
164	E1	1-A	11-1156462	7100 Meadow Drive
164	E1	**1-B	11-1156454	Meadow Drive
164	E1	2-B	11-1156470	6901 Meadow Drive
164	E1	3-B	11-1156488	6809 Meadow Drive
164	E1	4-B	11-1156496	6805 Meadow Drive
164	D1	5-B	11-1156504	6801 Meadow Drive
164	D1	1-C	11-1156520	16304 Meadow Court
164	D1	2-C	11-1156538	16308 Meadow Court
164	D1	3-C	11-1156546	16312 Meadow Court
164	D1	4-C	11-1156553	16400 Meadow Court
164	D1	**5-C	11-1156454	Meadow Road
164	D1	6-C	11-1156561	16408 Meadow Court
164	D1	7-C	11-1156579	16412 Meadow Court

164	E1	8-C	11-1156587	6808 Meadow Court
164	E1	Outlot A-C	11-1156512	6900 Meadow Drive
164	D1	1-D	11-1156595	16305 Meadow Court
164	D1	2-D	11-1156603	16309 Meadow Court
164	D1	3-D	11-1156611	16313 Meadow Court
164	D1	4-D	11-1156629	16401 Meadow Court
164	D1	5-D	11-1156637	6708 Meadow Drive
164	D1	**6-D	11-1156454	Meadow Drive
164	D1	7-D	11-1156645	16412 Green View Lane
164	D1	8-D	11-1156652	16408 Green View Lane
164	D1	9-D	11-1156660	16404 Green View Lane
164	D1	10-D	11-1156678	16310 Scenic Avenue
164	D1	11-D	11-1156686	16306 Scenic Avenue
164	D1	1-E	11-1156694	16313 Scenic Avenue
164	D1	2-E	11-1156702	16309 Scenic Avenue
164	D1	3-E	11-1156710	16305 Scenic Avenue
164	D1	1-F	11-1156728	16401 Scenic Avenue
164	D1	2-F	11-1156736	16405 Scenic Avenue
164	D1	3-F	11-1156744	16409 Scenic Avenue
164	D1	11-G	11-1156751	16406 Scenic Avenue
164	D1	12-G	11-1156769	16401 Green View Lane
164	D1	13-G	11-1156777	16405 Green View Lane
164	D1	14-G	11-1156785	16409 Green View Lane
164	D1	15-G	11-1156793	16413 Green View Lane
164	D1	16-G	11-1156801	6608 Meadow Drive
164	D2	17-G	11-1156819	6604 Meadow Drive
164	D1	1-H	11-1156827	6709 Meadow Drive
164	D1	2-H	11-1156835	6705 Meadow Drive
164	D1	3-H	11-1156843	6701 Meadow Drive
164	D1	4-H	11-1156850	6611 Meadow Drive
164	D2	5-H	11-1156868	6605 Meadow Drive
164	D2	6-H	11-1156876	6601 Meadow Drive
164	E1	p/o Outlot A-K	11-1156884	16301 McKendree Road

** Lot 1, Block B; Lot 5, Block C; and Lot 6, Block D were included in the deeds recorded in Liber 34004 at folio 498 and Liber 41072 at folio 211, but were not included in the Country Club Estates Subdivision Plat. Said lots are identified as Parcel 35 on Tax Map 164.

Conditions:

At the appropriate stage of development:

1. The Applicant shall provide a stream corridor assessment survey with a NRI plan review.

2. The Applicant shall meet the entire Woodland Conservation requirement on-site for the prior R-S Zone applicable prior to April 1, 2022. The Tree Canopy Coverage requirements shall be met on-site pursuant to the standards of the prior R-S Zone applicable prior to April 1, 2022.

3. The Applicant shall create new wetland and enhance existing wetlands with adjoining meadows focusing on providing wildlife habitat.

4. The Applicant shall provide selective woodland understory enhancement focusing on habitat and biodiversity.

5. The Applicant shall provide ecological enhancement through selective environmental site design planting motifs that both replicate and increase the biodiversity of the local ecology.

The Approved Basic Plan is ZHE Exhibit 56.

SECTION 3. A building permit, use permit, or subdivision permit, as applicable, may not be issued or approved for the subject property except in accordance with the conditions set forth in this Ordinance.

SECTION 4. If the Applicant fails to accept the land use classification conditionally approved in this Ordinance, in writing, within ninety (90) days, the subject property shall revert to the R-E (Residential Estates) and R-A (Rural Agricultural) Zones.

SECTION 5. BE IT FURTHER ENACTED that this Ordinance shall become effective on the date of its enactment.

ENACTED this 17th day of October, 2022, by the following vote:

In Favor: Council Members Franklin, Harrison, Hawkins, Medlock, Streeter, Turner and Taveras.

Opposed: Council Members Burroughs, Dernoga and Ivey.

Abstained: Council Member Glaros.

Absent:

Vote: 7-3-1.

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND, SITTING AS THE DISTRICT COUNCIL FOR THAT PART OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT IN PRINCE GEORGE'S COUNTY, MARYLAND

By: _____
Calvin S. Hawkins, II, Chair

ATTEST:

_____
Donna J. Brown
Clerk of the Council

Case No. CDP-22002
TCP1-011-2023
Dobson Farms

Applicant: D.R. Horton, Inc.

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND,
SITTING AS THE DISTRICT COUNCIL

FINAL DECISION – ORDER AFFIRMING PLANNING BOARD

On January 22, 2024, using oral argument procedures, the District Council reviewed, based on its motion, the Planning Board's decision, embodied in Resolution 2023-100, to approve Comprehensive Design Plan (CDP)-22002 and Type 1 Tree Conservation Plan (TCP1-011-2023) for Dobson Farms, a residential development, with a mix of housing types consisting of up to 1,106 dwelling units, located on the south side of McKendree Road, approximately 1,400 feet west of its intersection with US 301 (Robert Crain Highway), and within Planning Areas 85A, Council District 9. (1/22/2024, Tr.).

Having reviewed the record, and argument of the parties, the District Council finds that the Board's decision was supported by substantial evidence in the record, and was not arbitrary, capricious, or otherwise illegal. The District Council adopts, unless otherwise stated herein, the findings and conclusions set forth by the Board in Resolution No. 2023-100.

Approval of CDP-22002 and TCP1-011-2023 is subject to the following conditions:

1. Prior to certificate approval of the comprehensive design plan (CDP), the following revisions shall be made, or information shall be provided:

   a.Provide an open space exhibit showing the following:

   (1) The location and acreage of open space that qualifies the development for a density increment factor of 25 percent. The open space shall not be located in an area designated for woodland conservation.

   (2) The location of woodland conservation areas.

b. Add the public benefits density increment table to the coversheet of the CDP, showing the additional units associated as awarded with density increment factors (1), (3) and (4).

c. Revise General Note 3 on the coversheet of the CDP, to note the correct number of maximum dwelling units, based on the awarded density increment factors, which are added to the base residential density allowed.

d. Revise the CDP to comply with the 35 percent cap on the total number of attached dwelling units, per Section 27-513(d)(3) of the prior Prince George's County Zoning Ordinance.

e. Revise General Note 3 on the coversheet of the CDP, to note the associated percentages with each of the approved residential uses.

f. Add a general note stating that all well and septic structures discovered during the development of the site are to be abandoned and backfilled, according to regulatory standards.

g. Add perimeter bearings and distances to the redline property boundary on Sheet 6 of the plan set, consistent with those shown on the property boundary survey.

h. Identify the portion of the subject property that is located in Sustainable Growth Tier IV.

i. Add a general note stating that the portion of the subject property, located in Sustainable Growth Tier IV, shall be limited to open space uses and shall not be developed with residential lots.

j. The Type 1 tree conservation plan (TCP1) shall be revised, as follows:

   (1) Add "TCP1-011-2023" to the required TCP1 approval block and woodland conservation worksheet.

   (2) Have the revised plan signed and dated by the qualified professional who prepared it.

k. Revise Sheet 6 of the Conceptual Design Plan (CDP) to add the letter notations to the legend.

l. Revise the circulation plan and legend to distinguish the 14,000 linear feet of trails that qualifies the development for a density increment factor of 5 percent.

m. Revise the CDP to update the minimum development standards for the single-family detached dwellings, to correspond with the removal of the proposed "villas."

2. Prior to acceptance of the preliminary plan of subdivision application, a statement of justification (SOJ) for the necessary primary management area (PMA) impacts shall be included in the application package. The SOJ shall address all proposed impacts on regulated environmental features. PMA impacts, solely associated with the creation of lots, will not be allowed.

3. Prior to acceptance of the preliminary plan of subdivision application, a variance request and impact sheets for the removal of any specimen trees shall be included in the application package.

4. The preliminary plan of subdivision application shall include a detailed soils study, demonstrating that the site is geologically suitable for the approved development.

5. An approved stormwater management concept plan and approval letter, or an indication that an application for such approval has been filed, shall be submitted with the preliminary plan of subdivision application.

6. At the time of preliminary plan of subdivision, the applicant shall provide a plan for:

   a. Evaluating archeology Site 18PR1195, at the Phase II level, and

   b. Avoiding and preserving the resource in place.

7. If a Phase II and/or Phase III archeological evaluation or mitigation is necessary, the applicant shall provide a final report detailing the Phase II and/or Phase III investigations and ensure that all artifacts are curated at the Maryland Archaeological Conservation Laboratory in St. Leonard, Maryland, prior to approval of any grading permits.

8. The preliminary plan of subdivision application shall include a bicycle and pedestrian impact statement.

9. At the time of preliminary plan of subdivision, a new traffic impact analysis shall be submitted.

   a. In a supplemental analysis, the applicant shall show whether a roundabout at the entrance would be an alternative to address capacity, operational, and safety concerns.

   b. The Traffic Impact Study Scoping Agreement shall include a second site access point, as recommended by the operating agency.

10. At the time of preliminary plan of subdivision application submittal, the applicant shall submit a traffic signal warrant analysis for McKendree Road and Site Access/Dawn Chorus Lane.

11. Pursuant to density increments awarded, the applicant and the applicant's heirs, successors, and/or assignees shall provide on-site recreational facilities, in accordance with the standards outlined in the *Parks and Recreation Facilities Guidelines*, to be reviewed by the Development Review Division of the Prince George's County Planning Department, at the time of specific design plan.

12. At the time of specific design plan, the applicant shall submit a list of sustainable site and green building techniques that will be used in the development and will be included in the design guidelines.

13. At the time of specific design plan, the applicant and the applicant's heirs, successors, and/or assignees shall provide a plan for any interpretive signage to be erected and public outreach measures (based on the findings of the Phase I, II, and/or Phase III archeological investigations). The location and wording of the signage and the public outreach measures shall be subject to approval by the Maryland-National Capital Park and Planning Commission staff archeologist. The plan shall include the timing for installation of the signage and implementation of public outreach measures.

14. At the time of specific design plan, the shared-use path and the specifications and details for all master plan facilities, including along the frontage of McKendree Road, shall be shown on the plan.

15. At the time of specific design plan, the applicant shall provide the following general notes on the coversheet:

    a. During the construction phases of this project, noise shall not be allowed to adversely impact activities on adjacent properties. Indicate intent to conform to the construction activity noise control requirements, as specified in Subtitle 19 of the Prince George's County Code.

    b. During the construction phases of this project, no dust shall be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to the construction activity dust control requirements, as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.

16. Prior to, or concurrent with, approval of the first final plats, the applicant shall record the portion of the property within Sustainable Growth Tier IV as an outparcel(s). The applicant may file a minor final plat, in order to complete recordation of the outparcel(s) in the Prince George's County Land Records.

17. Prior to approval of a building permit for each single-family detached dwelling unit, the applicant and the applicant's heirs, successors, and/or assignees shall provide a fee calculated at $1,472 per dwelling unit multiplied by (Engineering News Record Highway Construction Cost index at time of payment) / (Engineering News Record Highway Construction Cost Index for first quarter,

1993). All fees shall be paid to Prince George's County (or its designee) and can be indexed by any appropriate cost indices determined by the Prince George's County Department of Permitting, Inspections and Enforcement or the Prince George's County Department of Public Works and Transportation.

18. Prior to approval of a building permit for each single-family attached dwelling unit, the applicant and the applicant's heirs, successors, and/or assignees shall provide a fee calculated at $1,338 per dwelling unit multiplied by (Engineering News Record Highway Construction Cost index at time of payment) / (Engineering News Record Highway Construction Cost Index for first quarter, 1993). All fees shall be paid to Prince George's County (or its designee) and can be indexed by any appropriate cost indices determined by the Prince George's County Department of Permitting, Inspections and Enforcement or the Prince George's County Department of Public Works and Transportation.

19. At the time of preliminary plan of subdivision and specific design plan, a variety of lot sizes, as conceptually depicted on the revised illustrative plan for the comprehensive design plan, shall be provided. The proposed larger single-family detached lots shall be located where abutting lots are developed with, or zoned for, larger lot single-family detached dwellings, unless smaller lots are proposed to be set back and/or buffered from those lots, above the normal requirements of the Prince George's County Landscape Manual. Otherwise, the smaller single-family detached lots and single-family attached units shall be located interior to the development, to create a transition from the existing abutting larger lots.

CONSIDERATION

1. At the time of specific design plan, the applicant shall evaluate an appropriate location(s) for a dog park and dog waste stations.

Ordered this 22nd day of January, 2024, by the following vote:

In Favor: Council Members Burroughs, Blegay, Dernoga, Fisher, Harrison, Hawkins, Ivey, Olson, Oriadha, and Watson.

Opposed:

Abstained:

Absent: Council Member Franklin.

Vote: 10-0.

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND, SITTING AS THE DISTRICT COUNCIL FOR THAT PART OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT IN PRINCE GEORGE'S COUNTY, MARYLAND

By: Jolene Ivey
Jolene Ivey, Chair

ATTEST:
Donna J. Brown
Donna J. Brown
Clerk of the Council

THE MARYLAND-NATIONAL CAPITAL
Park and Planning Commission
Prince George's County Planning Board | Office of the Chairman

1616 McCormick Drive, Largo, MD 20774
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www.pgplanningboard.org

PGCPB No. 2024-051 File No. SDP-2303

RESOLUTION

WHEREAS, a new Zoning Ordinance, Subtitle 27, Prince George's County Code went into effect on April 1, 2022; and

WHEREAS, the applicant, D.R. Horton, Inc., submitted an application for approval of a Specific Design Plan; and

WHEREAS, the subject property is within the Legacy Comprehensive Design Zone (LCD); and

WHEREAS, pursuant to Section 27-1704(h) of the Zoning Ordinance, property in the LCD Zone may proceed to develop in accordance with the standards and procedures of the Zoning Ordinance in existence prior to April 1, 2024, subject to the terms and conditions of the development approvals which it has received; and

WHEREAS, the subject property was included in Comprehensive Design Plan CDP-22002, which was approved by the Prince George's County Planning Board on September 14, 2023 (PGCPB Resolution No. 2023-100); and

WHEREAS, pursuant to Section 27-1704(a) of the Zoning Ordinance, CDP-22002 remains valid for a period of twenty (20) years from April 1, 2022; and

WHEREAS, therefore, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission reviewed this application under the Zoning Ordinance in existence prior to April 1, 2022; and

WHEREAS, in consideration of evidence presented at a public hearing on June 6, 2024, regarding Specific Design Plan SDP-2303 for Dobson Farms, the Planning Board finds:

1. **Request:** This application requests approval of a specific design plan (SDP) for infrastructure improvements, including public streets, water, sewer, stormdrain utilities, and stormwater management (SWM) facilities.

2. **Development Data Summary:**

	EXISTING	EVALUATED
Zones	LCD	Prior R-S
Use	Vacant	Grading Infrastructure
Gross Total Acreage	581.06	581.06
Floodplain Acreage	194.73	194.73
Net Acreage of SDP	**386.33**	**386.33**

3. **Location:** This site is located on the south side of McKendree Road, approximately 1,400 feet west of its intersection with US 301 (Robert Crain Highway).

4. **Surrounding Uses:** The subject site is bounded to the north by undeveloped land and single-family residences in the Agricultural-Residential (AR) and Residential, Rural Zones beyond; to the south by Charles County; to the east by McKendree Road, with townhouses in the Residential, Single-Family-Attached Zone beyond; and to the west by Gardner Road, with a variety of non-agricultural uses in the AR Zone beyond. The property also abuts Mattawoman Creek, which runs east-west along the southern portion of the property and serves as the boundary between Prince George's County and Charles County.

5. **Previous Approvals:** The following applications were previously approved for the subject property:

In 1968, the Prince George's County District Council approved Special Exception SE-1719, for expansion of the golf course and construction of ponds on the property.

In 1969, the District Council approved SE-2004, to permit a golf course, a country club, and a concession stand on the property.

In 1978, the District Council approved SE-2970, to permit the mining of sand and gravel, for five years, on a tract of 102 acres on the property.

In 1997, the District Council approved SE-4218, to permit the mining of sand and gravel on the property.

In 2003, the District Council approved SE-4479, to permit the extension of the mining of sand and gravel on a tract of 65 acres, for three years, on the property.

In 2011, the District Council approved SE-4669, to permit the extension of the mining of sand and gravel for six years on the property.

Zoning Map Amendment (Basic Plan) A-10059 was accepted for review on February 17, 2021, prior to the effective date of the new Prince George's County Zoning Ordinance. Publication of the technical staff report (June 28, 2021); the Prince George's County Planning Board hearing (July 29, 2021); adoption of the Planning Board's A-10059-C-10 Resolution No. 2021-109 (September 9, 2021); and the Zoning Hearing Examiner's hearing (March 2, 2022) and decision recommending approval to the Residential Suburban Development (R-S) Zone, all occurred prior to the effective date of the new Zoning Ordinance. The District Council's decision of A-10059 (Zoning Ordinance No. 8-2022) also occurred after April 1, 2022, which resulted in a zone set forth within the new Zoning Ordinance, pursuant to Section 27-1703(a) of the Zoning Ordinance. In October 2022, the overall site was rezoned to the LCD Zone, by the District Council, as the appropriate replacement for the R-S Zone, through A-10059, for 857 to 1,106 dwelling units, subject to five conditions. The density range permitted with the basic plan was 857 to 1,106 dwelling units.

On September 14, 2023, the Planning Board approved Comprehensive Design Plan CDP-22002, for Dobson Farms (PGCPB Resolution No. 2023-100). The CDP approved a residential development, with a mix of housing types consisting of up to 1,106 dwelling units, subject to 19 conditions.

6. **Design Features:** The irregularly shaped 581-acre property follows Mattawoman Creek and the Charles County boundary along the southern property line. Grading and the limits of disturbance are shown on the SDP together with existing environmental features on the property such as topography, streams, floodplain, wetlands, and primary management areas (PMAs). Details of the layout and site design for this development will be determined when a full-scale SDP is submitted for review.

   The subject SDP includes infrastructure improvement designs for public streets, water, sewer, stormdrain utilities, and SWM facilities, all of which will be essential to further develop the site as a residential community.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Map Amendment (Basic Plan) A-10059:** The District Council approved Basic Plan A-10059 on October 17, 2022, for development of up to 1,106 single-family detached and attached dwelling units, pursuant to the requirements of the prior R-S Zone. The approved basic plan was subject to five conditions. The conditions that are relevant to the review of this SDP are provided as follows:

   1. **The Applicant shall provide a stream corridor assessment survey with a NRI plan review.**

      An updated Natural Resources Inventory Plan (NRI-001-2022-01) was approved on March 31, 2022, with the required stream corridor assessment survey.

   2. **The Applicant shall meet the entire Woodland Conservation requirement on-site for the prior R-S Zone applicable prior to April 1, 2022. The Tree Canopy Coverage requirements shall be met on-site pursuant to the standards of the prior R-S Zone applicable prior to April 1, 2022.**

      The approved Type 1 Tree Conservation Plan (TCP1-011-2023) certified with the CDP showed the entire woodland requirement met on-site and using the prior zoning (R-S) woodland conservation threshold. The Type 2 Tree Conservation Plan (TCP2-008-2024) submitted with this SDP application shows the entire woodland requirement will be met on-site.

   3. **The Applicant shall create new wetland and enhance existing wetlands with adjoining meadows focusing on providing wildlife habitat.**

The approved TCP1 certified with the CDP application showed four types of habitat creation areas planned for the open and forested areas on-site. The TCP2 submitted with this application shows the locations of the required habitat enhancement areas. These habitat areas will be further reviewed with the preliminary plan of subdivision (PPS). Below are summary descriptions of each habitat enhancement area:

Wetland Creation—New areas of wetlands will be created through minimal grading and the introduction of native wetland species local to the region. These areas will be located in lower topographic regions, within the vicinity of the Mattawoman floodplain and its connected wetlands. The goal of these new wetlands is to create a habitat extension of the Mattawoman watershed system, creating a more robust transitional buffer between the approved development and the mature woodlands along Mattawoman Creek.

Meadow Habitat Creation—In areas that are not planned for reforestation plantings, native meadows will be created utilizing minor grade changes and purposeful plantings to create a different type of habitat edge adjacent to the existing woodlands. These areas are envisioned to create connections from isolated wetlands to forest edge regions.

Forest Edge Treatment—Forest edge treatments are selective plantings of new tree and shrub species that can protect vulnerable, mature, canopy edges of existing woodlands. The planting of understory, flowering, and canopy species along the forest edge is included to ensure a greater natural buffer between the approved development and the adjacent woodlands, protecting the existing woodlands from windthrow and invasive species encroachment.

Woodland Understory Enhancement—Opportunities exist throughout the existing woodlands for selective low-footprint woodland enhancement. This would be accomplished through the planting and establishment of native herbaceous species, along with infill planting of shrubs and understory trees. The strategic establishment of lower and mid-canopy species within the existing woodland provides the opportunity to balance the existing forest ecosystem with a suitable understory of native trees, shrubs, and herbaceous plantings.

4. **The Applicant shall provide selective woodland understory enhancement focusing on habitat and biodiversity.**

   The previously approved TCP1 showed woodland understory enhancement areas. These habitat areas will be further reviewed with the PPS.

5. **The Applicant shall provide ecological enhancement through selective environmental site design planting motifs that both replicate and increase the biodiversity of the local ecology.**

   The previously approved TCP1 showed a variety of ecological enhancement areas. These habitat areas will be further reviewed in the PPS.

8. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the applicable SDP requirements of the prior Zoning Ordinance.

a. Section 27-527 of the prior Zoning Ordinance sets forth the following criteria for approval of an SDP:

(a) The applicant shall demonstrate to the Planning Board that, in the preparation of the Specific Design Plan, he has devoted adequate attention to building and landscape design, and engineering factors. The signatures of a qualified design team (including an architect, a landscape architect, and a professional engineer) on the Specific Design Plan shall be prima facie evidence that the respective factors within the scope of the signer's profession have been considered.

The subject plan conforms to the requirements of this Section by establishing infrastructure improvement designs for public streets, water, sewer, stormdrain utilities, and SWM facilities, to further development of the site, in conformance with CDP-22002. The subject SDP does not include any landscape, building, or architectural components. The site plan was prepared by Rodgers Consulting Inc. and signed by the appropriate civil engineer, in accordance with this requirement. This criterion will be evaluated again with the full SDP.

(b) The Specific Design Plan shall include (at least) the following with all plans prepared at the same scale:

(1) A reproducible site plan showing buildings, functional use areas, circulation, and relationships between them; and in the V-M and V-L Zones, a three-dimensional model and a modified grid plan, which may include only the Village Proper, and any Hamlet, which incorporates plan concepts, spatial and visual relationships, streetscape, and other characteristics of traditional rural villages shall be provided prior to Planning Board and District Council review;

(2) Reproducible preliminary architectural plans, including floor plans and exterior elevations;

(3) A reproducible landscape plan prepared in accordance with the provisions of the Landscape Manual;

(4) A Type 2 Tree Conservation Plan prepared in conformance with Division 2 of Subtitle 25 and The Woodland and Wildlife Habitat Conservation Technical Manual or Standard Letter of Exemption;

(5) An approved Natural Resource Inventory; and

(6) A statement of justification describing how the proposed design preserves or restores the regulated environmental features to the fullest extent possible.

This SDP has been prepared to meet all the applicable drawing and plan submission requirements. It should be noted that the application is for infrastructure only, to support the ultimate development of the property. Thus, no architectural elevations are included at this time. Such plan details will be reflected in future SDP revisions. A TCP2 has been submitted in conjunction with this application and reflects all approved infrastructure improvements and impacts.

According to the previously approved NRI-001-2022-01, the property contains mapped regulated environmental features (REF) including streams, stream buffers, wetlands, wetland buffers, and 100-year floodplain. A statement of justification (SOJ) was submitted that describes how the REFs are preserved to the fullest extent possible. The conservation methods of the 2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) require priority to be placed on the preservation of the on-site woodland and wildlife habitat areas and the planting of stream corridors, and emphasizes the preservation of large contiguous woodland within the green infrastructure network.

(c) An applicant may submit a Specific Design Plan for Infrastructure in order to proceed with limited site improvements. These improvements must include infrastructure which is essential to the future development of the site, including streets, utilities, or stormwater management facilities. Only those regulations, submittal requirements, development standards, and site design guidelines which are applicable shall be considered. The Planning Board may also consider the proposal in light of future requirements, such that the plan cannot propose any improvements which would hinder the achievement of the purposes of the zone, the purposes of this Division, or any conditions of previous approvals, in the future. The Planning Board shall also consider any recommendations by the Department of Permitting, Inspections, and Enforcement and the Prince George's Soil Conservation District. Prior to approval, the Planning Board shall find that the Specific Design Plan is in conformance with an approved Type 2 Tree Conservation Plan and must also approve a Type 2 Tree Conservation Plan in conjunction with approval of the Specific Design Plan for Infrastructure.

This SDP is for infrastructure only. Specifically, the application includes infrastructure improvements for public streets, water, sewer, stormdrain utilities, and SWM facilities for the property. All areas shown to be impacted by this application will ultimately be developed with residential units, in conformance with the approved CDP applicable to the property. A TCP2 has been submitted for review with this application. An approved SWM Concept Plan

(14756-2023-SDC) was also submitted with this application. The Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) issued the approval on May 2, 2024.

b. Section 27-528 of the prior Zoning Ordinance sets forth the following criteria for approval of an SDP for infrastructure:

(b) Prior to approving a Specific Design Plan for Infrastructure, the Planning Board shall find that the plan conforms to the approved Comprehensive Design Plan, prevents off-site property damage, and prevents environmental degradation to safeguard the public's health, safety, welfare, and economic well-being for grading, reforestation, woodland conservation, drainage, erosion, and pollution discharge.

This application conforms to the approved CDP-22001, as mentioned herein. Further, the approved layout and associated infrastructure will not be detrimental to the health, safety, or welfare of any resident or property owner within the County.

This application area contains REFs including steep slopes, floodplain, wetlands, streams, and their associated buffers which comprise the PMA. This SDP application is only for impacts needed for on-site infrastructure. The applicant included 27 PMA impact areas as part of this infrastructure application.

The approved infrastructure is necessary to implement the planned residential development for the property, as reflected in the approved basic plan and CDP. The ultimate development of the residential uses for the property will promote the health, safety, and welfare of the existing residents of the County by providing a variety of new living opportunities, as well as increasing the overall tax base for Prince George's County. In addition, all grading activities will be performed pursuant to a site development permit from DPIE and will respect all approved limits of disturbance established for the property, thereby preventing off-site property damage and environmental degradation. The approved grading will also incorporate all required sediment control devices to prevent any damaging drainage, erosion, or pollution discharge.

9. **Comprehensive Design Plan CDP-22002:** CDP-22002 for Dobson Farms was approved by the Planning Board on September 14, 2023 (PGCPB Resolution No. 2023-100), and affirmed by the District Council on January 25, 2024, for a residential development with a mix of housing types consisting of up to 1,106 dwelling units, subject to 19 conditions. The conditions that are relevant to the review of this SDP are provided as follows:

2. Prior to acceptance of the preliminary plan of subdivision application, a statement of justification (SOJ) for the necessary primary management area (PMA) impacts shall be included in the application package. The SOJ shall address all proposed

impacts on regulated environmental features. PMA impacts, solely associated with the creation of lots, will not be allowed.

An SOJ was included in the application package for the PMA impacts of the approved infrastructure improvements. All other PMA impacts will be reviewed with the PPS.

3. **Prior to acceptance of the preliminary plan of subdivision application, a variance request and impact sheets for the removal of any specimen trees shall be included in the application package.**

Variance requests were included in the application package for specimen tree removals due to the infrastructure impacts. All other specimen tree removal requests will be reviewed with the PPS.

5. **An approved stormwater management concept plan and approval letter, or an indication that an application for such approval has been filed, shall be submitted with the preliminary plan of subdivision application.**

An approved SWM Concept Plan (14756-2023-SDC) was submitted with this application. DPIE issued the approval on May 2, 2024.

The remaining applicable conditions (11–15) contain requirements for density increments, green building techniques, interpretive signage, and shared-use path specifications. Conformance with these conditions will be evaluated when a full-scale SDP is submitted for consideration.

10. **2010 Prince George's County Landscape Manual**: Per Section 27-528(a)(1) of the prior Zoning Ordinance, an SDP must conform to the applicable standards of the 2010 *Prince George's County Landscape Manual* (Landscape Manual). The development of infrastructure only is exempt from conformance with Section 4.1, Residential Requirements; Section 4.2, Requirements for Landscape Strips along Streets; Section 4.6, Buffering Development from Streets; and Section 4.7, Buffering Incompatible Uses, of the Landscape Manual because it does not impose a change in intensity of use, or an increase of impervious area for parking or loading spaces or gross floor area on the subject property. Future SDPs that include development of the site will be reevaluated for conformance with the applicable sections of the Landscape Manual.

11. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance**: This property is subject to the WCO because the property is greater than 40,000 square feet in size and contains more than 10,000 square feet of existing woodland. TCP2-008-2024 was submitted with the SDP application.

Based on the TCP2, the overall site contains a total of 198.36 acres of net tract woodlands and 184.03 acres of wooded floodplain. The plan shows a proposal to clear 94.63 acres of on-site woodlands, 1.96 acres of wooded floodplain, and 0.93 acre of off-site woodlands. This application uses the prior zoning (R-S) woodland conservation threshold for a requirement of 103.80 acres. Currently, the woodland conservation worksheet shows 101.98 acres of on-site preservation and 1.82 acres of on-site reforestation to meet the woodland requirement on-site.

12. **Prince George's Country Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage (TCC) on projects that require a grading or building permit for more than 5,000 square feet of disturbance. Properties applying the prior R-S Zone are required to provide a minimum of 15 percent of the gross tract area in TCC. Conformance with the requirements of the Tree Canopy Coverage Ordinance will be evaluated when a full-scale SDP is submitted for consideration.

13. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows, and are incorporated herein by reference:

    a. **Community Planning**—The Planning Board has reviewed and adopts the memorandum dated February 20, 2024 (Calomese to Lockhart), the Community Planning Division noted that the applicable master plan is the 2013 *Approved Subregion 6 Master Plan and Sectional Map Amendment* (master plan). Master plan conformance was determined with the approval of Basic Plan A-10059. The residential development consists of 1,106 dwelling units with a mix of housing types. The approved use conforms with the master plan's recommended land use.

    b. **Transportation Planning**—The Planning Board has reviewed and adopts the memorandum dated May 8, 2024 (Ryan to Lockhart).Transportation staff provided an analysis of previous conditions of approval that have been incorporated in the findings above. The memorandum noted that the subject property fronts along McKendree Road (MC-502) to its north. This portion of McKendree Road falls within the 2009 *Approved Countywide Master Plan of Transportation*, which recommends this portion of McKendree Road as a four-lane master plan collector roadway, with 100 feet of right-of-way. At the time of PPS for the subject property, the applicant will be required to dedicate right-of-way for the portion that fronts the site. The planned right-of-way for these facilities will incorporate the design and construction of the shared-use path along the site's frontage, as recommended. In addition, the following comments were offered:

    Transportation Planning Review
    The applicant's submission displays vehicular, bicycle, and pedestrian movement throughout the site. Two points of vehicle access have been provided along the site's frontage of McKendree Road. Circulation is confined to the site, thereby ensuring no cut through traffic will impact operations. The applicant has also included a conceptual traffic calming exhibit. This exhibit displays a series of traffic calming devices, including raised crosswalks, standard crosswalks, street trees, street lighting, and signage. However, the traffic calming exhibit only displays Road A until its intersection with Road C and Road D. At subsequent stages of development, Transportation staff will make further recommendations related to traffic calming measures for Roads C and D.

    The applicant has also included a bicycle and pedestrian facilities plan demonstrating bicycle and pedestrian movement through the site. Sidewalks are shown along both sides of all roads throughout the subdivision. The bicycle and pedestrian exhibit shows a

bicycle lane along both sides of Road A. However, the SDP plans only display a 10-foot-wide shared-use path along the north side of Road A. Prior to certification of the subject application, Transportation staff requests that the applicant update plans to display a bicycle lane along both sides of Road A, from its origin along McKendree Road, to its terminus at its intersection with Road C and Road D.

The bicycle and pedestrian facilities plan, and the SDP plans display a 10-foot-wide shared-use path along the north side of Road C. Road C moves west-southwest and serves the westernmost point of the development. The shared-use path is shown on the entirety of Road C. In addition, the bicycle and pedestrian facilities plan shows a conceptual trail originating along Road A, which runs east and departs the subject property. This trail would connect with an existing trail to the adjacent development to the east of the subject site, which is known as Dobson Ridge, and was approved under PPS 4-20002. A notation is added to this trail which reads "Trail connection via private roadways to be demonstrated at time of Preliminary Plan." Transportation staff concur with this notation and will further examine direct pedestrian trails between the subject site and the Dobson Ridge site, at the time of PPS.

c. **Subdivision**—The Planning Board has reviewed and adopts the memorandum dated May 7, 2024 (Diaz-Campbell to Lockhart). Subdivision staff provided an analysis of previous conditions of approval which are incorporated in the findings of this resolution. In addition, the following comments were offered:

(1) The SDP does not show public utility easements provided along both sides of all public streets, as required by Section 24-122(a) of the prior Prince George's County Subdivision Regulations. Conformance with this requirement will be required at the time of PPS.

(2) The layout of all streets will be evaluated in accordance with the prior Subdivision Regulations, at the time of PPS, and may require revisions to the layout shown on this SDP.

(3) Parcel 6, and a portion of Parcel 8 (located on the west side of the property) are located in Sustainable Growth Tier IV, and in Water and Sewer Category 6. Restrictions on the future subdivision and development of this area were discussed with CDP-22002. The portion of the property in Tier IV is required to be recorded as one or more outparcels and will not be developed (see Findings on page 17 and Condition 16 of PGCPB Resolution No. 2023-100).

(4) Final plats for the property will be required following approval of the PPS and SDP before permits may be approved for the subject property.

(5) Prior to approval of the final plats of subdivision, a vacation petition must be approved to vacate the existing public right-of-way for Meadow Drive, Meadow Court, Green View Lane, and Scenic Avenue.

d. **Environmental Planning**—The Planning Board has reviewed and adopts the memorandum dated May 6, 2024 (Schneider to Lockhart). A review of the site's environmental features and prior conditions of approvals was presented. The site has an approved Natural Resources Inventory Plan (NRI-001-2022-01) which shows the existing conditions of the property. The TCP2 requires technical corrections, with conditions recommended herein.

Specimen Trees
Section 25-122(b)(1)(G) of the Prince George's County Code requires that "Specimen trees, champion trees, and trees that are part of a historic site or are associated with a historic structure shall be preserved and the design shall either preserve the critical root zone of each tree in its entirety or preserve an appropriate percentage of the critical root zone in keeping with the tree's condition and the species' ability to survive construction as provided in the Technical Manual." The Code, however, is not inflexible.

The authorizing legislation of the WCO is the Maryland Forest Conservation Act, which is codified under Title 5, Subtitle 16 of the Natural Resources Article of the Maryland Code. Section 5-1611 of the Natural Resources Article requires the local jurisdiction to provide procedures for granting variances to the local forest conservation program. The variance criteria in the WCO are set forth in Section 25-119(d) of the County Code. Section 25-119(d)(4) clarifies that variances granted under Subtitle 25 are not considered zoning variances.

The site contains 189 specimen trees, and the current proposal for infrastructure seeks to remove 21 specimen trees leaving 168 specimen trees. These requested 21 specimen trees for removal have condition ratings of good (15 specimen trees), fair (2 specimen trees), poor (2 specimen trees) and fair–poor (2 specimen trees).

Evaluation
Environmental Planning staff support the removal of 19 of the 21 specimen trees requested by the applicant. Specimen trees ST-126 and ST-127 are requested for removal, but are part of mass grading of the application area and not infrastructure. These two trees will be evaluated for removal with the PPS. After the removal of 19 specimen trees, the remaining specimen trees on-site will be 170, in compliance with Section 25-122(b)(1)(G) of the County Code. Furthermore, retaining majority of the specimen trees on-site aligns with one of the policies of the WCO, which is to conserve and protect trees through planning techniques and construction practices in order to prevent adverse effects on any sensitive environmental features.

Section 25-119(d) contains six required findings [text in **bold** below] to be made before a variance from the WCO can be granted. An evaluation of this variance request for the removal of 19 specimen trees, with respect to the required findings, is provided below.

(A) Special conditions peculiar to the property have caused the unwarranted hardship.

In relation to other properties in the area, special conditions peculiar to the property would cause an unwarranted hardship if the applicant were required to retain these 19 specimen trees identified as ST-5, ST-6, ST-19 through 21, ST-26, ST-27, ST-34, ST-37, ST-51, ST-52, ST-68, ST-71 through 73, ST-80, ST-107, ST-219, and ST-220. Requiring the applicant to retain the 19 specimen trees on-site would further limit the required infrastructure impacts for development to the extent that it would cause the applicant an unwarranted hardship. The subject specimen trees are located within or adjacent to approved limit of disturbance areas for stream road crossings, SWM structures and water and sewer extension pipelines. Retaining these 19 specimen trees would hinder the approved infrastructure development. The large amount of specimen trees (189) located throughout the entire property makes it impossible to develop the site as contemplated by the basic plan and CDP without affecting a single specimen tree. Development cannot occur on the portions of the site containing PMA, which limits the site area available for development.

(B) Enforcement of these rules will deprive the applicant of rights commonly enjoyed by others in similar areas.

Enforcement of the requirement that all specimen trees be preserved, along with an appropriate percentage of their critical root zone, would deprive the applicant of rights commonly enjoyed by others in similar areas. The site contains 189 specimen trees, and the applicant seeks to remove 19 of these trees (10 percent). The 19 trees are being removed due to their location within the approved infrastructure limit of disturbance. The applicant is providing all their woodland conservation requirements on-site, and 170 specimen trees are located within the area for preservation.

(C) Granting the variance will not confer on the applicant a special privilege that would be denied to other applicants.

Not granting the variance would hinder the infrastructure project and the overall Dobson Farm subdivision from being developed in a functional and efficient manner. This is not a special privilege that would be denied to other applicants. If other similar residential infrastructure developments were partially wooded with REFs and substantial amounts of specimen trees in similar conditions and locations, it would be given the same considerations during the review of the required variance application.

(D) The request is not based on conditions or circumstances, which are the result of actions by the applicant.

The applicant has taken no actions leading to the conditions or circumstances that are the subject of the variance request. The site is currently vacant, and the removal of the 19 specimen trees would be the result of their location within the approved infrastructure limits of disturbance and preserving the woodland

conservation requirement on-site to achieve optimal development for the residential subdivision.

(E) **The request does not arise from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property.**

There are no existing conditions relating to land, building uses on the site, or on neighboring properties, which have any impact on the location or size of the specimen trees. The trees have grown to specimen tree size based on natural conditions and have not been impacted by any neighboring land or building uses.

(F) **Granting of the variance will not adversely affect water quality.**

The removal of 19 specimen trees will not adversely affect water quality. Furthermore, the approved Dobson Farm development will not adversely affect water quality because the project will be subject to the requirements of the Prince George's County Soil Conservation District, and the approval of a stormwater concept plan by DPIE. The approved SWM plan includes micro-bioretention ponds, submerged gravel wetlands, grass swales, and disconnect areas.

The applicant submitted a variance request to remove 21 specimen trees (ST-5, ST-6, ST-19–21, ST26, ST-27, ST-34, ST-37, ST-51, ST-52, ST-68, ST-71–73, ST-80, ST-107, ST-126, ST-127, ST-219, and ST-220) required for infrastructure construction for the approved Dobson Farm residential subdivision. Two of the requested specimen trees for removal (ST-126 and ST-127) were for mass grading of the site and not for infrastructure. A condition has been included herein, requiring the applicant to provide a variance request and full evaluation regarding the removal of Specimen Trees ST-126 and ST-127 within the residential lots, with the acceptance of a PPS when more detailed information is available.

Environmental Planning staff recommend the Planning Board grant the variance removal request for 19 specimen trees identified as ST-5, ST-6, ST-19–21, ST-26, ST-27, ST-34, ST-37, ST-51, ST-52, ST-68, ST-71–73, ST-80, ST-107, ST-219, and ST-220.

Regulated Environmental Features
This application area contains REFs including steep slopes, floodplain, wetlands, streams, and their associated buffers, which comprise the PMA. This SDP application is for impacts needed for on-site infrastructure only. The applicant sought 27 PMA impact areas, as part of this infrastructure application, for SWM outfall structures, one trail connection, four road crossings, one interior road grading area, and four sewer connections. These planned impact areas require infrastructure to adequately develop the approved Dobson Farm subdivision.

Two requested impact areas for trail connection (Impact E) to the adjacent subdivision to the east, and an interior road grading (Impact L), do not meet the standard as required infrastructure for this SDP and are not recommended for approval with this SDP application.

Environmental Planning staff recommend approval of 25 impact areas (A, B, C, D, F, G, H, I, J, K, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, and AA) and do not recommend approval of Impact Areas E and L, a trail connection and interior road grading. A condition has been included herein, requiring the applicant to provide a SOJ and full evaluation regarding PMA impacts within the planned residential lot area, for Impact Areas E and L, with the acceptance of the PPS when more detailed information is available.

e. **Historic Preservation**—The Planning Board has reviewed and adopts the memorandum dated February 20, 2024 (Smith, Chisholm, and Stabler to Lockhart). Historic Preservation staff noted that a Phase I archeology survey was conducted on the subject property, from September to December 2020. The study consisted of background research and an archeological field survey of the portion of the property planned for development. The subject property is located south and west of McKendree Road, and primarily includes fallow agricultural fields, forests, and wooded floodplain. The property is characterized by relatively level terrain in the north that slopes gently southward toward Mattawoman Creek and its expansive floodplain.

One previously identified site, 18PR602, a Late Archaic prehistoric short-term camp, and early to mid-20th century artifact scatter associated with a farm outbuilding, is located in the south-central portion of the property. A total of 5,954 shovel test pits (STPs) were excavated. Of these, 45 positive STPs contained 379 artifacts resulting in the identification of 12 isolated finds, 5 new archeological sites, and an expansion of previously recorded Site 18PR602. Sites 18PR1193, 18PR1194, and 18PR1197 are late 19th- to 20th-century artifact scatters, associated with former farm buildings. Site 18PR1195 is a prehistoric Late Woodland artifact scatter and Site 18PR1196 is a precontact lithic scatter of unknown temporal affiliation. The applicant's archeological consultant concluded that Sites 18PR1193, 18PR1194, 18PR1197, and the expansion of Site 18PR602, retain low potential to provide significant data on historic or precontact lifeways. The applicant's consultant recommended no further work on these sites. The Late Woodland prehistoric component of Site 18PR1195 represents an archeological resource type that has not been significantly studied along the upper Mattawoman Creek drainage. The applicant's consultant recommended that Site 18PR1195 either be avoided, or subjected to Phase II archeological investigations, to evaluate its integrity and significance.

f. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—The Planning Board has reviewed and adopts the memorandum dated March 18, 2024 (Guzman to Lockhart). DPIE offered several comments to be addressed at the time of permitting.

g. **Prince George's County Health Department**—The Health Department did not comment on the subject SDP.

h. **Prince George's County Department of Parks and Recreation (DPR)**— The Planning Board has reviewed and adopts the memorandum dated April 5, 2024 (Thompson to Lockhart). DPR provided an analysis of previous conditions and noted that any DPR-related impacts and conditions will be reviewed with subsequent development applications.

i. **Special Projects**—The Planning Board has reviewed and adopts the memorandum dated February 23, 2024 (Walker to Lockhart). The Special Projects Section noted that, pursuant to adopted tests and standards, public safety facilities (fire) and water and sewer service are adequate to serve the approved development. There are no police, fire and emergency medical service facilities, public schools, parks, or libraries planned on the subject property. The staging of development will not be an unreasonable burden on available public facilities. Another public facilities review will be conducted at the time of PPS.

14. **Planning Board:** The Planning Board held a public hearing on this application on June 6, 2024. At the hearing, and in rendering its decision, the Board considered all written and oral testimony, along with all exhibits submitted according to the Planning Board's procedures.

Prior to the hearing, and in accordance with the Planning Board's procedures, the applicant provided an exhibit, known as Applicant Exhibit 1, which provided revised findings and conditions regarding the technical staff report. The exhibit revised the Transportation Planning referral on page 11 of the technical staff report, replacing "throughout the subdivision. As a condition of approval, prior to acceptance of the SDP for full site development, staff request that the applicant submit a traffic calming exhibit displaying calming measures throughout the development" with "for Roads C and D." The exhibit also replaced "show" with "label" in Condition 1c and deleted Condition 2a. In addition, the exhibit added "unless these are approved for removal at the time of preliminary plan of subdivision and Type 1 tree conservation plan (TCP1)" to Conditions 4a and 4b, respectively. Finally, the exhibit added "unless additional specimen tree removal is approved at the time of preliminary plan of subdivision and Type 1 tree conservation plan (TCP1)" to Condition 4e and deleted "ST-126 (33.5 White oak), ST-127 (32 inch White oak)" from this condition. These revised conditions were agreed upon by staff and the applicant.

In addition to the document submitted by the applicant, two letters of opposition from the Brandywine/TB Southern Region Neighborhood Coalition (BTB Coalition), known as Opposition Exhibits 1 and 2, were sent to the Planning Board's Office, expressing their concerns about the subject development. The letters opposed the overall project and use, the adequacy of public facilities, discharges from nearby power plants, the impacts of ground disturbance on off-site properties, and impacts on equity and inclusion. As detailed above, the project and proposed uses were approved by the District Council (A-10059 rezoning and Basic Plan) and further delineated in CDP-22022. This SDP for infrastructure's conformance with each is addressed in Findings 7 and 9 if this resolution, respectively. The adequacy of public facilities is

reviewed at the time of PPS and is not an applicable finding for an SDP for infrastructure. Power plant discharges and issues concerning equity and inclusion, to the extent applicable, were issues before the District Council at the time of rezoning and are not findings applicable to an SDP for infrastructure. In addition, the potential impacts of the infrastructure work proposed in this SDP on nearby properties are required to be addressed at the time of permitting, where all regulations governing such issues as erosion, sediment control, and SWM apply.

The hearing began with a technical staff presentation, followed by the applicant's presentation. Ms. Kamita Gray, President of the BTB Coalition, reiterated the concerns outlined in Opposition Exhibits 1 and 2. The Planning Board agrees with staff that the subject SDP is for infrastructure only. Subsequent applications will further elevate the issues raised by Ms. Gray.

Following this discussion, the Planning Board voted to approve Specific Design Plan SDP-2301 and Type 2 Tree Conservation Plan TCP2-50-2023, subject to the recommended conditions of approval within the technical staff report, as revised by Applicant Exbibit 1.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED Type 2 Tree Conservation Plan TCP2-008-2024, and further APPROVED Specific Design Plan SDP-2303for the above-described land, subject to the following conditions:

1. Prior to certification of the specific design plan, the plan shall be revised as follows:

    a. Revise the coversheet to add the following note under the parcel identification table, which is carried forward from the coversheet of Comprehensive Design Plan CDP-22002:

        "** Lot 1, Block B; Lot 5, Block C; and Lot 6, Block D were included in the deeds recorded in Liber 34004 at folio 498 and Liber 41072 at folio 211, but were not included in the Country Club Estates Subdivision Plat. Said lots are identified as Parcel 35 on Tax Map 164."

    b. Provide the limits of disturbance to match Type 2 Tree Conservation Plan TCP2-008-2024.

    c. Revise the site plan to label a bicycle lane along both sides of Road A, from its origin along McKendree Road to its terminus at its intersection with Road C and Road D.

2. With the acceptance of the preliminary plan of subdivision, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following:

    a. Provide a variance request and full evaluation regarding the removal of Specimen Trees ST-126 and ST-127 within the residential lots.

b. Provide a statement of justification and full evaluation regarding primary management area Impact Areas E and L within the residential lot areas.

3. No grading or building permits shall be approved for the subject property prior to the approval of a preliminary plan of subdivision.

4. Prior to certification, the Type 2 tree conservation plan (TCP2) shall be revised as follows:

a. Revise the limits of disturbance and specimen tree table on Sheet 2, to show that Specimen Trees ST-126 and ST-127 are to remain, unless these are approved for removal at the time of preliminary plan of subdivision and Type 1 tree conservation plan.

b. Revise the limits of disturbance and primary management area impacts to remove the requested Impact Areas E and L for the plan view, unless these are approved for removal at the time of preliminary plan of subdivision and Type 1 tree conservation plan.

c. The Liber and folio of the recorded woodland and wildlife habitat conservation easement shall be added to the standard TCP2 notes on the plan as follows:

"Woodlands preserved, planted, or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in the Prince George's County Land Records at Liber _____ Folio____. Revisions to this TCP2 may require a revision to the recorded easement."

d. Prior to signature approval of the TCP2, have the property owner sign the Owner's Awareness Certificate on each sheet of the TCP2.

e. Add the following note to the plan under the specimen tree table, unless additional specimen tree removal is approved at the time of preliminary plan of subdivision and Type 1 tree conservation plan:

"NOTE: This plan is in accordance with the following variance from the strict requirements of Subtitle 25 approved by the Planning Board on (ADD DATE): The removal of 19 specimen trees (Section 25-122(b)(1)(G)), ST-5 (31 inch Loblolly pine), ST-6 (31inch Tulip poplar), ST-19 (30 inch Red maple), ST 20 (37 inch Red maple), ST-21 (36 inch Red Maple), ST-26 (41 inch Pin oak), ST-27 (50 inch Willow oak), ST-34 (48.5 inch Red maple), ST-37 (34.5 inch Red maple), ST-51 (33 inch Willow oak), ST-52 (34 inch Tulip poplar), ST-68 (30 inch Tulip poplar), ST-71 (42 inch Tulip poplar), ST 72 (38 inch Willow oak), ST-73 (32.5 inch Tulip poplar), ST-80 (38 inch Red maple), ST-107 (31.5 inch Tulip poplar), ST-219(36 inch Silver maple), and ST-220 (32-inch Red maple)."

f. Add a revision note and have the revised plan signed and dated by the qualified professional preparing the plan.

5. Prior to the issuance of any permits which impact 100-year floodplain, wetlands, wetland buffers, streams, or waters of the United States, the applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the District Council of Prince George's County within thirty (30) days following the final notice of the Planning Board's decision.

* * * * * * * * * * * * *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Washington, seconded by Commissioner Doerner, with Commissioners Washington, Doerner, and Bailey voting in favor of the motion and with Commissioners Geraldo and Shapiro absent at its regular meeting held on Thursday, June 6, 2024, in Largo, Maryland.

Adopted by the Prince George's County Planning Board this 27th day of June 2024.

Peter A. Shapiro
Chairman

By Jessica Jones
Planning Board Administrator

PAS:JJ:TH:tr

APPROVED AS TO LEGAL SUFFICIENCY

David S. Warner
M-NCPPC Legal Department
Date: June 14, 2024

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

Certificate of Adequacy

ADQ- 2024-020

General Information

Project Name: Dobson Farms

Case Number: ADQ-2024-020

Associated Preliminary Plan of Subdivision or Final Plat: 4-24014

Use Type: Residential

Dwelling Unit Type and Number: 678 SFD & 346 SFA

Gross Floor Area (nonresidential): N/A

Project Location

Project Location: South side of McKendree Road, approximately 1,400 feet west of its intersection with US 301 (Robert Crain Highway).

Lot/Parcel: Parcels 123

Tax Account:

Property Zone: LCD

Council District: 09

Planning Area: 85A

Municipality: N/A

Election District: 11

Transportation Service Area: 02

Police District: VII

School Cluster Area: 6

APPLICABILITY OF PUBLIC FACILITY ADEQUACY STANDARDS

Facility	Level of Service Required	Adequacy Met (Yes/No/NA)	Conditions of Adequacy Approval (Yes/No)
Transportation: Service Area 2	LOS "D" (Critical Lane Volume of 1301-1450)	Yes	Yes
Pedestrian and Bikeway	Public Facilities provided in accordance with Section 24-4506	Yes	Yes
Parks and Recreation *(Transit-Oriented/ Activity Center Zones and Employment Areas)*	2.5 acres per 1,000 residents	N/A	No
Parks and Recreation *(All Other Zones)*	15 acres per 1,000	Yes	No
Police—Residential Use	25 minutes for non-emergency calls; 10 minutes for emergency calls	Yes	Yes
Fire and Rescue—Residential Use	7 minutes travel time	Yes	Yes
Fire and Rescue—Non-Residential Use	5 minutes response time	N/A	No
Schools	<105% capacity or mitigation in accordance with Section 24-4510(c)	Yes	No

This Certificate of Adequacy is issued in accordance with Section 24-4503 of the Subdivision Regulations of Prince George's County, Maryland and in accordance with the analysis contained in the following memorandums attached hereto:

- *Transportation Planning Section Smith to Vatandoost, April 18, 2025)*
- *Special Projects Section (Walker to Vatandoost, April 3, 2025)*
- *Department of Parks and Recreation (Thompson & Kishter to Vatandoost, April 23, 2025)*

Based on the forgoing analysis, this Certificate of Adequacy is:

☐ Approved ☑ Approved with the conditions (indicated here):

☐ Denied

1. Total development within the subject property shall be limited to uses that would generate no more than 751 AM and 887 PM peak-hour vehicle trips.

2. Prior to Planning Board approval of the preliminary plan of subdivision (PPS), the applicant shall enter into and submit a ratified Public Safety Mitigation Fee agreement with the M-NCPPC Prince George's County Planning Department, in accordance with the Guidelines for the Mitigation of Adequate Public Facilities: Public Safety Infrastructure (CR-078-2005), for the mitigation of residential fire and police response times.

3. Prior to the issuance of a grading permit for the development, a Public Safety Mitigation Fee shall be paid in the amount of $2,182,144 ($2,131 x 1024 dwelling units) based on the Office of Management and Budget FY 2025 Consumer Price Index annual adjustment. Notwithstanding the number of single-family dwelling units and the total fee payments noted in this condition, the final number of dwelling units shall be as approved by the Planning Board and the total fee payment shall be determined by multiplying the total dwelling unit number by the per unit factor noted above. The per unit factor of $2,131 is subject to adjustment on an annual basis in accordance with the percentage change in the Consumer Price Index for All Urban Consumers. The actual fee to be paid will depend upon the year the grading permit is issued.

4. Prior to the issuance each building permit for the development, in accordance with Prince George's County Council Resolution CR-80-2025, a Public Safety Mitigation Fee shall be paid in the amount of $6,099 per dwelling unit based on the Office of Management and Budget FY 2025 Consumer Price Index annual adjustment. The per unit factor of $6,099 is subject to adjustment on an annual basis in accordance with the percentage change in the Consumer Price Index for All Urban Consumers. The actual fee to be paid will depend upon the year the building permit is issued.

5. Prior to approval of the first building permit for the subject property, in accordance with Prince George's County Council Resolution CR-9-2017, the applicant and the applicant's heirs, successors, and/or assignees shall demonstrate that the following roadway improvements, as designated below, have (a) full financial assurances, (b) been permitted for construction through the applicable operating agency's access permit process, and (c) an agreed-upon timetable for construction and completion with the appropriate agency:

   a. Second northbound left turn lane along US 301 onto McKendree Road.

   b. Fourth southbound through lane along US 301.

   In the event the Maryland State Highway Administration does not approve these improvements, the applicant shall be subject to Conditions 7 and 8 below.

6. Prior to approval of a building permit for each single-family attached dwelling unit, the applicant and the applicant's heirs, successors, and/or assigns shall provide a fee calculated of $1,338 per dwelling unit multiplied by (Engineering News Record Highway Construction Cost index at time of payment) / (Engineering News Record Highway Construction Cost Index for first quarter, 1993), in accordance with Prince George's County Council Resolution CR-9-2017. All fees shall be paid to Prince George's County (or its designee), to be indexed by any appropriate cost indices determined by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) and/or Department of Public Works and Transportation (DPW&T).

7. Prior to approval of a building permit for each single-family detached dwelling unit, the applicant and the applicant's heirs, successors, and/or assigns shall provide a fee calculated of $1,472 per dwelling unit multiplied by (Engineering News Record Highway Construction Cost index at time of payment) / (Engineering News Record Highway Construction Cost Index for first quarter, 1993), in accordance with Prince George's County Council Resolution CR-9-2017. All fees shall be paid to Prince George's County (or its designee), to be indexed by any appropriate cost indices determined by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) and/or Department of Public Works and Transportation (DPW&T).

8. The applicant and the applicant's heirs, successors, and/or assignees shall provide a bicycle, and pedestrian facilities plan that illustrates the location, limits, specifications, and details of the on-site and off-site pedestrian and bicycle adequacy improvements consistent with Section 24-4506(c)(1)(G) of the Prince George's County Subdivision Regulations prior to acceptance of the specific design plan.

9. Prior to approval of the first building permit for the subject property, the applicant and the applicant's heirs, successors, and/or assignees shall demonstrate that the following adequate pedestrian and bikeway facilities, as designated below, in accordance with Section 24-4506 of the Subdivision Regulations ("Required Off-Site Facilities"), have (a) full financial assurances, (b) been permitted for construction through the applicable operating agency's access permit process, and (c) an agreed-upon timetable for construction and completion with the appropriate agency:

a. North of McKendree Road (near Dawn Chorus Lane)

i. Remove the existing four-foot-wide sidewalk and replace it with five-foot-wide for ADA compliance.

b. North of McKendree Road (west of Dawn Chorus Lane)

i. Construct a new five-foot-wide sidewalk in between missing gaps.

c. North of McKendree Road (near Desert Peace Court)

i. Remove the existing four-foot-wide sidewalk along the north side of McKendree Road and replace it with five-foot-wide for ADA compliance.

d. McKendree Road at Rose Creek Trail

i. Provide rectangular rapid flashing beacon (RRFB) at pedestrian crossing along McKendree Road.

e. McKendree Road at Lavendar Dream Lane

i. Provide rectangular rapid flashing beacon (RRFB) at the existing pedestrian crossing along McKendree Road.

f. McKendree Road (south side, east of English Point Lane)

i. Remove the existing four-foot-wide sidewalk along the south side of McKendree Road and replace it with five-foot-wide for ADA compliance.

SIGNATURE

Lakisha Hull (Jul 9, 2025 14:52 EDT)
Planning Director

07/09/2025
Date of Approval

This certificate of adequacy is valid for 12 years from the date of approval of the associated preliminary plan of subdivision, subject to the additional expiration provisions of Section 24-4503(c).

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • TTY: 301-952-3796 • pgplanning.org

April 18, 2025

MEMORANDUM

TO: Mahsa Vatandoost, Zoning Section, Development Review Division

FROM: Noelle Smith, AICP, Transportation Planning Section, Countywide Planning Division

VIA: Crystal Hancock, Transportation Planning Section, Countywide Planning Division

SUBJECT: ADQ-2024-020, Dobson Farm

Proposal

The referenced Certificate of Adequacy (ADQ) application is being reviewed with the Preliminary Plan of Subdivision (PPS) 4-24014, which proposes the subdivision of land for the development of a large residential community within the Legacy Comprehensive Design (LCD) zone. The Transportation Planning Section's (TPS) review of the referenced ADQ application was evaluated under the current Zoning Ordinance and Subdivision Regulations.

Criteria for Establishing Transportation Adequacy

The subject property is located within TSA 2, as defined in the *Plan Prince George's* 2035 *Approved General Plan*. As such, the subject property is evaluated according to the following standards:

> Links and Signalized Intersections: Level of Service (LOS) D, with signalized intersections operating at a critical lane volume (CLV) of 1,450 or better.
>
> Unsignalized Intersections: The procedure for unsignalized intersections is not a true test of adequacy but rather an indicator that further operational studies need to be conducted.
>
> For two-way stop-controlled intersections, a three-part process is employed: (a) vehicle delay is computed in all movements using the *Highway Capacity Manual* (Transportation Research Board) procedure; (b) the maximum approach volume on the minor streets is computed if the delay exceeds 50 seconds, (c) if the delay exceeds 50 seconds and at least one approach volume exceeds 100, the CLV is computed and the standard of CLV is 1,150 or less.
>
> For all-way stop-controlled intersections, a two-part process is employed: (a) vehicle delay is computed in all movements using the *Highway Capacity Manual* (Transportation Research Board) procedure; (b) if the delay exceeds 50 seconds, the CLV is computed and the standard of CLV is 1,150 or less.

Analysis of Traffic Impacts
The applicant submitted a traffic impact study (TIS) for staff review and analysis for the determination of adequacy.

Trip Generation
The table below summarizes trip generation for each peak period that will be used in reviewing site traffic-generated impacts and developing a trip cap for the site:

Trip Generation Summary: ADQ-2024-020 Dobson Farm								
			AM Peak Hour			PM Peak Hour		
Land Use	**Quantity**	**Metric**	**In**	**Out**	**Total**	**In**	**Out**	**Total**
Single Family	678	Units	102	407	509	397	213	610
Townhomes/ Duplex	346	units	48	194	242	180	97	277
Total Trip Cap Recommendation			**751**			**887**		

The traffic generated by the proposed application would impact on the following intersections in the transportation system:

1. US 301 / McKendree Road / Cedarville Road (signalized)
2. McKendree Road / Site Access / Dawn Chorus (unsignalized)
3. US 301 / Cadillac Drive (signalized)
4. US 31 / Clymer Drive / Matapeake Business Drive (signalized)
5. US 301 / Chadds Ford Drive / Timothy Branch Drive (signalized)
6. US 301 / A-55 (unsignalized)
7. US 301 / MD 381 / Brandywine Road (signalized)
8. McKendree Road / Site Access (A) (unsignalized)
9. McKendree Road / Site Access (B) (unsignalized)

Existing Traffic
The critical intersections identified above, when analyzed with existing traffic and existing lane configurations, operate as follows:

EXISTING TRAFFIC CONDITIONS				
Intersection	Critical Lane Volume (AM & PM)		Level of Service (LOS, AM & PM)	
US 301 / McKendree Road / Cedarville Road (signalized)	1333	1819	D	F
McKendree Road / Site Access / Dawn Chorus (unsignalized) (future roundabout)	11.2 sec	12.2 sec	Pass	Pass
US 301 / Cadillac Drive (signalized)	1151	1216	C	C
US 301 / Clymer Drive / Matapeake Business Drive (signalized)	1161	1582	C	E
US 301 / Chadds Ford Drive / Timothy Branch Drive (signalized)	1233	1369	C	D
US 301 / A-55 (unsignalized)	-	-	-	-

US 301 / MD 381 / Brandywine Road (signalized)	1257	1208	C	C
McKendree Road / Site Access (A) (unsignalized)	-	-	-	-
McKendree Road / Site Access (B) (unsignalized)	-	-	-	-
*In analyzing unsignalized intersections, average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the greatest average delay for any movement within the intersection. According to the Guidelines, delay exceeding 50.0 seconds indicates inadequate traffic operations. Values shown as "+999" suggest that the parameters are beyond the normal range of the procedure and should be interpreted as a severe inadequacy.				

The traffic analysis indicates that some intersections along US 301 are currently operating below the established threshold.

Background Traffic
The traffic analysis identified 15 background developments whose impact would affect study intersections. Additionally, an annual growth of 2% over six years was applied to the traffic counts.

BACKGROUND TRAFFIC CONDITIONS				
Intersection	Critical Lane Volume (AM & PM)		Level of Service (LOS, AM & PM)	
US 301 / McKendree Road / Cedarville Road (signalized)	2335	2677	F	F
McKendree Road / Site Access / Dawn Chorus (unsignalized) (future roundabout)	15.9 sec	19.8 sec	Pass	Pass
US 301 / Cadillac Drive (signalized)	1500	1771	E	F
US 31 / Clymer Drive / Matapeake Business Drive (signalized)	1597	2254	E	F
US 301 / Chadds Ford Drive / Timothy Branch Drive (signalized)	1622	2108	F	F
US 301 / A-55 (unsignalized)	2041	2101	F	F
US 301 / MD 381 / Brandywine Road (signalized)	1998	2191	F	F
McKendree Road / Site Access (A) (unsignalized)	-	-	-	-
McKendree Road / Site Access (B) (unsignalized)	-	-	-	-
*In analyzing unsignalized intersections, average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the greatest average delay for any movement within the intersection. According to the Guidelines, delay exceeding 50.0 seconds indicates inadequate traffic operations. Values shown as "+999" suggest that the parameters are beyond the normal range of the procedure and should be interpreted as a severe inadequacy.				

The traffic analysis indicates that all intersections along US 301 are operating below the established threshold under background conditions.

Total Traffic
The study intersections, when analyzed with total developed future traffic, operate as shown below.

TOTAL TRAFFIC CONDITIONS				
Intersection	Critical Lane Volume (AM & PM)		Level of Service (LOS, AM & PM)	
US 301 / McKendree Road / Cedarville Road (signalized) *w/ additional NB left & SB thru*	2764 2764	2723 2463	F	F
McKendree Road / Site Access / Dawn Chorus (unsignalized) *Future roundabout*	12.0 sec v/c=0.484	10.6 sec v/c=0.400	Pass	Pass
US 301 / Cadillac Drive (signalized)	1622	1888	F	F
US 31 / Clymer Drive / Matapeake Business Drive (signalized)	1715	2406	F	F
US 301 / Chadds Ford Drive / Timothy Branch Drive (signalized)	1730	2249	F	F
US 301 / A-55 (unsignalized)	2086	2249	F	F
US 301 / MD 381 / Brandywine Road (signalized)	2065	2225	F	F
McKendree Road / Site Access (A) (unsignalized)	10.4 sec	10.9 sec	Pass	Pass
McKendree Road / Site Access (B) (unsignalized)	27.2 sec	18.4 sec	Pass	Pass
*In analyzing unsignalized intersections, average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the greatest average delay for any movement within the intersection. According to the Guidelines, delay exceeding 50.0 seconds indicates inadequate traffic operations. Values shown as "+999" suggest that the parameters are beyond the normal range of the procedure and should be interpreted as a severe inadequacy.				

As shown above, all intersections along US 301 do not meet the adequacy standards during the AM and PM peak hours. The subject application is within the Brandywine Road Club and would meet adequacy standards by contributing a pro-rata contribution for planned roadway improvements.

However, the applicant offers to construct the following improvements, subject to the approval of the Maryland State Highway Administration (SHA), at the intersection of US 301/McKendree Road/Cedarville Road McKendree Road, in lieu of the contribution to the Brandywine Road Club:

1. Second northbound left turn lane along US 301
2. Fourth southbound thru lane along US 301

The recommended improvements are estimated at $5.8 million in construction cost, which would exceed the amount the proposed development would contribute to the Brandywine Road Club. Staff agrees with the proposed roadway improvements in lieu of contribution.

Brandywine Road Club

The subject property is located within Planning Area 85A and is affected by the Brandywine Road Club. Specifically, CR-9-2017 indicates the following:

1. Establishes the use of the Brandywine Road Club for properties within Planning Areas 85A and 85B as a means of addressing significant and persistent transportation deficiencies within these planning areas.

2. Establishes a list of projects for which funding from the Brandywine Road Club can be applied.

3. Establishes standard fees by development type associated with the Brandywine Road Club to be assessed on approved development.

This resolution works in concert with CB-22-2015, which permits participation in roadway improvements as a means of demonstrating adequacy for transportation, as required in Section 24-124. Specifically, CB-22-2015 allows the following:

1. Roadway improvements participated in by the applicant can be used to alleviate any inadequacy, as defined by the Guidelines. This indicates that sufficient information must be provided to demonstrate that there is an inadequacy.

2. To be subject to CB-22-2015, the subject property must be in an area for which a road club was established prior to November 16, 1993. In fact, the Brandywine Road Club was included in CR-60-1993, adopted on September 14, 1993, and was developed and in use before that date.

Comment: If the above roadway improvements are not accepted by the permitting/operating agency, the applicant shall be subject to the fees of the Brandywine Road Club.

Pursuant to CR-9-2017, the Brandywine Road Club fee will be $1,472 for each single-family detached dwelling unit, $1,338 for each single-family attached dwelling unit, and $2.07 per gross square foot of non-residential use, to be indexed by the appropriate cost indices to be determined by the Department of Permitting, Inspections and Enforcement (DPIE). Pursuant to CB-22-2015, an applicant's pro-rata contribution to the Brandywine Road Club fulfills transportation adequacy requirements and is therefore recommended as a condition of approval as part of this application, which shall be fulfilled at the time of each building permit.

Analysis of Bicycle & Pedestrian Impacts Statement

The subject property is in the Legacy Comprehensive Design (LCD) zoning district and is, therefore, subject to Section 24-4506 for pedestrian and bicycle adequacy. Per Section 244506(c)(1)(B) (i), the cost cap for the proposed development's off-site facilities is $307,200, adjusted for inflation to $417,930.

Section 24-4506(c)(1) (C-D) discusses minimum criteria for finding adequate public pedestrian and bikeway facilities and is copied below:

(C) The finding of adequate public pedestrian facilities shall, at minimum, include the following criteria:

1. **(i) The degree to which the sidewalks, streetlights, street trees, street furniture, and other streetscape features recommended in the Countywide Master Plan of Transportation and the applicable Area Master Plan or Sector Plan have been constructed or implemented in the area; and**
2. **(ii)The presence of elements that make it safer, easier, and more inviting for people to traverse the area.**

(D) The finding of adequate public bikeway facilities shall, at minimum, include the following criteria:

1. **(i) The degree to which the bike lanes, bikeways, and trails recommended in the Countywide Master Plan of Transportation and the applicable Area Master Plan or Sector Plan have been constructed or implemented in the area;**
2. **(ii) The presence of specially marked and striped bike lanes or buffered bike lanes in which people can safely travel by bicycle without unnecessarily conflicting with pedestrians or motorized vehicles;**
3. **(iii) The degree to which protected bicycle lanes, on-street vehicle parking, medians, or other physical buffers exist to make it safer or more inviting for people to traverse the area by bicycle; and**
4. **(iv) The availability of safe, accessible, and adequate bicycle parking at transit stops, commercial areas, employment centers, multifamily residential buildings, mixed-use activity centers, and other places where vehicle parking, visitors, and/or patrons are normally anticipated.**

Comment: The BPIS includes the analysis of existing infrastructure, potential trip generators, and gaps of facilities within the half-mile limits of the subject site to fully evaluate the surrounding area. The analysis also identifies the master-planned facilities within the boundaries. The BPIS includes a

list of recommended facilities to improve the area regarding the subject site. This criterion has been met.

Off-Site Adequacy
Based on the criteria in Section 24-4506, the applicant has provided off-site pedestrian and bicycle facilities to meet pedestrian and bikeway adequacy.

The applicant proposes the following options:

1. North of McKendree Road (near Dawn Chorus Lane)
    a) Remove the existing four-foot-wide sidewalk and replace it with a five-foot-wide for ADA compliance.

    Cost estimate: $40,950

2. North of McKendree Road (west of Dawn Chorus Lane)
    a) Construct a new five-foot-wide sidewalk in between missing gaps.

    Cost estimate: $13,230

3. North of McKendree Road (near Desert Peace Court)
    a) Remove the existing four-foot-wide sidewalk along the north side of McKendree Road and replace it with a five-foot-wide for ADA compliance.

    Cost estimate: $40,950

4. McKendree Road at Rose Creek Trail
    a) Provide a rectangular rapid flashing beacon (RRFB) at the pedestrian crossing along McKendree Road

    Cost estimate: $149,240

5. McKendree Road at Lavendar Dream Lane
    a) Provide rectangular rapid flashing beacon (RRFB) at the existing pedestrian crossing along McKendree Road

    Cost estimate: $77,000

6. McKendree Road (south side, east of English Point Lane)
    a) Remove the existing four-foot-wide sidewalk along the south side of McKendree Road and replace it with a five-foot-wide for ADA compliance.

    Cost estimate: $89,271

Comment: It is recommended that the applicant provide all identified improvements.

Demonstrated Nexus
The subject site is adjacent to nearby residential neighborhoods and nearby commercial property along US 301. The site is also adjacent to the Rose Creek Connector Trail. The proposed sidewalk

connections and crossings create new and continuous connections to and from the subject site, which is planned to include bikeways and trails within the property. Creating access to the site will allow the residents and the surrounding areas to utilize the pathways and amenities. Pursuant to Sec. 24-4506(c)(1)(B), staff find that there is a demonstrated nexus between the proposed off-site facilities and improvements for the proposed development and nearby destinations.

On-Site Adequacy

On-site pedestrian and bicycle adequacy facilities are also required pursuant to Sec. 24-4506(a). The submitted plans indicate that the site will be served by a series of internal sidewalks, trails, bicycle facilities, and crosswalks that provide continuous pedestrian access throughout the proposed development. The site's frontage along McKendree Road is to be improved with a 10-foot-wide trail connecting to the internal pathways. Bicycle parking is also recommended in all recreational areas to accommodate multimodal transportation. Staff conclude that adequate on-site pedestrian and bicycle facilities will be provided with the proposed and recommended amenities and facilities.

Comment: Pursuant to Sec. 24-4506(c)(1)(B), staff finds that there is a demonstrated nexus between the proposed off-site facilities and improvements for the proposed development and nearby destinations.

Conclusion

Based on the preceding findings, adequate transportation facilities will exist to serve the proposed subdivision as required in accordance with Subtitle 24 if the application is approved with the following conditions:

1. Total development within the subject property shall be limited to uses that would generate no more than 751 AM and 887 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new determination of the adequacy of transportation facilities.

2. Prior to approval of the first building permit for the subject property, the applicant and the applicant's heirs, successors, and/or assignees shall demonstrate that the following roadway improvements, as designated below, have (a) full financial assurances, (b) been permitted for construction through the applicable operating agency's access permit process, and (c) an agreed-upon timetable for construction and completion with the appropriate agency:

    a) Second northbound left turn lane along US 301 onto McKendree Road.
    b) Fourth southbound thru lane along US 301.

    In the event the Maryland State Highway Administration does not approve these improvements, the applicant shall be subject to conditions 3 and 4 below.

3. Prior to approval of a building permit for each single-family attached dwelling unit, the applicant and the applicant's heirs, successors, and/or assigns shall provide a fee calculated of $1,338 per dwelling unit multiplied by (Engineering News Record Highway Construction Cost index at time of payment) / (Engineering News Record Highway Construction Cost

Index for first quarter, 1993). All fees shall be paid to Prince George's County (or its designee) and can be indexed by any appropriate cost indices determined by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) or Department of Public Works and Transportation (DPW&T).

4. Prior to approval of a building permit for each single-family detached dwelling unit, the applicant and the applicant's heirs, successors, and/or assigns shall provide a fee calculated of $1,472 per dwelling unit multiplied by (Engineering News Record Highway Construction Cost index at time of payment) / (Engineering News Record Highway Construction Cost Index for first quarter, 1993). All fees shall be paid to Prince George's County (or its designee) and can be indexed by any appropriate cost indices determined by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) or Department of Public Works and Transportation (DPW&T).

5. The applicant and the applicant's heirs, successors, and/or assignees shall provide a bicycle, and pedestrian facilities plan that illustrates the location, limits, specifications, and details of the on-site and off-site pedestrian and bicycle adequacy improvements consistent with Section 24-4506(c)(1)(G) of the Prince George's County Subdivision Regulations prior to acceptance of the permit plan submission.

6. Prior to approval of the first building permit for the subject property, the applicant and the applicant's heirs, successors, and/or assignees shall demonstrate that the following adequate pedestrian and bikeway facilities, as designated below, in accordance with Section 24-4506 of the Subdivision Regulations ("Required Off-Site Facilities"), have (a) full financial assurances, (b) been permitted for construction through the applicable operating agency's access permit process, and (c) an agreed-upon timetable for construction and completion with the appropriate agency:

A. North of McKendree Road (near Dawn Chorus Lane)
    a. Remove the existing four-foot-wide sidewalk and replace it with five-foot-wide for ADA compliance.

B. North of McKendree Road (west of Dawn Chorus Lane)
    a. Construct a new five-foot-wide sidewalk in between missing gaps.

C. North of McKendree Road (near Desert Peace Court)
    a. Remove the existing four-foot-wide sidewalk along the north side of McKendree Road and replace it with five-foot-wide for ADA compliance.

D. McKendree Road at Rose Creek Trail
    a. Provide rectangular rapid flashing beacon (RRFB) at pedestrian crossing along McKendree Road

E. McKendree Road at Lavendar Dream Lane
    a. Provide rectangular rapid flashing beacon (RRFB) at the existing pedestrian crossing along McKendree Road

F. McKendree Road (south side, eat of English Point Lane)
    a. Remove the existing four-foot-wide sidewalk along the south side of McKendree Road and replace it with five-foot-wide for ADA compliance.

Countywide Planning Division
Special Projects Section

July 9, 2025

MEMORANDUM

TO: Mahsa Vatandoost, Senior Planner, Subdivision Section, DRD

FROM: ***TW*** Tineya Walker, Planner I, Special Projects Section, CWPD

VIA: Bobby Ray, AICP, Supervisor, Special Projects Section, CWPD

SUBJECT: 4-24014 & ADQ-2024-020 – Dobson Farms

Project Summary:
The project proposes to develop 1,024 lots and 116 parcels for 678 single family-detached and 346 single family-attached homes. The 581.06-acre site is south of McKendree Road and west of Timothy Branch approximately 1400 feet west of Robert Crain Highway. This preliminary plan of subdivision (PPS) application was accepted for processing by the Planning Department on February 28, 2025.

PPS-4-24014

The following preliminary plan is being reviewed for public facility standards per the findings of Section 24-122.01. as follows:

(a) The Planning Board may not approve a preliminary plan of subdivision if it finds that adequate public facilities do not exist or are not programmed for the area within which the proposed subdivision is located, as defined in the "Guidelines for the Mitigation of Adequate Public Facilities: Public Safety Infrastructure" and "Guidelines for the Analysis of the Traffic Impact of Development Proposals." The Planning Board shall require adequate public facilities, as provided in this Section and in Division 4 of this Subtitle.

Water and Sewer:
Section 24-122.01(b)(1) of the prior Subdivision Regulations states that:

> **…. the location of the property within the appropriate service area of the Ten-Year Water and Sewerage Plan is deemed sufficient evidence of the immediate or planned availability of public water and sewerage for preliminary or final plat approval.**

The 2018 Water and Sewer Plan placed this property in the Water and Sewer Category 4, "Community System Adequate for Development Planning". Category 4 includes all properties inside the Sewer Envelope for which the subdivision process is required. Redesignation from Category 4 to Category 3 may be requested through the Administrative Amendment process prior to approval of the Final Plat.

Capital Improvement Program (CIP):
The subject project is located in Planning Area 85A – "Brandywine & Vicinity". The *2025-2030 Fiscal Year Approved CIP Budget* does not identify any new public facilities proposed for construction.

Conformance to the Master Plan:
This preliminary plan of subdivision was reviewed for conformance to the master plan in accordance with Section 24-121(a)(5) of the prior Subdivision Regulations. The *2013 Approved Subregion 5 Master Plan* contained the following policies:

- Construct new public schools at locations that are convenient for the populations they serve and require minimal bussing of students.
- Locate police, public safety, and fire/rescue facilities to meet the needs of the community and in accordance with the standards contained in the Public Safety Facilities Master Plan.

The 2008 *Approved Public Safety Facilities Master Plan* also provides guidance on the location and timing of upgrades and renovations to existing facilities and construction of new facilities, however, none of its recommendations affect the subject site.

Conclusion
At the writing of this referral the Special Projects Section finds that the applicable public facility standards and conformance with the area master plan, is met pursuant to the prior Subdivision Regulations.

ADQ-2024-020

Police Facility Adequacy
Per Section 24-4508 of the current Subdivision Regulations, the Planning Board's test for police adequacy involves the following:

(b) Adopted LOS Standard-Police

(2) To demonstrate compliance with this LOS standard, the Chief of Police shall submit the following information, on an annual basis, to the Planning Director:

(A) A statement reflecting adequate equipment pursuant to studies and regulations used by the County, or the *Public*

Safety Master Plan **for police stations in the vicinity of the area of the proposed subdivision; and**

The subject property is served by Police Division VII Fort Washington located at 11108 Fort Washington Road, Fort Washington, MD 20744. Consistent with the provisions of Section 24-4508 correspondence was received from representatives of the Prince George's County Police Department dated March 10, 2025, that stated the Department "has an adequate amount of equipment for our current sworn officers".

(B) A statement by the Police Chief that the rolling 12-month average, adjusted monthly, for response times in the vicinity of the proposed subdivision is a maximum of 25 minutes total for non-emergency calls and a maximum of 10 minutes total for emergency calls for service. For the purposes of this Subsection, response time means the length of time from the call for service until the arrival of Police personnel on-scene or other police response, as appropriate.

Compliance with the required 10/25-minute emergency/non-emergency response times is evaluated by reviewing response time reports provided by the Chief of Police. Response times that equal, or are less than, the criteria for both types of calls shall cause the subdivision to satisfy Police Facility Adequacy. An application that fails one or both of these response times, but for which the response times for both emergency and nonemergency calls does not exceed 20% above the respective response times, may mitigate. If one or both response times exceed 20%, or an applicant with an opportunity to mitigate chooses not to do so, the application fails the Police Facility Adequacy test.

The appropriate response time is the time for the area closest in proximity to the proposed subdivision that also contains accurate data. At the Beat and Reporting Area level, times are often not sufficiently accurate because there may be no, or only a few calls, in an entire year at that level. At the Sector level, however, there are a sufficient number of calls to provide accurate response times. Since the Sector level is more narrowly drawn, Sector level estimated times are closer to the vicinity of the subdivision and are, therefore, applied when provided by the Chief of Police. If Sector level times are not available, staff applies time at the Division level.

Pursuant to Section 24-4508(b), the estimated police response times for the site satisfy the standard of 25 minutes for non-emergency calls but does not satisfy the standard of 10 minutes for emergency calls. Pursuant to CR-080-2025, the application was evaluated based on a rolling average for the 12-month period from January 2023 through December 2023 in the report dated September 3, 2024. The application was accepted by the Planning Department on February 28, 2025. The subject property is located within Police Division VII and the response times provided reflect this reporting area.

Police Response Times (Section 24-4508.B) Division VII

Acceptance Date	Reporting Periods	Emergency	Non-Emergency
February 28, 2025	January 2023 to December 2023	11:00	15:00

Pursuant to the above information the subject police response times for the site **fails** the standard of 10 minutes for emergency calls and passes the standard of 25 minutes for non-emergency calls. Since the emergency response time failure is less than 20% of the 10-minute standard the applicant may mitigate by payment of the Public Safety Mitigation fee.

Fire and Rescue Adequacy:
Per Section 24-4509 of the current Subdivision Regulations, the Planning Board's test for fire and rescue adequacy involves the following:

> **24-4509. Fire and Rescue Adequacy**
>
> **(b) Adopted LOS Standard for Fire and Rescue**
>
> **(1) The population and/or employees generated by the proposed subdivision, at each stage of the proposed subdivision, will be within the adequate coverage area of the nearest fire and rescue station(s) in accordance with the *Public Safety Guidelines.***
>
> **(2) The Fire Chief shall submit to the County Office of Audits and Investigations, County Office of Management and Budget, and the Planning Director:**
>
> **(A) A statement reflecting adequate equipment in accordance with studies and regulations used by the County, or the *Public Safety Master Plan* for fire stations in the vicinity of the area where the subdivision is proposed to be located; and**
>
> **(B) A statement by the Fire Chief that the response time for the first due fires and rescue station in the vicinity of the proposed subdivision is a maximum of seven minutes travel time. The Fire Chief shall submit monthly reports chronicling actual response times for calls for service during the preceding month.**
>
> **(3) Subsection (b)(2), above, does not apply to commercial or industrial applications.**

Table 24-4502 ("Summary of Public Facility Adequacy Standards") of the current Subdivision Regulations requires a fire and rescue standard of seven (7) minutes travel time for any residential use as well as five (5) minutes response time for non-residential uses which includes one (1) minute of "turn-out" time. The Fire Department uses the metric of "travel time" in their evaluation, which is assessed at the time the station receives notice and initiates a response.

The subject property is served by Brandywine #840, located at 13809 Brandywine Road, Branywine, MD 20613. Prince George's County Fire and EMS Department representative, James V. Reilly, stated in writing (via email) that as of March 6, 2025, the site **fails** the seven-minute travel time test for residential development from the closest or 'first due' Fire/EMS station. A mitigation agreement and payment of Safety Mitigation Fee will be required.

Schools Adequacy:
Per Section 24-4510 of the current Subdivision Regulations, the Planning Board's test for school adequacy involves the following:

24-4510 Schools Adequacy:
(b) Adopted LOS Standards for Schools

(1) The adopted LOS standard for schools is based on school clusters, which are groupings of elementary, middle, and high schools that are impacted by the preliminary plan for subdivision (minor or major).

(2) The adopted LOS standard is that the number of students generated by the proposed subdivision at each stage of development will not exceed 105 percent of the state rated capacity, as adjusted by the School Regulations, of the affected elementary, middle, and high school clusters.

(3) The number of elementary, middle, and high school students generated by the proposed subdivision shall be determined in accordance with the pupil yield factors for each dwelling unit type as determined by the Planning Director from historical information provided by the Superintendent of the Prince George's County Public Schools.

This preliminary plan was reviewed for impact on school facilities in accordance with Section 24-4510 of the current Subdivision Regulations. The subject property is located within Cluster 6, as identified in the *Pupil Yield Factors & Public-School Clusters* 2021 Update. The project proposes to add 678 single family-detached and 346 single family-attached dwelling units.

The adopted "level of service" standard is the number of students generated by the proposed subdivision at each stage of development will not exceed 105 percent of the state rated capacity, as adjusted by the School Regulations, of the affected elementary, middle, and high school clusters. Per the table below, the existing state rated capacity is below 105% at all school levels and complies with the service standard.

Impact on Affected Public School Cluster

	School Cluster 6		
	Elementary School Cluster 6	**Middle School Cluster 6**	**High School Cluster 6**
Single Family Detached Dwelling Units	678	678	678
Pupil Yield Factor (PYF) – SFD	0.196	0.095	0.132
SFD x PYF=Future Enrollment	133	64	89
Single Family Attached Dwelling Units	346	346	346
Pupil Yield Factor (PYF) – SFA	0.134	0.064	0.095
SFD x PYF=Future Enrollment	46	22	33
Adjusted Student Enrollment 9/30/24	11,583	2,960	4,100
Total Future Student Enrollment	11,762	3,046	4,222
State Rated Capacity	15,053	3,439	5,206
Percent Capacity	**78%**	**88%**	**81%**

Section 10-192.01 establishes school surcharges and an annual adjustment for inflation, unrelated to the provision of Subtitle 24. The current amount is **$11,950** per dwelling if a building is located between Interstate 495 and the District of Columbia; **$11,950** per dwelling if the building is included within a Basic Plan or Conceptual Site Plan that abuts an existing or planned mass transit rail station site operated by the Washington Metropolitan Area Transit Authority; or **$20,500** per dwelling for all other buildings. This project is outside of the I-495 Capital Beltway; thus, the surcharge fee is **$20,500**. This fee is to be paid to Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) at the time of issuance of each building permit.

CONCLUSION

As of the writing of this referral the Special Projects Section finds that the applicable public facility standards are not met pursuant to 24-4500 of the Subdivision Regulations. The site fails the Police Response time for emergency calls and fails the Fire Department response time. The failing Police Department emergency response time is less than 20% of the required standard and mitigation is possible by payment of the Public Safety Mitigation Fee. Additionally, the failing Fire Department response time may also be mitigated by payment of the Public Safety Mitigation Fee.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Department of Parks and Recreation
6600 Kenilworth Avenue Riverdale, Maryland 20737

MEMORANDUM

DATE: April 23, 2025

TO: Mahasa Vatandoost, Planner III
Subdivision Section, Development Review Division
Planning Department

VIA: Sonja Ewing, Division Chief SME
Dominic Quattrocchi, Planning Supervisor DAQ
Park Planning and Environmental Stewardship Division
Department of Parks and Recreation

FROM: Mary Jo Kishter, Planner IV MJK
Ivy Thompson, Planner III IRT
Land Acquisition/Management & Development Review Section
Park Planning and Environmental Stewardship Division
Department of Parks and Recreation

SUBJECT: **4-24014 Dobson Farms**

The Department of Parks and Recreation (DPR) staff has reviewed and evaluated this preliminary plan of subdivision for conformance with the requirements as they pertain to public parks and recreational facilities.

PROPOSAL
The subject application is for the development of 1,024 lots and 116 parcels for single-family attached, townhouse residential dwelling units in the LCD Zone, developing under the requirements of the prior R-S Zone. Outparcels A-C are shown for preservation and open space purposes in conformance with CDP-22002 with no residential use development.

BACKGROUND:
The property, zoned Legacy Comprehensive Design, consists of 447.19 acres of land located in Brandywine, south of McKendree Road approximately 2800 feet north of the intersection of Meadow Drive and McKendree Road. As described in the Statement of Justification, "the Property runs along the north side of Mattawoman Creek to Gardner Road. The irregularly shaped property is characterized by rolling terrain, with steeper slopes associated with Mattawoman Creek, which runs east-west along its southern portion of the Property and serves as the boundary between Prince George's County and Charles County. Timothy Branch and Mattawoman Creek, with their associated tributaries, are significant features and amenities on the Property."

REVIEW OF PREVIOUS CONDITIONS OF APPROVAL
Zoning Map Amendment (ZMA) A-10059 proposed rezoning the subject property from the R-E (Residential Estates) and R-A (Rural Agricultural) zoned land to the LCD (Legacy Comprehensive

Design) Zone. DPR staff provided the following recommendations:

Further details of the open-space network, trails, and recreational facilities are to be provided with the future development plans for this property. DPR suggests that future submissions focus on these major items:

1. **The potential dedication of land for the continuation of Mattawoman Creek Watershed Park.**

2. **The continued implementation and connection (from the east) of the Master Planned Mattawoman Creek Stream Valley Trail.**

3. **Further refinement of the open space and trail network through the development.**

4. **A conceptual recreation facilities package to ensure that the recreational facilities are sufficiently interspersed throughout the development.**

The Planning Board approved the request via the adoption of PGCPB resolution no. 2020-109 (September 9, 2021). On October 19, 2022, the Zoning Hearing Examiner (ZHE) recommended approval of the rezoning request, with the following five conditions:

At the appropriate stage of development:

1. **The Applicant shall provide a stream corridor assessment survey with a Natural Resources Inventory plan review.**

2. **The Applicant shall meet the entire Woodland Conservation requirement on-site for the prior R-S Zone applicable prior to April 1, 2022. The Tree Canopy Coverage requirements shall be met on-site pursuant to the standards of the prior R-S Zone applicable prior to April 1, 2022.**

3. **The Applicant shall create new wetlands and enhance existing wetlands with adjoining meadows focusing on providing wildlife habitat.**

4. **The Applicant shall provide selective woodland understory enhancement focusing on habitat and biodiversity.**

5. **The Applicant shall provide ecological enhancement through selective environmental site design planting motifs that both replicate and increase the biodiversity of the local ecology.**

The Zoning Ordinance, 8-2022, became effective October 17, 2022, based on the approval of the ZMA by the District Council.

Conceptual Design Plan (CDP) CDP-22002 proposed a mixed housing type residential development for up to 1,106 dwelling units subject to 19 conditions. The Planning Board approved the request via the adoption of PGCPB resolution no. 2023-100 (October 5, 2023). On January 24, 2024, Prince George's County District Council recommended approval of CDP-22002 with 19

conditions and one consideration.

Specific Design Plan (SDP) SDP-2303 for infrastructure for public roads, water sewer, storm drain, utilities and stormwater management facilities. The Planning Board approved the request via the adoption of PGCPB resolution no. 2024-05 (June 27, 2024).

Master Plan Conformance
The property is subject to the *2013 Approved Subregion 5 Master Plan; Plan Prince George's 2035 Approved General Plan; the 2022 Land Preservation, Parks and Recreation Plan for Prince George's County, and Formula 2040, Functional Master Plan for Parks, Recreation and Open Space.* Parks staff reviewed this preliminary plan of subdivision for conformance to the master plan per Subdivision Regulations Sections 24-4101(b) and 24-4402. The *2013 Approved Subregion 5 Master Plan* provides goals and policies related to parks and recreation (pages 135-140). The *2013 Approved Subregion 5 Master Plan* indicates that M-NCPPC owns approximately 261 acres of parkland in the planning area. The plan recommends the proposed acquisition of additional land along Timothy Branch and Mattawoman Creek. Mattawoman Creek is a highly sensitive environmental feature designated as the Mattawoman Creek Special Conservation Area (p. 78), as shown on the Approved Subregion 5 Master Plan and Sectional Map Amendment. Additional acquisitions along the Mattawoman Watershed Stream Valley Park and the Timothy Branch (p. 138) are recommended to meet long-term parkland needs. The Subregion 5 Master Plan also includes a 50-acre floating park symbol near the western edge of Dobson Farms along the Mattawoman Watershed Stream Valley Park (p. 139). The proposed development aligns with the intention of the master plans to provide natural undeveloped land in the sub-region and to support existing development for future residents.

The PPS shows careful consideration for the environmental features on the property which include Timothy Branch and Mattawoman Creek, on-site recreation, and the proposed trail alignments. The subject property is adjacent to existing M-NCPPC-owned property, approximately 47 acres of land directly east of the subject property along the Mattawoman and Timothy Branch stream valley conveyed to M-NCPPC via Preliminary Plan of Subdivision PPS 4-20002 (PGCPB No. 2021-04) Dobson Ridge. It is expected that, in addition to the onsite recreation amenities proposed, future residents of the subject development will use facilities in the Accokeek- Brandywine Region. Nearby park facilities include the Rose Creek Connector Trail, located in the Rose Creek Estates community directly across from Dobson Farms on McKendree Road. This trail continues in the Chaddsford community, located approximately one mile north of the subject property. Other Park facilities include the Southern Area Aquatic and Recreation Complex (SAARC) approximately 4.5 miles northeast of Dobson Farms, Brandywine-North Keys Park located 6 miles northeast, and Accokeek East Park approximately 5 miles southeast. Also, Cedarville State Forest is located 3.5 miles east of Dobson Farms.

Parks & Recreation Adequacy [Section 24-4507]
Staff analysis has determined that the proposed project, as shown, will generate an additional 2734 people (2.67 persons per DU x 85A DU) for Planning Area 85A Brandywine and Vicinity in the local community.

Per 24-4507(b)(1) of the Prince George's County Subdivision Regulations 15 acres of improved public parks per 1,000 residents is the adopted Level of Service standard for residential zoned land for Parks and Recreation in Prince George's County. The *2022 Land Preservation, Parks, and*

Recreation Plan (LPPRP) shows that there are 35 acres of improved public parkland per 1,000 persons in the county inclusive of Federal, State, M-NCPPC, County and Municipal owned lands.

Therefore, Parks staff find the LOS adequate.

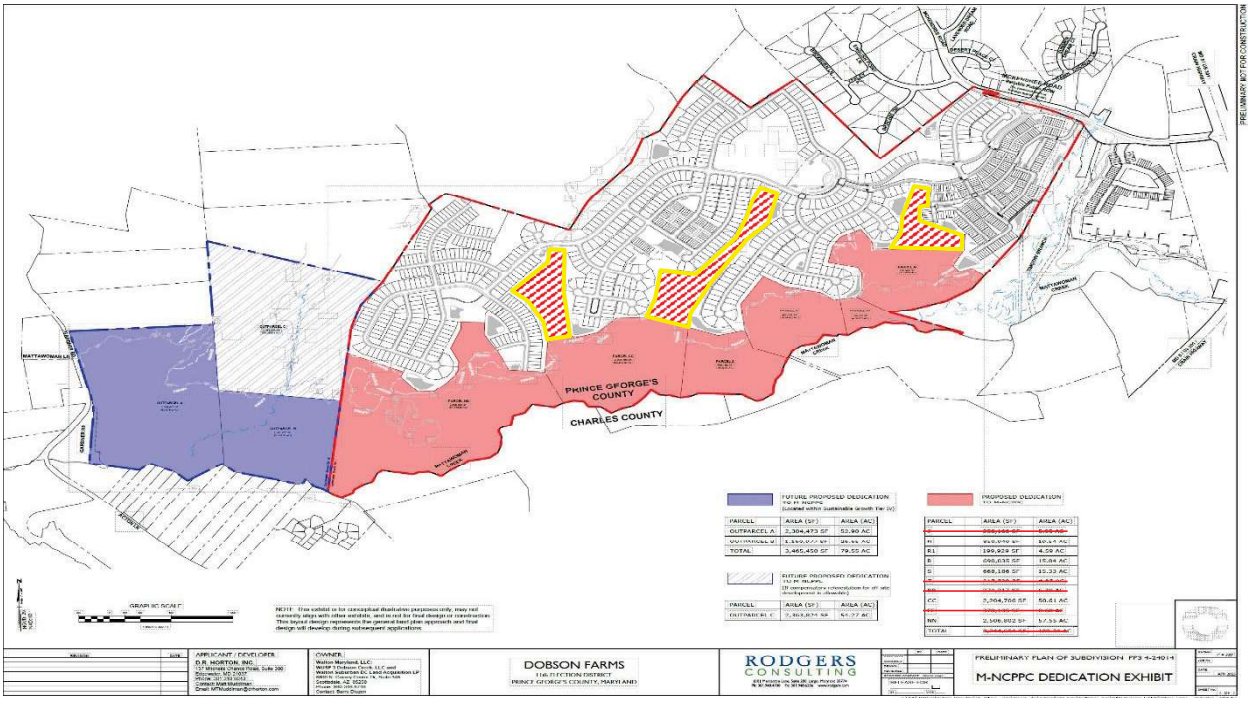
Separate from the evaluation of Parks & Recreation Adequacy, the Mandatory Dedication requirements must be met. The standards to determine the required acreage of parkland and recreation facilities to serve the new residents of the proposed Subdivision are determined as discussed below.

FINDINGS:

The provisions of Prince George's County Subdivision Regulations Section 24-134 and 24-135, which relate to the Mandatory Dedication of Parkland, stipulate that the applicant dedicates land, pays a fee-in-lieu, and/or provides onsite recreational facilities. Based on the proposed density of development, five percent of the net residential lot area, 22.36 acres, is the required amount of land for dedication to M-NCPPC for public parks. However, per the CDP, the applicant proposes dedicating approximately 165.83 acres to M-NCPPC. The land dedication to M-NCPPPC by the applicant aligns with the environmental goals, policies, and strategies contained in the Master Plan.

DPR staff reviewed the M-NCPPC Dedication Exhibit along with the proposed development plan and TCPI and determined that it is **not** in Parks' best interest to accept Parcel J, Parcel T, Parcel BB and Parcel FF as additions to the M-NCPPC park system (red hatched areas outlined in yellow on the markup of the "M-NCPPC Dedication Exhibit"). By excluding these areas, the park dedication is reduced from 165.83 acres to 141.35 acres. The remaining pink areas (not outlined in yellow) as well as Outparcels A, B, and C outlined in blue on the attached Exhibit will be an exciting addition to the park system, and critically important for the protection of the Mattawoman Creek, a designated Special Conservation Area.

DPR Exhibit A



The applicant is providing all woodland conservation onsite, inclusive of land proposed for conveyance to M-NCPPC. The LPPRP's stated goal to acquire land adjacent to the Timothy Branch and Mattawoman Creek, as well as increase the retention of forests and wetlands supports the placement of woodland conservation easements on lands conferred to M-NCPPC. Based on the TCPI included with the application, there are some proposed areas of forest edge treatment and woodland understory enhancement ("environmental proffers") proposed on the park dedication areas, and these are acceptable provided the applicant is responsible for the installation, maintenance, bonds, etc. associated with these areas. DPR does not accept areas where environmental proffers of meadow habitat and wetland creation are proposed by the developer. It does not appear that any wetland creation areas are proposed on the land DPR is accepting for dedication. It is unclear at this scale if any meadow habitat creation areas are proposed on the M-NCPPC land for dedication. If these habitat creation areas are located within the park dedication area, DPR staff request that they be revised to forest habitat proffer areas and include native tree and/or shrub planting. While the offer to enhance these areas is appreciated, the long-term maintenance responsibilities required of wetland and meadow habitat is not something DPR can guarantee given the existing obligations we have within our vast park system. DPR staff will review the future TCPII and provide comments related to the details of the proposed plantings on park dedication areas at that time.

The "M-NCPPC Dedication Exhibit" also identifies three proposed Outparcels (A, B, and C), totaling 133.82 acres, as "Future proposed dedication to M-NCPPC". The entirety of these Outparcels will be accepted as dedication. Conveyance of any areas where reforestation is proposed to meet the WCO requirements for Dobson Farms or any offsite projects (e.g., Saddle Ridge) may occur after all associated obligations related to the reforestation have been met by the applicant/developer. DPR staff will provide a memorandum to the Planning Department Environmental Planning staff permitting woodland conservation on land conferred to M-NCPPC.

The Master Plan of Transportation recommends a planned public trail along the Mattawoman Stream Valley Watershed Park and the Timothy Branch in Brandywine. The applicant proposes to construct approximately 14,000 LF of trails throughout the community including the Master Plan trail. DPR staff has worked with the applicant and the Prince George's County Planning Department staff to determine the best possible alignment of the Master Planned Trails on the subject site considering the sensitive environmental features and woodland conservation requirement. The master planned trails will be constructed within a) dedicated parkland and/or b) along internal roads or open space parcels within the subdivision, within a Public Use Easement area.

RECOMMENDATION:

The Park Planning & Development Division of DPR recommends to the Planning Board approval of Preliminary Plan of Subdivision 4-24014 Dobson Farms, subject to the following conditions:

1. Approximately 142 -/+ acres (Parcel A) of the Timothy Branch Stream Valley and Mattawoman Creek shall be conveyed to the Maryland-National Capital Park and Planning Commission (M-NCPPC) as mandatory parkland dedication. The revised parkland conveyance shall be reflected on the future TCPII for DPR review and approval. The land shall be conveyed prior to the final record plat for the subdivision with the following conditions:

    a) An original, special warranty deed for the property to be conveyed (signed by the WSSC Assessment Supervisor) shall be submitted to the Subdivision Section of the

Development Review Division at M-NCPPC, along with the application of the record plat.

b) The M-NCPPC shall be held harmless for the cost of public improvements associated with land to be conveyed, including but not limited to, sewer extensions, adjacent road improvements, drains, sidewalls, curbs and gutters, and front-foot benefit charges prior to and subsequent to application of the building permit.

c) The boundaries and acreage of land to be conveyed to the M-NCPPC shall be indicated on all development plans and permits, which include such property.

d) The land to be conveyed shall not be disturbed or filled in any way without the prior written consent of the DPR. If the land is to be disturbed, the DPR shall require that a performance bond be posted to warrant restoration, repair or improvements made necessary or required by the M-NCPPC development approval process. The bond or other suitable financial guarantee (suitability to be judged by the General Counsel's Office, The M-NCPPC) shall be submitted to the DPR within two weeks prior to applying for grading permits.

e) All waste matter of any kind shall be removed from the property to be conveyed. All wells shall be filled, and underground structures shall be removed. The DPR shall inspect the site and verify that land is in an acceptable condition for conveyance, prior to dedication.

f) Storm drain outfalls shall be designed to avoid adverse impacts on land to be conveyed to or owned by the M-NCPPC. If the outfalls require drainage improvements on adjacent land to be conveyed to or owned by the M-NCPPC, the DPR shall review and approve the location and design of these facilities. The DPR may require a performance bond and easement agreement prior to issuance of grading permits.

g) No storm water management facilities, or tree conservation or utility easements shall be proposed on land owned by or to be conveyed to the M-NCPPC without the prior written consent of the DPR. The DPR shall review and approve the location and/or design of these features. If such proposals are approved by the DPR, a performance bond, maintenance and easement agreements shall be required prior to the issuance of grading permits.

h) The land to be conveyed shall not include any areas of applicant proffered meadow or wetland habitat creation. Native tree and/or shrub planting may be substituted for meadow habitat creation, subject to the approval of the Planning Department staff.

i) The Applicant is responsible for the plant installation, maintenance, bonds, and all other requirements, including maintenance period fulfillment and compliance associated with forest planting, forest edge treatment and woodland understory enhancement environmental proffers occurring on parkland conveyance areas.

2. The applicant, his successors, and/or assigns shall construct the Master Planned Trails unless otherwise modified at the time of the Specific Design Plan review. The Master Planned Trails shall be designed in accordance with the standards outlined in the Parks and Recreation Facilities

Design Guidelines. The timing of construction of the Master Planned Trails shall be determined with the approval of Specific Design Plan.

3. Prior to submission of the final plat of subdivision for any residential lot/parcel, the applicant, and the applicant's heirs, successors, and/or assignees shall submit three original executed public recreational facilities agreements (RFAs) to the Prince George's County Department of Parks and Recreation (DPR) – Park Planning & Environmental Stewardship Division (PP&ES) for construction of the Master Planned Trail, for approval. Upon approval by DPR staff, the RFA shall be recorded among the Prince George's County Land Records and the Liber and folio of the RFA shall be noted on the final plat prior to plat recordation**.** The public RFA shall establish the timing for the construction of the offsite recreational facilities.

4. Prior to approval of building permits for residential development, the applicant and the applicant's heirs, successors, and/or assignees shall submit a performance bond, letter of credit, or other suitable financial guarantees to the Prince George's County Department of Parks and Recreation (DPR), for the construction of the Master Planned Trail.

5. Prior to approval of the 309th building permit for residential development, the applicant and the applicant's heirs, successors, and/or assignees shall submit construction drawings of recreational facilities to the Department of Parks and Recreation.

6. Prior to approval of a final plat, the applicant and the applicant's heirs, successors, and/or assignees shall provide a draft Public Use Access Easement and Maintenance Agreement or Covenant for the Master Planned Trail, to the Maryland-National Capital Park and Planning Commission (M-NCPPC), Department of Parks and Recreation, for approval. The easement agreement shall contain the rights of M-NCPPC, be recorded in land records, and the Liber/folio shown on the final plat, prior to recordation. The final plat shall reflect the location and extent of the easement, in accordance with the approved preliminary plan of subdivision.

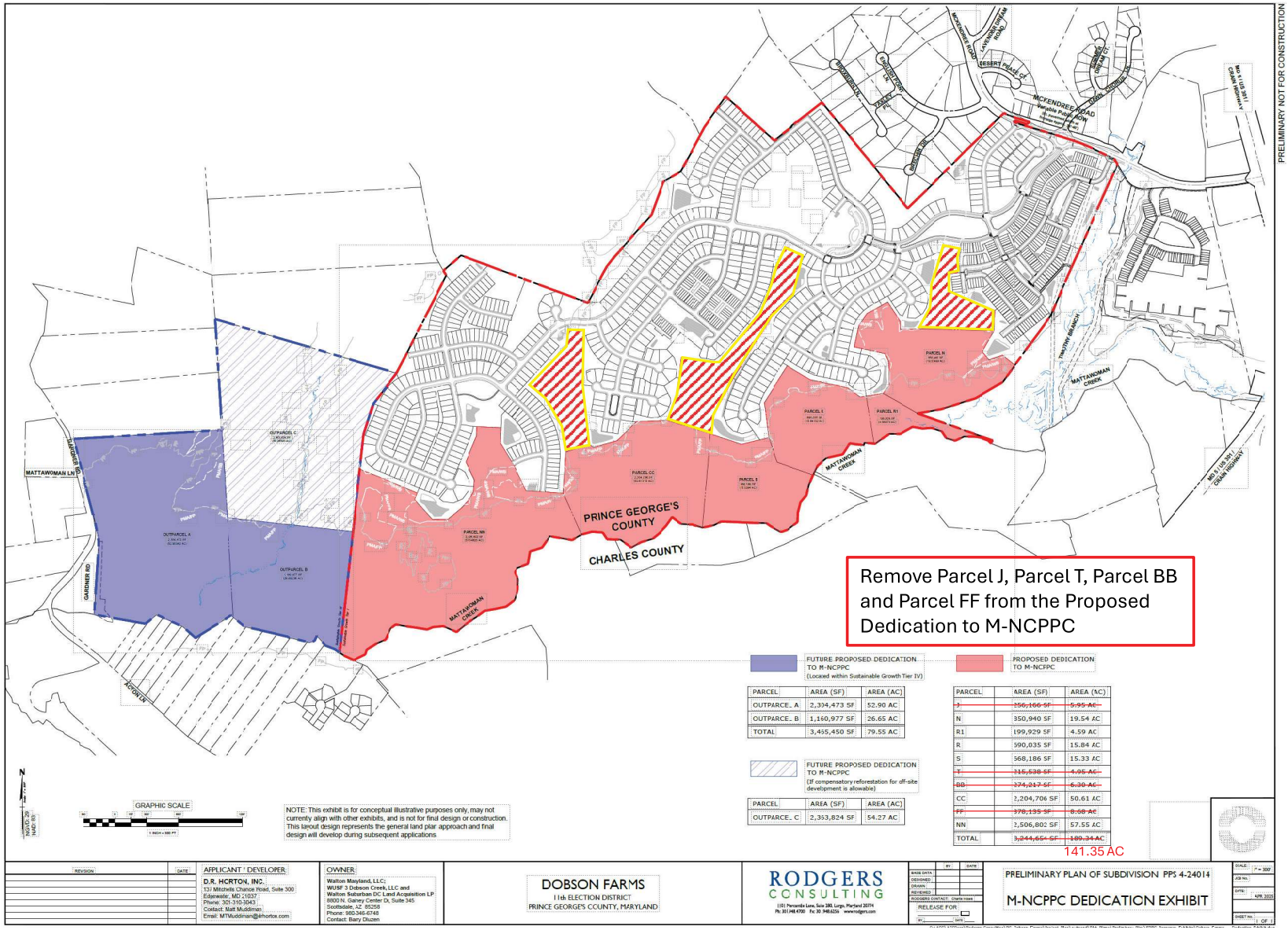
7. The applicant, his successors, and/or assigns, shall provide onsite recreational facilities in accordance with the standards outlined in the Parks and Recreation Facilities Guidelines and be reviewed by DRD at the time of the Specific Design Plan reviews.

8. Prior to submission of the final plat of subdivision for any residential lot/parcel, the applicant and the applicant's heirs, successors, and/or assignees shall submit three original executed recreational facilities agreements (RFAs) to the Urban Design Section of the Development Review Division (DRD) of the Prince George's County Planning Department, for construction of on-site recreational facilities, for approval. Upon approval by DRD, the RFA shall be recorded among the Prince George's County Land Records, and the Liber and folio of the RFA shall be noted on the final plat, prior to plat recordation.

9. Prior to approval of residential building permits for the development, the applicant and the applicant's heirs, successors, and/or assignees shall submit a performance bond, letter of credit, or other suitable financial guarantee for construction of the recreational facilities.

cc: Leonard Pettiford

Attachments: DPR Exhibit A



PARCEL	AREA (SF)	AREA (AC)
OUTPARCE. A	2,394,473 SF	52.90 AC
OUTPARCE. B	1,160,977 SF	26.65 AC
TOTAL	3,455,450 SF	79.55 AC

PARCEL	AREA (SF)	AREA (AC)
OUTPARCE. C	2,353,824 SF	54.27 AC

PARCEL	AREA (SF)	AREA (AC)
~~J~~	~~256,166 SF~~	~~5.95 AC~~
N	350,940 SF	19.54 AC
R1	199,929 SF	4.59 AC
R	590,035 SF	15.84 AC
S	568,186 SF	15.33 AC
~~T~~	~~215,538 SF~~	~~4.95 AC~~
~~BB~~	~~274,217 SF~~	~~6.30 AC~~
CC	2,204,706 SF	50.61 AC
~~FF~~	~~378,135 SF~~	~~8.68 AC~~
NN	2,506,802 SF	57.55 AC
TOTAL	~~3,244,654 SF~~	~~189.34 AC~~

APPLICANT / DEVELOPER
D.R. HORTON, INC.
13/ Mitchells Chance Road, Suite 300
Edgewate, MD 21037
Phone: 301-310-3043
Contact: Matt Muldrman
Email: MTMuldrman@drhortos.com

OWNER
Walton Mayland, LLC;
WUSF 3 Dobson Creek, LLC and
Walton Suburban DC Land Acquisition LP
8800 N. Ganey Center Dr, Suite 345
Scottsdale, AZ 85258
Phone: 980-346-6748
Contact: Bary Diuzen

THE MARYLAND-NATIONAL CAPITAL
Park and Planning Commission
Prince George's County Planning Board | Office of the Chairman

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PGCPB No. 2025-059 File No. 4-24014

R E S O L U T I O N

WHEREAS, Walton Maryland, LLC ETAL are the owners of a 447.19-acre tract of land known as Parcel 8, Parcel 10, and Parcel 35, said property being in the 11th Election District of Prince George's County, Maryland, and being zoned Legacy Comprehensive Design (LCD); and

WHEREAS, on February 28, 2025, D.R. Horton, Inc. filed an application for approval of a Preliminary Plan of Subdivision for 1,024 lots and 140 parcels; and

WHEREAS, the application for approval of the aforesaid Preliminary Plan of Subdivision, also known as Preliminary Plan 4-24014 for Dobson Farms was presented to the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission by the staff of the Commission at a public hearing on July 10, 2025; and

WHEREAS, new Regulations for the Subdivision of Land, Subtitle 24, Prince George's County Code went into effect on April 1, 2022; and

WHEREAS, pursuant to Section 27-1704(b) of the Zoning Ordinance, subdivision applications submitted under a valid comprehensive design plan, approved under the prior Zoning Ordinance, and still valid pursuant to the time limit specified under Section 27-1704(a), may be reviewed and decided in accordance with the Subdivision Regulations, Subtitle 24, Prince George's County Code in existence at the time of the approval of the comprehensive design plan; and

WHEREAS, therefore, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission reviewed the application under the Regulations for the Subdivision of Land, Subtitle 24, Prince George's County Code in existence prior to April 1, 2022; and

WHEREAS, the staff of The Maryland-National Capital Park and Planning Commission recommended APPROVAL of the application with conditions; and

WHEREAS, at the July 10, 2025 public hearing, the Prince George's County Planning Board heard testimony and received evidence submitted for the record on the aforesaid application.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the provisions of Subtitles 24 and 25, Prince George's County Code, the Prince George's County Planning Board APPROVED Type 1 Tree Conservation Plan TCP1-011-2023-01, APPROVED a Variance to Section 25-122(b)(1)(G), and further APPROVED Preliminary Plan of Subdivision 4-24014, including a Variation from Section 24-128(b)(7)(A), for 1,024 lots and 140 parcels, subject to the following conditions:

1. Prior to signature approval of the preliminary plan of subdivision (PPS), the plan shall be revised as follows:

    a. Show and label the extent and limits of the ultimate right-of-way and dedication to meet the required 50 feet from road centerline along the subject property's frontage of McKendree Road.

b. Add a general note reflecting the variation request to Section 24-128(b)(7)(A) of the prior Prince George's County Subdivision Regulations, to allow 94 lots to be served by private alleys without frontage on public streets.

c. Revise General Note 25 to "141.35 acres of stream valley parkland and provision of on-site master planned trail."

d. Correct General Note 28 to reflect TCP1-011-2023-01.

e. On Sheet 4 of the plan set, add the block label to the block abutting Road JJ, Road LL, and Road II.

f. On Sheet 4 of the plan set, correct the proposed 10-foot-wide public utility easement located on Lot 26 along the intersection of Road II and Road LL, to be a minimum of 10 feet wide.

g. On Sheet 3 of the plan set, label the parcel in Block E adjacent to Road JJ and Parcel D6.

h. On Sheet 7 of the plan set, label the parcel adjacent to Lot 11 in Block M.

i. On Sheet 8 of the plan set, label the parcel adjacent to Lot 25 and Road M in Block Y, the parcel adjacent to Lot 16 and Road L in Block X, and the parcel adjacent to Lot 10 and Road M in Block X.

2. Prior to signature approval of the preliminary plan of subdivision, a corrected statement of justification (SOJ) for primary management area (PMA) impacts shall be submitted. The corrected SOJ shall indicate that PMA Impact Area L is no longer requested. The numbering of all subsequent PMA impact areas shall be revised accordingly.

3. Prior to approval, the final plat of subdivision shall include:

a. Right-of-way dedication along McKendree Road in accordance with the approved preliminary plan of subdivision.

b. Right-of-way dedication of all public streets in accordance with the approved preliminary plan of subdivision.

c. In accordance with Section 24-122(a) and Section 24-128(b)(12) of the prior Prince George's County Subdivision Regulations, granting of a minimum 10-foot-wide public utility easement along both sides of all public streets, and along at least one side of all private streets, in accordance with the approved preliminary plan of subdivision.

d. A note indicating approval of a Variation from Section 24-128(b)(7)(A) of the prior Prince George's County Subdivision Regulations, to allow Lots 29–50, Block B; Lots 17–42, Block D; Lots 1–16, Block G; Lots 1–10, Block X; Lots 1–10, Block Y; and Lots 1–10, Block Z to be served by private alleys, while fronting on private streets or

open space. This note shall only appear on the final plats on which the above-listed lots appear.

4. In conformance with the 2009 *Approved Countywide Master Plan of Transportation*, and the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment*, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following improvements and show the following facilities at the time of specific design plan:

   a. A minimum 10-foot-wide shared-use path along the property frontage of McKendree Road unless modified by the permitting agency with written correspondence; any modifications shall be in accordance with Prince George's County Department of Public Works and Transportation and Maryland State Highway Administration adopted standards.

   b. A minimum 10-foot-wide shared-use path along the alignment of the Mattawoman Creek Trail throughout the site.

   c. A standard bicycle lane, shared road pavement markings, and signage in accordance with American Association of State Highway and Transportation Officials guidelines, along proposed Roads A and C, as determined by the permitting agency.

   d. A minimum 5-foot-wide sidewalk along both sides of all internal roadways, where the shared use path is not proposed.

   e. Provide perpendicular Americans with Disabilities Act-compliant curb ramps and crosswalks crossing all vehicular access points along the frontage and throughout the site, crossing internal intersections.

   f. Short-term bicycle parking at any proposed recreational areas.

5. Prior to signature approval of the preliminary plan of subdivision, the Type 1 tree conservation plan (TCP1) shall be revised as follows:

   a. Add the standard Subtitle 25 variance note under the Specimen Tree Table or Woodland Conservation Worksheet identifying, with specificity, the variance decision consistent with the decision of the Prince George's County Planning Board:

      "NOTE: This plan is in accordance with the following variance(s) from the strict requirements of Subtitle 25 approved by the Planning Board on (ADD DATE) for the removal of the following specified specimen trees (Section 25-122(b)(1)(G)): (ST-32 (32 inch Red maple), ST-33 (32 inch Red maple), ST-35 (36 inch White oak), ST-48 (30 inch Willow oak), ST-49 (30 inch Tulip poplar), ST-55 (32 inch Tulip poplar), ST-62 (31 inch Willow oak), ST-65 (30 inch Tulip poplar), ST-67 (37 inch Tulip poplar), ST-125 (32.5 inch Black oak), ST-126 (33.5 inch White oak), ST-127 (32 inch White oak), ST-216 (34 inch Pin oak), ST-217 (31 inch Red Maple), and ST-218 (34 inch Red maple.

b. Add a revision note and have the revised plan signed and dated by the qualified professional preparing the plan.

6. Development of this site shall be in conformance with Stormwater Management Concept Plan (14756-2023-SDC), and any subsequent revisions.

7. At the time of final plat, in accordance with Section 24-134(a)(4) of the prior Prince George's County Subdivision Regulations, approximately ±142 acres of parkland as shown on the preliminary plan of subdivision (Parcels N, R, R1, S, CC, and NN) shall be conveyed to The Maryland-National Capital Park and Planning Commission (M-NCPPC). The land to be conveyed shall be subject to the following conditions:

a. An original, special warranty deed for the property to be conveyed, signed by the Washington Suburban Sanitary Commission Assessment Supervisor, shall be submitted to the Subdivision Section of the Development Review Division of the Prince George's County Planning Department along with the application of first final plat.

b. M-NCPPC shall be held harmless for the cost of public improvements associated with land to be conveyed including, but not limited to, sewer extensions, adjacent road improvements, drains, sidewalls, curbs, and gutters, and front-foot benefit charges prior to and subsequent to application of the building permit.

c. The boundaries, lot or parcel identification, and acreage of land to be conveyed to M-NCPPC shall be indicated on all development plans and permits, which include such property.

d. The land to be conveyed shall not be disturbed or filled in any way without the prior written consent of the Prince George's County Department of Parks and Recreation (DPR). If the land is to be disturbed, DPR shall require that a performance bond be posted to warrant restoration, repair or improvements made necessary or required by M-NCPPC development approval process. The bond or other suitable financial guarantee (suitability to be judged by the General Counsel's Office, M-NCPPC) shall be submitted to DPR within two weeks prior to applying for grading permits.

e. All waste matter of any kind shall be removed from the property to be conveyed. All wells shall be filled, and underground structures shall be removed. The Prince George's County Department of Parks and Recreation shall inspect the site and verify that land is in an acceptable condition for conveyance, prior to dedication.

f. Stormdrain outfalls shall be designed to avoid adverse impacts on land to be conveyed to or owned by M-NCPPC. If the outfalls require drainage improvements on adjacent land to be conveyed to or owned by M-NCPPC, the Prince George's County Department of Parks and Recreation (DPR) shall review and approve the location and design of these facilities. DPR may require a performance bond and easement agreement prior to issuance of grading permits.

g. In general, no stormwater management facilities, tree conservation, or utility easements shall be located on land owned by, or to be conveyed to, M-NCPPC. However, the Prince George's County Department of Parks and Recreation (DPR) recognizes that there may be a need for conservation, or utility easements in the dedicated M-NCPPC parkland. Prior to the granting of any easements, the applicant must obtain written consent from DPR and DPR shall review and approve the location and/or design of any needed easements. Should the easement requests be approved by DPR, a performance bond and maintenance and easement agreements may be required prior to the issuance of any grading permits.

h. The land to be conveyed shall not include any areas of applicant-proffered meadow or wetland habitat creation. Native tree and/or shrub planting may be substituted for meadow habitat creation, subject to the approval of the Prince George's County Planning Department staff.

i. The applicant is responsible for the plant installation, maintenance, bonds, and all other requirements, including maintenance period fulfillment and compliance associated with forest planting, forest edge treatment, and woodland understory enhancement environmental proffers occurring on parkland conveyance areas.

j. The applicant and the applicant's heirs, successors and/or assignees shall demonstrate any liens, leases, mortgages, or trusts have been released from the land to be conveyed to M-NCPPC.

8. The parcels to be conveyed to The Maryland-National Capital Park and Planning Commission shall be reflected on a Type 2 tree conservation plan (TCP2). The TCP2 shall be reviewed and recommended for approval by the Prince George's County Department of Parks and Recreation.

9. The applicant shall submit a copy of the letter, to be provided by the Prince George's County Department of Parks and Recreation, consenting to the placement of woodland conservation easements on lands to be dedicated to The Maryland-National Capital Park and Planning Commission, with all subsequent development applications, for inclusion in the project record.

10. Prior to approval of a final plat, the applicant and the applicant's heirs, successors, and/or assignees shall demonstrate that a homeowners association has been established for the subdivision. The draft covenants shall be submitted to the Subdivision Section of the Development Review Division of the Prince George's County Planning Department, to ensure that the rights of the Prince George's County Planning Board are included. The book/page of the declaration of covenants shall be noted on the final plat, prior to recordation.

11. Prior to approval of building permits, the applicant and the applicant's heirs, successors, and/or assignees shall convey land to a homeowners association, as identified on the approved preliminary plan of subdivision and site plan. Land to be conveyed shall be subject to the following:

a. A copy of the recorded deed for the property to be conveyed shall be submitted to the Subdivision Section of the Development Review Division of the Prince George's County Planning Department.

b. All waste matter of any kind shall be removed from the property, and all disturbed areas shall have a full stand of grass or other vegetation upon completion of any phase, section, or the entire project.

c. The conveyed land shall not suffer the disposition of construction materials or soil filling, other than the placement of fill material associated with permitted grading operations that are consistent with the permit and minimum soil class requirements, discarded plant materials, refuse, or similar waste matter.

d. Any disturbance of land to be conveyed to the homeowners association shall be in accordance with an approved site plan and tree conservation plan. This shall include, but not be limited to, the location of sediment control measures, tree removal, temporary or permanent stormwater management facilities, utility placement, and stormdrain outfalls.

e. Stormdrain outfalls shall be designed to avoid adverse impacts on land to be conveyed to the association. The location and design of drainage outfalls that adversely impact property to be conveyed shall be reviewed and approved by the Development Review Division of the Prince George's County Planning Department.

f. Covenants recorded against the conveyed property, ensuring retention and future maintenance of the property by the homeowners association, including the reservation of rights of approval by the Prince George's County Planning Director.

12. Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan, TCP1-011-2023-01, in conformance with Section 25-121 of the Prince George's County Code. The following note shall be placed on the final plat of subdivision:

> "This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-011-2023-01 or most recent revision), or as modified by the Type 2 Tree Conservation Plan and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland and Wildlife Habitat Conservation Ordinance (WCO). This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of The Maryland-National Capital Park and Planning Commission (M-NCPPC), Prince George's County Planning Department."

13. Prior to the issuance of permits for this subdivision, in conformance with Section 25-119(a)(3) of the County Code, a Type 2 tree conservation plan shall be approved. The following note shall be placed on the final plat of subdivision:

> "This plat is subject to the recordation of a woodland and wildlife habitat conservation easement pursuant to Section 25-122(d)(1)(B) with the Liber and folio reflected on the Type 2 tree conservation plan, when approved."

14. At the time of final plat of subdivision, a conservation easement shall be described by bearings and distances, in conformance with Section 24-130(b)(5) of the prior Prince George's County Subdivision Regulations. The conservation easement shall contain the delineated primary management area, except for any approved impacts, and shall be reviewed by the Environmental Planning Section of the Prince George's County Planning Department, prior to approval of the final plat. The following note shall be placed on the plat:

> "Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed."

15. The applicant, the applicant's heirs, successors, and/or assignees shall construct the master-planned trail. The master-planned trail shall be designed in accordance with the standards outlined in the *Park and Recreation Facilities Design Guidelines*. The timing of construction of the master-planned trail shall be determined with the approval of a specific design plan. A public use easement shall be provided over the trail, with the width of the easement determined by the Prince George's County Planning Department, at the time of the specific design plan. The timing of construction and public use easement shall include the portion of the master plan trail located on existing Parcel 6.

16. Prior to submission of the final plat of subdivision for any residential lot/parcel, the applicant, and the applicant's heirs, successors, and/or assignees shall submit three original executed public recreational facilities agreements (RFAs) to the Prince George's County Department of Parks and Recreation (DPR) – Park Planning & Environmental Stewardship Division (PP&ES) for construction of the master-planned trail, for approval. Upon approval by DPR staff, the RFA shall be recorded among the Prince George's County Land Records and the Liber and folio of the RFA shall be noted on the final plat, prior to plat recordation. The public RFA shall establish the timing for the construction of the trail established with the specific site plan. The public RFA shall include the portion of the master plan trail located on existing Parcel 6.

17. Prior to approval of building permits for residential development, the applicant and the applicant's heirs, successors, and/or assignees shall submit a performance bond, letter of credit, or other suitable financial guarantees to the Prince George's County Department of Parks and Recreation, for the construction of the master-planned trail.

18. The applicant and the applicant's heirs, successors, and/or assignees shall submit construction drawings of the master-planned trail to the Prince George's County Department of Parks and Recreation, with timing of the trail construction to be determined at the time of the specific design plan for the residential development.

19. Prior to approval of a final plat, the applicant and the applicant's heirs, successors, and/or assignees shall provide a draft public use access easement and maintenance agreement or covenant for the master-planned trail, to the Maryland-National Capital Park and Planning Commission (M-NCPPC), Department of Parks and Recreation, for approval. The easement agreement shall contain the rights of M-NCPPC, be recorded in land records, and the Liber/folio shown on the final plat, prior to recordation. The final plat shall reflect the location and extent of the easement, in accordance with the approved specific design plan.

20. Prior to, or concurrent with, approval of the first final plats, the applicant shall record adjoining Parcel 6 within Sustainable Growth Tier IV as an outparcel(s). The applicant may file a minor final plat, in order to complete the recordation of the outparcel(s) in the Prince George's County Land Records.

BE IT FURTHER RESOLVED, that the findings and reasons for the decision of the Prince George's County Planning Board are as follows:

1. The subdivision, as modified with conditions, meets the applicable legal requirements of Subtitles 24 and 27 of the Prince George's County Code and the Land Use Article of the Annotated Code of Maryland.

2. **Background—**The subject property is located south of McKendree Road, approximately 1,400 feet west of its intersection with US 301 (Robert Crain Highway). The property consists of all the lots of the Country Club Estates subdivision recorded in Plat Book WWW 61, page 51 in the Prince George's County Land Records, as well as tax parcels known as Parcel 8 (recorded in Book 50133, page 391 of the Land Records), Parcel 10 (recorded in Book 34677, pages 101 and 110), and Parcel 35 (recorded in Book 41072, page 211).

   The 447.19-acre property is in the Legacy Comprehensive Design (LCD) Zone. However, this preliminary plan of subdivision (PPS) was submitted for review in accordance with the Prince George's County Zoning Ordinance and Prince George's County Subdivision Regulations effective prior to April 1, 2022 (the prior Zoning Ordinance and prior Subdivision Regulations), pursuant to Section 27-1704 of the current Zoning Ordinance. Therefore, this PPS is reviewed pursuant to the standards of the prior Residential Suburban Development (R-S) Zone which were effective prior to April 1, 2022. The site is subject to the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* (master plan) and other applicable plans, as outlined herein.

   The subject property was included in Comprehensive Design Plan CDP-22002, which was approved by the Prince George's County District Council on January 22, 2024, pursuant to the prior Zoning Ordinance. Pursuant to Section 27-1704(b) of the Zoning Ordinance, subdivision applications submitted under a valid CDP, approved under the prior Zoning Ordinance, and still valid pursuant to the time limit specified under Section 27-1704(a), may be reviewed and decided in accordance with the Subdivision Regulations in existence at the time of the approval of the CDP.

   In accordance with Section 24-4503(a)(4) of the Subdivision Regulations, this PPS is supported by and subject to approved Certificate of Adequacy ADQ-2024-020.

This PPS allows subdivision of the property into 1,024 lots and 140 parcels for development of 1,024 residential dwelling units, specifically 678 single-family detached and 346 single-family attached dwelling units.

The applicant filed a request for a Variation from Section 24-128(b)(7)(A) of the prior Subdivision Regulations, to allow lots in the R-S Zone to be served by private alleys without frontage on public streets. This request is discussed further in the Transportation finding of this resolution.

The applicant filed a request for a Variance to Section 25-122(b)(1)(G) of the 2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO), to allow removal of 15 specimen trees. This request is discussed further in the Environmental finding of this resolution.

3. **Setting—**The subject property is located on Tax Map 164, Grids A2, A3, B2-B4, C1-C3, D1-D3, E1-E3, F1, and F2, and it is within Planning Area 85A. The subject site is bounded to the north by undeveloped land in the Agricultural-Residential (AR) and Residential, Rural (RR) Zones, single-family dwellings in the Residential Estate (RE) Zone, and McKendree Road with single-family dwellings in the RR Zone beyond. The property is bound to the south by Charles County; to the east by townhouses in the Residential, Single-Family-Attached (RSF-A) Zone; and to the west by undeveloped land in the LCD Zone. The property also abuts Mattawoman Creek, which runs east-west along the southern portion of the property and serves as the boundary between Prince George's County and Charles County.

Portions of the property have been farmed extensively. More recently, certain parts of the property were the site of surface mining operations, which have since ceased. While the central portion of the property has been cleared for the mining operation, the northern, eastern, and southern areas remain generally wooded, especially along Mattawoman Creek.

4. **Development Data Summary—**The following information relates to the subject PPS and the evaluated development.

	EXISTING	EVALUATED
Zones	LCD	R-S
Use(s)	Vacant/Agricultural	Residential
Acreage	447.19	447.19
Parcels	3	140
Lots	43	1,024
Outlots	1	0
Dwelling Units	0	1,024
Variation	No	Yes, 24-128(b)(7)(A)
Subtitle 25 Variance	No	Yes, 25-122(b)(1)(G)

The subject PPS, 4-24014, was accepted for review on February 28, 2025. Pursuant to Section 24-119(d)(2) of the prior Subdivision Regulations, the PPS was referred to the Subdivision and Development Review Committee and comments were provided to the applicant at its meeting on March 14, 2025. Pursuant to Section 24-113(b) of the prior Subdivision Regulations, the requested Variation from Section 24-128(b)(7)(A) was also received on February 28, 2025. Revised plans and documents were received on April 11, 2025, which were used for the analysis contained herein.

5. **Previous Approvals—**The property is the subject of several prior approvals, which include a zoning map amendment and basic plan, a comprehensive design plan (CDP), a specific design plan (SDP), and special exceptions (SE). The applicable prior approvals are separately discussed in detail below:

Zoning Map Amendment A-10059 was recommended for approval by the Planning Board pursuant to PGCPB Resolution No. 2021-109 and was adopted on September 9, 2021. The zoning map amendment and basic plan were approved by the Prince George's County District Council on October 17, 2022 (Zoning Ordinance No. 8-2022), rezoning the property from the prior Residential-Agricultural (R-A) and Residential-Estate (R-E) Zones to the prior R-S Zone, and approved development of up to 1,106 single-family detached and attached dwelling units. The following development data for the site applies to A-10059:

Development Data Table

Gross Tract Area	**581.06 ac.**
100-year Floodplain	**213.84 ac.**
½ Floodplain	**106.92 ac.**
Net Tract Area*	**474.14 ac.***

***Net Tract Area=Gross Tract Area-1/2 Floodplain**

Base Density recommended 474.14ac@1.6DU/ac 758
Units Max. Density recommended 474.14ac@2.6DU/ac
1,232 Units Density Proposed 857-1,106 Units

Of the five conditions of A-10059, the following are relevant to the review of this PPS and are provided below in **bold,** with analysis provided in plain text:

1. The Applicant shall provide a stream corridor assessment survey with a NRI plan review.

An updated natural resources inventory (NRI) with stream corridor assessment was approved prior to the CDP review.

2. The Applicant shall meet the entire Woodland Conservation requirement on-site for the prior R-S Zone applicable prior to April 1, 2022. The Tree Canopy Coverage requirements shall be met on-site pursuant to the standards of the prior R-S Zone applicable prior to April 1, 2022.

The Type 1 tree conservation plan (TCP1) approved with the CDP for the site shows the entire woodland requirement met on-site using the prior woodland conservation threshold for the R-S Zone, as required by this condition. The Type 2 tree conservation plan (TCP2) submitted with SDP-2303 also showed the entire woodland conservation requirement as met on-site. The TCP1 submitted with the subject PPS continues to show the entire woodland conservation requirement for the development to be met on-site.

3. **The Applicant shall create new wetland and enhance existing wetlands with adjoining meadows focusing on providing wildlife habitat.**

The approved TCP1 shows four types of habitat creation areas for the open and forested areas on-site. The amended TCP1 submitted with this PPS shows the locations of the required habitat enhancement areas. All details regarding this requirement shall be finalized and shown on the subsequent SDP and associated TCP2, prior to their certification.

The applicant provided a description of what they envisioned these environmental habitat proffer areas would look like for this PPS. Below are the applicant's habitat descriptions, with minor technical revisions:

Wetland Creation—New areas of wetlands will be created through minimal grading and the introduction of native wetland species local to the region. These areas will be located in lower topographic regions, within the vicinity of the Mattawoman floodplain and its connected wetlands. The goal of these new wetlands is to create a habitat extension of the Mattawoman watershed system, creating a more robust transitional buffer between the development and the mature woodlands along Mattawoman Creek. These created wetland areas will add to and enhance the existing wetland network, meeting the three criteria for wetlands by containing wetland hydrology, hydric soils, and dominant hydrophytic vegetation. Native pollinator vegetation is anticipated to consist of herbaceous, shrub, and tree species to create a diverse ecosystem. These wetland habitat pockets and extensions will be placed in areas that are currently unforested and will not require the clearing of any woodlands. PPS 4-24014 shows wetland creation habitat area located within Parcels H, CC, and OO.

Meadow Habitat Creation—In areas that are not proposed for reforestation plantings, native meadows will be created utilizing minor grade changes and purposeful plantings, to create a different type of habitat edge adjacent to the existing woodlands. These areas are envisioned to create connections from isolated wetlands to forest edge regions. A mix of both wet and dry meadows will be utilized to ensure maximum plant diversity that will serve as a habitat for birds and pollinating insects. These types of habitats are rarely proposed with development applications, and this development offers a unique opportunity to create something different on this site. These meadows will be situated in areas that are currently unforested and will not require the clearing of any woodlands. The PPS shows meadow creation habitat area located within Parcels CC, CC1, and OO.

Forest Edge Treatment—Forest edge treatments are selective plantings of new tree and shrub species that can protect vulnerable mature canopy edges of existing woodlands. The planting of understory, flowering, and canopy species along the forest edge will ensure a greater natural buffer between this development and the adjacent woodlands, protecting the existing woodlands from windthrow and invasive species encroachment. These forest treatment areas will be selected specifically based on the adjacent woodlands, and their proximity to the development footprint. These reinforced edges will be prioritized in locations where woodland is to be cleared, and a new forest edge can be created in areas where there are opportunities to further protect more mature forests. The PPS shows forest edge treatment area located within Parcels L1, L2, S3, BB2, 00, and W3.

Woodland and Understory Enhancement—Opportunities exist throughout the existing woodlands for selective low-footprint woodland enhancement. This will be accomplished through the planting and establishment of native herbaceous species along with infill planting of shrubs and understory trees. The strategic establishment of lower and mid-canopy species within the existing woodland provides the opportunity to balance the existing forest ecosystem with a suitable understory of native trees, shrubs, and herbaceous plantings. To ensure survivability of these areas, extensive deer protection will be utilized such as fencing and other methods.

These enhanced vegetation areas will create a new seed source for the surrounding forest, raising the probability of these plants spreading into the adjacent woodlands. The PPS shows the woodland and understory enhancement areas located within Parcels N, L, CC, BB2, and OO.

4. **The Applicant shall provide selective woodland understory enhancement focusing on habitat and biodiversity.**

The approved TCP1 showed the understory enhancement areas for the open and forested areas on-site. The amended TCP1 approved with this PPS shows the same location of the understory enhancement areas as the prior TCP1. Each subsequent development application shall include greater detail regarding this requirement. The final details regarding this requirement shall be shown on the subsequent SDP and associated TCP2, prior to their certification.

5. **The Applicant shall provide ecological enhancement through selective environmental site design planting motifs that both replicate and increase the biodiversity of the local ecology.**

The approved TCP1 showed four types of habitat creation areas for the open and forested areas on-site. The TCP1 approved with this PPS shows the locations of the ecological enhancement through selective environmental site design planting motifs areas. Each subsequent development application shall include greater detail regarding this requirement. All details regarding this requirement shall be finalized and shown on the subsequent SDP and associated TCP2, prior to their certification.

CDP-22002 was approved by the Planning Board on September 14, 2023 (PGCPB Resolution No. 23-100) and on January 22, 2024, the District Council ordered a final decision of approval. The CDP approved residential development, with a mix of housing types consisting of up to 1,106 dwelling units, subject to 19 conditions. Existing Parcel 6, located on the west side of the property included in the CDP, is within the Sustainable Growth Tier IV and, therefore, cannot be included in this PPS. Of the 19 conditions of CDP-22002, the following are relevant to the review of this PPS and are provided below in **bold,** with analysis provided in plain text:

2. **Prior to acceptance of the preliminary plan of subdivision application, a statement of justification (SOJ) for the necessary primary management area (PMA) impacts shall be included in the application package. The SOJ shall address all proposed impacts on regulated environmental features. PMA impacts, solely associated with the creation of lots, will not be allowed.**

   Primary management area (PMA) impacts, for infrastructure design only, were approved with prior SDP-2303. A statement of justification (SOJ) for three additional impacts to the PMA was submitted for review with this PPS. The PMA impacts are further reviewed in the Environmental finding of this resolution. The additional impacts approved with this PPS are for trail connections and are not associated with the creation of lots.

3. **Prior to acceptance of the preliminary plan of subdivision application, a variance request and impact sheets for the removal of any specimen trees shall be included in the application package.**

   A variance request for removal of 19 specimen trees was approved for infrastructure design with SDP-2303. A variance request and SOJ for removal of an additional 15 specimen trees was submitted for review with this PPS. All specimen tree removal requests and critical root zone (CRZ) impacts are reviewed further in the Environmental finding of this resolution.

4. **The preliminary plan of subdivision application shall include a detailed soils study, demonstrating that the site is geologically suitable for the approved development.**

   This PPS includes 1,024 residential lots and 140 parcels. The site was previously mined, and the lands were reclaimed. As part of these mining practices, disturbed and unsafe soils were created. A geotechnical report was submitted on May 2, 2024, dated November 3, 2023, for Dobson Farm. The geotechnical report stated the existing fills encountered at the prior gravel mines are considered unsuitable for direct support of the proposed structures. Therefore, the report provided a geotechnical recommendation to remove the fill and replace it with compacted fill, which will make the development feasible.

5. **An approved stormwater management concept plan and approval letter, or an indication that an application for such approval has been filed, shall be submitted with the preliminary plan of subdivision application.**

An approved stormwater management (SWM) concept plan (14756-2023-SDC) was submitted with this PPS. The Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) issued its approval on May 2, 2024.

6. **At the time of preliminary plan of subdivision, the applicant shall provide a plan for:**

   a. **Evaluating archeology Site 18PR1195, at the Phase II level, *[and] or**

   b. **Avoiding and preserving the resource in place.**

   The archeological Site 18PR1195 is clearly identified on Sheet 19 of the PPS and will be avoided for development and preserved.

7. **If a Phase II and/or Phase III archeological evaluation or mitigation is necessary, the applicant shall provide a final report detailing the Phase II and/or Phase III investigations and ensure that all artifacts are curated at the Maryland Archaeological Conservation Laboratory in St. Leonard, Maryland, prior to approval of any grading permits.**

   No Phase II excavations will need to be completed.

8. **The preliminary plan of subdivision application shall include a bicycle and pedestrian impact statement.**

   A bicycle and pedestrian impact statement was submitted with this PPS, the details of which are contained in the Transportation findings of this resolution.

9. **At the time of preliminary plan of subdivision, a new traffic impact analysis shall be submitted.**

   a. **In a supplemental analysis, the applicant shall show whether a roundabout at the entrance would be an alternative to address capacity, operational, and safety concerns.**

   b. **The Traffic Impact Study Scoping Agreement shall include a second site access point, as recommended by the operating agency.**

   A new traffic analysis was provided with this PPS and determined that a roundabout at the entrance of McKendree Road and Dawn Chorus Lane is acceptable. A second site access point is also shown, providing a total of three access points.

10. **At the time of preliminary plan of subdivision application submittal, the applicant shall submit a traffic signal warrant analysis for McKendree Road and Site Access/Dawn Chorus Lane.**

The roundabout configuration was found to be adequate, and a traffic signal warrant is no longer required.

16. **Prior to, or concurrent with, approval of the first final plats, the applicant shall record the portion of the property within Sustainable Growth Tier IV as an outparcel(s). The applicant may file a minor final plat, in order to complete recordation of the outparcel(s) in the Prince George's County Land Records.**

Parcel 6, located on the west side of the property, is included in the boundaries of the CDP. Parcel 6 is located within Sustainable Growth Tier IV and therefore cannot be included in a major residential subdivision pursuant to Section 24-119(a)(2) of the prior Subdivision Regulations. Therefore, Parcel 6 is not included in the subject PPS, but is labeled as Outparcel A on the PPS. However, a master plan trail loop is shown on Parcel 6, with timing for construction to be established with a future SDP. To ensure that the land within Sustainable Growth Tier IV is not developed, but to allow construction of the master plan trail, this CDP condition required that the land within Sustainable Growth Tier IV be platted as one or more outparcels, prior to or concurrently with approval of final plats of subdivision.

To accomplish this platting, the applicant has completed a lot line adjustment by deed, pursuant to Section 24-107(c)(9) of the prior Subdivision Regulations, so that the boundary between prior Parcels 6 and 8 coincides with the boundary between Sustainable Growth Tier IV and Sustainable Growth Tier I. This was completed prior to the filing of the subject PPS for the remaining area within Sustainable Growth Tier 1. All or part of the land within Sustainable Growth Tier IV may be conveyed to The Maryland-National Capital Park and Planning Commission (M-NCPPC), if requested by the Prince George's County Department of Parks and Recreation (DPR) and agreed to by the applicant. This may necessitate division of the land into two or more outparcels if part of the land is to be conveyed and part of the land is to be retained by the owner. To ensure the platting of Parcel 6 as one or more outparcels, this condition has been carried forward as a condition of approval of this PPS.

19. **At the time of preliminary plan of subdivision and specific design plan, a variety of lot sizes, as conceptually depicted on the revised illustrative plan for the comprehensive design plan, shall be provided. The proposed larger single-family detached lots shall be located where abutting lots are developed with, or zoned for, larger lot single-family detached dwellings, unless smaller lots are proposed to be set back and/or buffered from those lots, above the normal requirements of the Prince George's County Landscape Manual. Otherwise, the smaller single-family detached lots and single-family attached units shall be located interior to the development, to create a transition from the existing abutting larger lots.**

The lotting pattern and submitted exhibits support this condition for the purposes of this PPS. This condition will be further evaluated at the time of SDP.

SDP-2303 was approved by the Planning Board on June 6, 2024 (PGCPB Resolution No. 2024-051) for infrastructure improvements for public streets, water, sewer, stormdrain utilities, and SWM facilities, subject to five conditions. One of the conditions is applicable to this PPS and is listed below in **bold** text, with analysis provided in plain text:

2. With the acceptance of the preliminary plan of subdivision, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following:

a. Provide a variance request and full evaluation regarding the removal of Specimen Trees ST-126 and ST-127 within the residential lots.

b. Provide a statement of justification and full evaluation regarding primary management area Impact Areas E and L within the residential lot areas.

Removal of Specimen Trees ST-126 and ST-127 and PMA Impact Areas E and L were evaluated with this PPS. The two specimen trees are approved for removal with this PPS. With SDP-2303, PMA Impact Areas E and L were previously requested for a trail connection and interior road grading. PMA Impact Area E was subsequently requested for approval with this PPS, since more detailed information is available. PMA Impact Area L has been removed and is no longer requested. The variance request for specimen tree removal and PMA impacts is evaluated further in the Environmental finding of this resolution.

There are several special exceptions previously approved for the subject property, which permitted the use of the site as a golf course, a country club, and a sand and gravel mine. Prior approvals which are relevant to the review of this PPS are further discussed in the Environmental finding of this resolution.

6. **Community Planning—**The 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035) is discussed, and conformance with the master plan is evaluated, as follows:

Plan 2035
Plan 2035 places the subject property in the Established Communities Growth Policy Area. The vision for the Established Communities growth policy area is that it is most appropriate for context-sensitive infill and low- to medium-density development. Plan 2035 recommends maintaining and enhancing existing public services (police and fire/EMS), facilities (such as libraries, schools, parks, and open space), and infrastructure in these areas (such as sidewalks) to ensure that the needs of existing residents are met" (page 20).

While this PPS is not required to conform with Plan 2035, this PPS is consistent with multiple goals stated in Plan 2035. Plan 2035 also makes the following land use and housing and neighborhood goals that affect the subject property:

> **Direct future growth toward transit-oriented, mixed-use centers in order to expand our commercial tax base, capitalize on existing and planned infrastructure investments, and preserve agricultural and environmental resources.** (page 93)

> **Provide a variety of housing options—ranging in price, density, ownership, and type—to attract and retain residents, strengthen neighborhoods, and promote economic prosperity.** (page 181)

This PPS accomplishes these goals by constructing low-density housing in an environmentally sensitive manner in the Mattawoman Creek Watershed, near a planned transit center.

Master Plan
The master plan recommends residential low land use on the subject property. The intent for the residential low designation is for residential areas up to 3.5 dwelling units per acre, with primarily single-family detached dwellings (page 31). Basic Plan A-10059 reclassified the subject property from the R-A and R-E Zones into the R-S Zone. Per Section 27-513 (a) of prior Zoning Ordinance, the R-S Zone permits one of two density ranges: a range of either 1.6 to 2.6 dwelling units per acre, or 2.7 to 3.5 dwelling units per acre. This PPS includes primarily single-family detached dwellings, with a density of 2.16 dwelling units per acre, based on the total net area of the subject property as approved in the basic plan. Therefore, the proposed use and density conforms with the land use and density recommended by the master plan.

Provisions of the master plan and other functional master plans, including policies and strategies that are found applicable to the development of the subject property, and the PPS conformance to these policies and strategies, are further discussed throughout this resolution.

Zoning
The 2013 sectional map amendment associated with the master plan retained the subject property in the R-A and R-E Zones. Basic Plan A-10059 reclassified the subject property from the R-A and R-E Zones to the R-S Zone. On November 29, 2021, the District Council approved Council Resolution CR-136-2021, the Countywide Sectional Map Amendment, which reclassified the subject property from the R-S Zone to the LCD Zone. However, this PPS is reviewed according to the prior R-S zoning.

Aviation/Military Installation Overlay Zone
This PPS is not located within an Aviation Policy Area or the Military Installation Overlay Zone.

7. **Stormwater Management—**An application for a major subdivision must include an approved SWM concept plan, or indication that an application for such approval has been filed with the appropriate agency or the municipality having approval authority. A SWM Concept Plan (14756-2023-SDC) and an associated letter approved by DPIE on May 2, 2024, and expiring on May 2, 2027, were submitted with the subject PPS. The plan proposes to use 19 microbioretention ponds, 18 submerged gravel wetlands, three grass swales, and 15 disconnect areas (sheet flow to conservation areas). A SWM fee is also required for providing on-site attenuation and quality control measures. No further information pertaining to SWM is required at this time.

Development of the site, in conformance with the SWM concept plan and any subsequent revisions, will ensure that no on-site or downstream flooding occurs. Therefore, this PPS satisfies the requirements of Section 24-130 of the prior Subdivision Regulations.

8. **Parks and Recreation—**This PPS has been reviewed for conformance with the requirements and recommendations of the master plan; the 2013 *Formula 2040: Functional Master Plan for Parks, Recreation, and Open Space;* the 2022 *Land Preservation, Parks and Recreation Plan for Prince George's County*; and Sections 24-134 and 24-135 of the prior Subdivision Regulations, as they pertain to public parks and recreation and facilities.

The 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* provides goals and policies related to parks and recreation(pages 135–140). The master plan indicates that M-NCPPC owns approximately 261 acres of local and parkland in the planning area.

The master plan recommends that local parkland acquisition should be pursued due to expected increases in population. The master plan recommends acquisition of additional land along Timothy Branch and Mattawoman Creek. Mattawoman Creek is a highly sensitive environmental feature designated as the Mattawoman Creek Special Conservation Area (page 78). Additional acquisitions along the Mattawoman Watershed Stream Valley Park and the Timothy Branch (page 138) are recommended to meet long-term parkland needs. The master plan also includes a 50-acre floating park symbol near the western edge of Dobson Farms along the Mattawoman Watershed Stream Valley Park (page 139). This development aligns with the intention of the master plan, to provide natural undeveloped land in the subregion and to support existing development for future residents.

The PPS shows environmental features on the property which include Timothy Branch and Mattawoman Creek, on-site recreation, and trail alignments. The subject property is adjacent to existing M-NCPPC-owned property, approximately 47 acres of land directly east of the subject property along the Mattawoman and Timothy Branch stream valley that was conveyed to M-NCPPC with PPS 4-20002, Dobson Ridge (PGCPB No. 2021-04). In addition to on-site recreational amenities, future residents of the subject development will use facilities in the Accokeek-Brandywine Region. Nearby park facilities include the Rose Creek Connector Trail, located in the Rose Creek Estates community directly across from Dobson Farms on McKendree Road. This trail continues in the Chaddsford community, located approximately one mile north of the subject property. Other Park facilities include the Southern Area Aquatic and Recreation Complex approximately 4.5 miles northeast of Dobson Farms, Brandywine-North Keys Park located 6 miles northeast, and Accokeek East Park approximately 5 miles southeast. Also, Cedarville State Forest is located 3.5 miles east of Dobson Farms.

This PPS will generate an additional 2,734 people (2.67 persons per dwelling unit) for Planning Area 85A. Sections 24-134 and 24-135 of the prior Subdivision Regulations, which relate to mandatory dedication of parkland, provide for the dedication of land, the payment of a fee-in-lieu, and/or the provision of private on-site recreational facilities, to serve the active recreational needs of residential development.

Based on the development density, 5 percent of the net residential lot area (22.36 acres) is the required amount of land for dedication to M-NCPPC for public parks. However, per the CDP, the applicant proposed dedicating approximately 165.83 acres to M-NCPPC. The land dedication to M-NCPPPC by the applicant aligns with the environmental goals, policies, and strategies contained in the master plan. The M-NCPPC Dedication Exhibit, which was submitted by the applicant along with the PPS and TCP1, was reviewed. It was determined that it is not in the best interest of the Prince George's County Department of Parks and Recreation (DPR) to accept Parcel J, Parcel T, Parcel BB, and Parcel FF as additions to the M-NCPPC park system (red hatched areas outlined in yellow on the M-NCPPC Dedication Exhibit). By excluding these areas, the park dedication is reduced from 165.83 acres to 141.35 acres. The remaining area shown in pink, (not outlined in yellow) as well as Outparcels A, B, and C (outlined in blue on the exhibit), will be dedicated to M-NCPPC as an addition to the park system and critically important for the protection of the Mattawoman Creek, a designated special conservation area.

The three Outparcels A, B, and C, totaling 133.82 acres and shown on the M-NCPPC Dedication Exhibit, are collectively shown as Outparcel A on the PPS. This outparcel will be platted prior to or concurrently with approval of final plats of subdivision, pursuant to Condition 16 of the CDP. This outparcel will be conveyed to M-NCPPC once reforestation of all areas proposed to meet the WCO requirements has been completed by the applicant.

The applicant provides all woodland conservation on-site, inclusive of land for conveyance to M-NCPPC. The 2022 *Land Preservation, Parks, and Recreation Plan*'s stated goal to acquire land adjacent to the Timothy Branch and Mattawoman Creek, as well as increase the retention of forests and wetlands, supports the placement of woodland conservation easements to the County on lands which will eventually be conveyed to M-NCPPC. Establishment of these easements further preserve areas identified for woodland preservation, afforestation, reforestation, and natural vegetative regeneration. On the TCP1 submitted with this PPS, there are some areas of forest edge treatment and woodland understory enhancement (environmental proffers) provided on the parkland dedication areas. DPR does not accept areas where environmental proffers of meadow habitat and wetland creation are provided by the applicant. If these habitat creation areas are located within the parkland dedication area, they shall be revised to forest habitat proffer areas and include native tree and/or shrub planting. The TCP2 will be reviewed with subsequent development applications and comments related to the details of the plantings on parkland dedication areas will be provided, at that time.

The 2009 *Approved Countywide Master Plan of Transportation* (MPOT) recommends a planned public trail along the Mattawoman Stream Valley Watershed Park and the Timothy Branch in Brandywine. The PPS shows construction of approximately 14,000 linear feet of trails, including the master plan Mattawoman Creek Trail, throughout the community. The best possible alignment of the master-planned trail on the subject site was determined, considering the sensitive environmental features and woodland conservation requirement. The master-planned trail will be constructed within dedicated parkland and/or along internal roads or open space parcels within the subdivision. A public use easement will be granted to M-NCPPC to cover the area of the master plan trail not located within public rights-of-way (ROWs).

Section 24-134(a)(4) of the prior Subdivision Regulations allows land, shown for preservation as part of a stream valley park on an official master plan, to be dedicated in lieu of active recreation, provided that the Planning Board finds that there is a reasonable amount of active recreation in the general area and that any trails shown on the master plan are provided. In addition to preserving the Mattawoman Stream Valley Watershed Park as dedicated parkland, the PPS also shows construction of the Mattawoman Creek Trail as a 10-foot-wide shared use path along and within internal roads and open space parcels. The PPS also shows active and passive recreational facilities for the residential development including a clubhouse and approximately 10 acres of open space.

Based on the preceding finding, the provision of mandatory dedication of parkland will be met through the dedication of approximately 141.35 acres of parkland and provision of on-site master-planned trail, in accordance with Section 24-134(a)(4) of the prior Subdivision Regulations.

9. **Transportation—**This PPS was reviewed for conformance with the MPOT, the master plan, and the prior Subdivision Regulations to provide the appropriate transportation facilities.

Transportation Related Master Plan Conformance

Master Plan Right-of-Way
The subject property has frontage along master-planned roadway McKendree Road (MC-502), which is identified per MPOT and the master plan as a major collector roadway, with recommended width of 100 feet of ROW. The PPS shows the ROW of McKendree Road along the property frontage and the required dedication; however, these are not labeled. The PPS shall delineate the ultimate ROW width as 50 feet from the road centerline and the dedication for McKendree Road, to meet the master plan requirement.

Master Plan Pedestrian and Bike Facilities
The MPOT recommends a planned shared roadway along McKendree Road that impacts the subject site. Shared roadway pavement markings (sharrows), provided along the property frontage, satisfy MPOT recommendations. However, DPIE has identified that this improvement should not be implemented along McKendree Road. Therefore, the frontage of McKendree Road shall include a 10-foot-wide shared-use path to accommodate multimodal use and meet the intent of this facility. The MPOT also recommends a planned hard surface trail along the Mattawoman Creek. The PPS identifies the alignment of the trail as a 10-foot-wide shared use path within the site. The trail is located within the ROWs of public roads or homeowners association-owned open space parcels. A public use easement granted to M-NCPPC will be required to cover the width of the trail in locations where it is not located within public ROWs. The intent of this facility also has been met.

The MPOT provides policy guidance regarding multimodal transportation and the Complete Streets element of the MPOT recommends how to accommodate infrastructure for people walking and bicycling (MPOT, pages 9–10):

Complete Streets

Policy 1: Provide standard sidewalks along both sides of all new road construction within the Developed and Developing Tiers.

The plan sheets identify sidewalks and/or a 10-foot-wide shared-use path along either side of all internal roadways.

Policy 2: All road frontage improvements and road capital improvement projects within the Developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.

The plan sheets include a 10-foot-wide shared-use path along the frontage of McKendree Road. Crosswalks crossing each vehicular access point shall be provided.

Policy 4: Develop bicycle-friendly roadways in conformance with the latest standards and guidelines, including the 1999 *AASHTO Guide for the Development of Bicycle Facilities.*

The frontage of McKendree Road includes a 10-foot-wide shared-use path to accommodate multimodal use. The plan sheets also include bikeway facilities internal to the site.

In addition, the master plan recommends the following:

- **Promote pedestrian and bicycle opportunities as part of a multi-modal transportation network.**

- **Promote and encourage cycling and walking for commuting purposes as an alternative to driving a car.**

The planned development includes a shared-use path along the property frontage of McKendree Road, and a comprehensive internal network that connects to trail and bikeway facilities within the site. As part of the bicycle and pedestrian improvements, the development will also create new sidewalk connections and crossing to the adjacent properties, meeting the intent of these policies.

Access and Circulation

The subject PPS shows three access points for the property that will all facilitate right-in/right-out movements. The central access point is via a roundabout circle. The PPS shows the overall 42.86 acres of public roadway dedication. Within the site, a 10-foot-wide shared-use path for the alignment of the Mattawoman Creek Trail, bikeway facilities, and sidewalk along both sides of the roadway are provided. The overall circulation of the site is found to be sufficient.

The property also includes the undeveloped public ROWs of Meadow Drive, Meadow Court, Green View Lane, and Scenic Avenue, which will be required to be vacated, in order to achieve the approved lotting pattern. A minor vacation petition will be required to be approved for the vacation of the undeveloped public roadways, prior to final plat approval for the subject PPS.

Pursuant to Section 24-128(a) of the prior Subdivision Regulations, a private road, ROW, or easement cannot be the sole means of vehicular access to any lot and every building must be located on a lot or parcel of land having frontage on and direct vehicular access to a public street. In the R-S Zone, however, access to townhouses via private alleys is permitted pursuant to Section 24-128(b)(7)(A) of the prior Subdivision Regulations, provided the lots served have frontage on and pedestrian access to a public ROW.

Ninety-four of the lots are served by alleys and do not have frontage on a public ROW. The applicant submitted a request for a variation from Section 24-128(b)(7)(A), to allow these units to instead front on private streets and open spaces.

Variation Request
The below listed criteria are contained in Section 24-113 of the prior Subdivision Regulations and must be met for a variation to be approved. The criteria are listed below in bold text, and findings regarding each criterion are given in plain text.

(a) Where the Planning Board finds that extraordinary hardship or practical difficulties may result from strict compliance with this Subtitle and/or that the purposes of this Subtitle may be served to a greater extent by an alternative proposal, it may approve variations from these Subdivision Regulations so that substantial justice may be done and the public interest secured, provided that such variation shall not have the effect of nullifying the intent and purpose of this Subtitle; and further provided that the Planning Board shall not approve variations unless it shall make findings based upon evidence presented to it in each specific case that:

(1) The granting of the variation will not be detrimental to the public safety, health, or welfare, or injurious to other property;

The intent of the requirement, that townhouses be located on a lot or parcel of land having frontage on and direct vehicular access to a public street, is to ensure such dwellings are adequately served by fire, rescue, and service vehicles. All private streets are designed to accommodate and provide unimpeded access to fire, rescue, and service vehicles. All lots are also accessed by public or private streets, which provide unimpeded access to McKendree Road. Since adequate access to all units is provided via the private streets, alleys, and pedestrian circulation systems, there is no need for additional public streets within the development. For these reasons, the development, as designed, will not impact public safety, health, or welfare, nor is there evidence that the proposal will be injurious to other properties if this variation is approved.

(2) The conditions on which the variation is based are unique to the property for which the variation is sought and are not applicable generally to other properties;

The site is unique in that it is encumbered by streams, wetlands, woodlands, significantly rolling terrain, and the prominent Mattawoman Creek along the entire southern boundary. To achieve the densities envisioned by the master plan, basic plan, and CDP, and to create a comprehensively planned community that is burdened by unique environmental features, a variation is necessary for 94 out of 1,024 residential lots to not front on public streets. The site constraints encourage a compact development form in order to place dwellings in the area of the site most suitable for development, and alleys help achieve this development form. Furthermore, in accordance with the conditions of the basic plan and CDP, the majority of the property is preserved as parkland, woodland, and open space. These factors are unique to the property and not generally applicable to other properties.

(3) The variation does not constitute a violation of any other applicable law, ordinance, or regulation; and

No law, ordinance, or regulation are known which would be violated by the granting of this variation. The granting of a variation is unique to the Subdivision Regulations and under the sole authority of the Planning Board.

(4) Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out;

As described above, there are several aspects of the site's conditions and physical surroundings which constrain the site layout, including streams, wetlands, woodlands, rolling terrain, and the prominent Mattawoman Creek along the entire southern boundary. If the strict letter of Section 24-128(b)(7)(A) of the prior Subdivision Regulations were to be carried out, a particular hardship to the owner would result because, in order to continue to provide alleys to the affected units, public streets would have to be provided for the units to front on, which would be a greater amount of infrastructure required, compared to private streets. Public streets are generally wider and limit the ability for on-street parking. Given the unique conditions which include extensive environmental features throughout the site, the requirements of prior development approvals which limit the site development areas, and, since the development can be effectively served by private streets and alleys, there is no need for greater infrastructure investment. The private streets allow more compact development while serving the needs of residents. Strict compliance with this regulation presents a hardship to the applicant, as it would require additional infrastructure, but would not result in a superior design outcome. For these reasons, this criterion is met.

(5) In the R-30, R-30C, R-18, R-18C, R-10A, R-10, and R-H Zones, where multifamily dwellings are proposed, the Planning Board may approve a variation if the applicant proposes and demonstrates that, in addition to the criteria in Section 24 113(a), above, the percentage of dwelling units accessible to the physically handicapped and aged will be increased above the minimum number of units required by Subtitle 4 of the Prince George's County Code.

The site is evaluated in accordance with the prior R-S Zone. Therefore, this criterion is not applicable.

Based on the aforementioned findings, extraordinary hardship or practical difficulties would result from strict compliance with this Subtitle and the variation request is supported by the required findings. Approval of the variation also does not have the effect of nullifying the intent and purpose of the Subdivision Regulations, but instead results in a better outcome than could be achieved through strict compliance with the Subdivision Regulations. Therefore, the Variation from Section 24-128(b)(7)(A) is approved to allow Lots 29–50, Block B; Lots 17–42, Block D; Lots 1–16, Block G; Lots 1–10, Block X; Lots 1–10, Block Y; and Lots 1–10, Block Z to be served by private alleys, while not having frontage on a public ROW.

10. **Public Facilities—**This PPS was reviewed for conformance to the master plan in accordance with Section 24-121(a)(5). The master plan contains the following policies:

- **Construct new public schools at locations that are convenient for the populations they serve and require minimal bussing of students**. (page 132)

- **Locate police, public safety, and fire/rescue facilities to meet the needs of the community and in accordance with the standards contained in the Public Safety Facilities Master Plan.** (page 134)

The proposed development will not impede achievement of any of the above-referenced policies. The analysis provided with this resolution and approved ADQ-2024-020 illustrates that, pursuant to adopted tests and standards, public safety facilities and water and sewer services are adequate to serve the proposed development. There are no master-planned police, fire and emergency medical service facilities, public schools, parks, or libraries recommended on the subject property.

The 2008 *Approved Public Safety Facilities Master Plan* also provides guidance on the location and timing of upgrades, renovations to existing facilities, and construction of new facilities; however, none of its recommendations affect the subject site.

Section 24-122.01(b)(1) of the prior Subdivision Regulations states that the location of the property within the appropriate service area of the Ten-Year Water and Sewerage Plan is deemed sufficient evidence of the immediate or planned availability of public water and sewerage for PPS or final plat approval. The 2018 *Water and Sewer Plan* placed the property in the water and sewer

Category 4, Community System Adequate for Development Planning. This category comprises properties where water and sewer lines are available and/or accessible for extending.

An administrative amendment will be required to advance the site to water and sewer Category 3 prior to approval of the final plat. Category 4 is sufficient for PPS approval.

11. **Public Utility Easement—**In accordance with Section 24-122(a) of the prior Subdivision Regulations, when utility easements are required by a public company, the subdivider shall include the following statement in the dedication documents recorded on the final plat:

> "Utility easements are granted pursuant to the declaration recorded among the County Land Records in Liber 3703 at Folio 748."

The standard requirement for public utility easements (PUEs) is 10 feet wide along both sides of all public ROWs. The subject property has frontage on the public ROW of McKendree Road. The dedication of public ROWs is also shown on this PPS to access the lots and parcels. The required PUEs are provided along McKendree Road and both sides of all public ROW within the project.

In addition, Section 24-128(b)(12) of the prior Subdivision Regulations requires that all private streets have a 10-foot-wide PUE along at least one side of the ROW. The PPS includes private streets within the single-family attached portion of the development. The PPS shows PUEs along at least one side of all private streets.

12. **Historic—**The master plan contains goals and policies related to historic preservation (pages 155–159). However, these are not specific to the subject site or applicable to the proposed development.

A Phase I archeology survey was conducted on the subject property from September to December 2020. The study consisted of background research and an archeological field survey of 730 acres, including the 580-acre portion of the property planned for development. Background historical research indicated that various parcels within the subject property were primarily part of the late seventeenth-century land patents called Blackwell and Bullwick, surveyed for Richard Brightwell and Thomas Gantt. The land surrounding these patents was acquired by Thomas Gantt, Jr.; most of the property likely served as open agricultural areas until the twenty-first century.

One previously identified site, 18PR602, a Late Archaic-period indigenous short-term camp and early- to mid-twentieth-century artifact scatter, associated with a farm outbuilding, is in the south-central portion of the property.

A total of 5,954 shovel test pits (STPs) were excavated. Of these, 45 positive STPs contained 379 artifacts, resulting in the identification of 12 isolated finds, five new archeological sites, and an expansion of previously recorded Site 18PR602. Sites 18PR1193, 18PR1194, and 18PR1197 are late nineteenth- to twentieth-century artifact scatters associated with former farm buildings. Site 18PR1195 is an indigenous late woodland-period artifact scatter, and Site 18PR1196 is a pre-contact lithic scatter of unknown temporal affiliation. The applicant's archeological

consultant concluded that Sites 18PR1193, 18PR1194, and 18PR1197, and the expansion of Site 18PR602, retain low potential to provide significant data on historic or pre-contact lifeways and recommended no further work on those sites.

The late woodland-period component of Site 18PR1195 represents an archaeological resource type that has been minimally studied along the upper Mattawoman Creek drainage. The applicant's consultant recommends that Site 18PR1195 either be avoided (preserved in place) or be subjected to Phase II archeological investigations, to evaluate its integrity and significance. The subject PPS shows archeological Site 18PR1195 avoided for disturbance and preserved in place. No further archeological investigations are required.

13. **Environmental—**The following applications and associated plans were previously reviewed for the subject site:

Development Review Case	Associated Tree Conservation Plan or Natural Resources Inventory	Authority	Status	Action Date	Resolution Number
SE-2970	N/A	District Council	Approved	6/12/1978	48-1978
SE-4669	TCP2-061-09	District Council	Approved	5/13/2013	5-2013
A-10059	TCP2-061-09	District Council	Approved	10/11/2022	2021-109
NRI	N/A	Staff	Approved	3/23/2021	N/A
NRI	NRI-001-2202	Staff	Approved	3/31/2022	N/A
CDP-22002	NRI-001-2022-01	Planning Board	Approved	9/14/2023	2023-100
SDP-2303	TCP1-011-2023	Planning Board	Approved	6/6/2024	2024-051
4-24014	TCP2-008-2024	Planning Board	Approved	Approved	2025-059

Grandfathering
This property is subject to the grandfathering provisions of the 2024 Woodland and Wildlife Habitat Conservation Ordinance because the property had a TCP that was accepted for review on or before June 30, 2024. The property must conform to the environmental regulations of the 2010 Woodland Conservation Ordinance (2010 WCO) and the 2018 Environmental Technical Manual (ETM). The property is also subject to the environmental regulations in prior Subtitles 24 and 27 because there are previously approved development review entitlements, CDP-22002 and SDP-2303.

Site Description
The property included in this PPS is 447.19 acres; however, the PPS is part of the overall TCP1 approved with CDP-22002, which was a 581-acre site located between McKendree Road to the north and the border of Charles County to the south, bounded to the west by Gardner Road, and to the east by the Dobson Ridge subdivision. Most of the site is within Environmental Strategy Area 2. Parcels 6 and 8 are within Environmental Strategy Area 3 and priority preservation area as designated by the Plan 2035.

The Green Infrastructure Plan (GI Plan) was approved on March 17, 2017, with the adoption of the 2017 *Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan* (CR-11-2017). According to the GI Plan, a majority of the site is either in a regulated or evaluation area within the designated network of the plan. There are five areas that are not within the network areas, but are surrounded by both regulated and evaluation areas. The regulated areas contain intermittent and perennial streams, associated stream buffers, and adjacent woodlands. Evaluation areas include patches of land known to contain one or more sensitive environmental features of concern such as interior forests, areas of predicted wetland migration, and protected lands. The regulated areas are mapped in association with the Mattawoman Creek and its tributaries, and the evaluation area is associated with the woodland adjacent to the stream valleys providing wildlife connections between the streams. The Mattawoman Creek Stream Valley is identified in the GI Plan as Special Conservation Area No. 10, containing unique environmental features requiring careful consideration when proposing land development. According to available information from the Maryland Department of Natural Resources Natural Heritage Program, rare, threatened, and endangered species are not mapped on-site.

As documented on the approved NRI-001-2022-01, the site contains 382.39 acres of existing woodlands. The northern portion of Parcel 8 is subject to SE-2970, which permitted the use of a 102-acre tract of land as a sand and gravel mine. This area is currently used for agriculture. SE-4669 was approved in 2011 and was approved to use a haul road across Parcels 8 and 10.

According to the approved NRI, the property contains mapped regulated environmental features (REF) including streams, stream buffers, wetlands, wetland buffers, and 100-year floodplain. The site contains mapped forest interior dwelling species (FIDS) habitat. The on-site Mattawoman Creek is designated by the state as a Tier II waterway, which are those waters that have a water quality that is significantly better than the minimum water quality standards. The entire property is within the Mattawoman Creek watershed.

The conservation methods of the 2010 WCO require priority to be placed on the preservation of on-site woodland and wildlife habitat areas, the planting of stream corridors, and emphasizes the preservation of large contiguous woodland within the green infrastructure network. The site contains mapped FIDS, which is another high priority for the preservation and enhancement of on-site woodland.

Plan 2035
The site is located within the Environmental Strategy Area 2 (formerly the Developing Tier) of the Regulated Environmental Protection Areas Map. It is within the Established Communities of the General Plan Growth Policy Map. The project is not within the boundaries of a transit-oriented center as identified in Plan 2035.

ENVIRONMENTAL CONFORMANCE WITH APPLICABLE PLANS

Conformance with the 2013 *Approved Subregion 5 Master Plan*
Chapter V of the master plan includes applicable goals, policies, and recommendations. The following policies are applicable to the current project with regards to natural resources

preservation, protection, and restoration. The text in **bold** is the text from the master plan, and the plain text provides analysis on plan conformance:

A. Green Infrastructure:

Policies:

- **Implement the master plan's desired development pattern while protecting sensitive environmental features and meeting the full intent of environmental policies and regulations.**

- **Ensure the new development incorporates open space, environmental sensitive design, and mitigation activities.**

- **Protect, preserve, and enhance the identified green infrastructure network within Subregion 5.**

  The overall project site contains REF, woodland areas, and regulated and evaluation areas as identified in the GI Plan. The site is also required to provide bioretention and infiltration per the approved SWM concept letter. SDP-2303 approved impacts to REF for infrastructure (SWM and road crossings) only. This PPS approves three additional PMA impacts to the on-site 100-foot-wide stream buffers and 100-year floodplain for the trail connections.

  All woodland conservation (woodland preservation, natural regeneration, and stream buffer planting) will be protected through a woodland and wildlife habitat conservation easement in accordance with Section 25-122(d). Conformance with the GI Plan is discussed further in this resolution.

B. Water Quality, Stormwater Management (SWM), and Groundwater:

Policies:

- **Encourage the restoration and enhancement of water quality in degraded areas and the preservation of water quality in areas not degraded.**

- **Protect and restore groundwater recharge areas such areas of streams.**

  In accordance with this master plan policy, and Section 24-130(b)(3) of the prior Subdivision Regulations, the development will be subject to current SWM requirements. This PPS allows for construction of the residential community on a partially wooded parcel. The SWM design is required to be reviewed and approved by DPIE to address surface water runoff issues in accordance with Subtitle 32, Water Quality Resources and Grading Code, of the County Code. This requires that the environmental site design be implemented to the maximum extent practicable. A SWM Concept Approval Letter 14756-2023-SDC and

associated plan are submitted with the PPS. The approval was issued from DPIE on May 2, 2024. The concept plan reflects the overall development and proposes to construct 19 microbioretention ponds, 18 submerged gravel wetlands, three grass swales, and 15 disconnect areas (sheet flow to conservation areas).

C. Watersheds:

Policies:

- **Ensure that, to the fullest extent possible, land use policies support the protection of the Mattawoman Creek and Piscataway Creek watersheds.**

- **Conserve as much land as possible, in the Rural Tier portion of the watershed, as natural resource land (forest, mineral, and agriculture).**

- **Minimize impervious surfaces in the Developing Tier portion of the watershed through use of conservation subdivisions and environmentally sensitive design and, especially in the higher density Brandywine Community Center, incorporate best stormwater design practices to increase infiltration and reduce run-off volumes.**

  The geographic area of the PPS is within the Mattawoman Creek watershed in Environmental Strategy Area 2 (formerly the Developing Tier) and is not in the Rural Tier. In accordance with this master plan policy, and Section 24-130 of the prior Subdivision Regulations, the development of the site will be subject to the current SWM regulations, which require that environmental site design be implemented to the maximum extent practicable.

  The southern portion of the subject property contains the main stem and floodplain of Mattawoman Creek. This main stem and floodplain of Mattawoman Creek is identified as a special conservation area in the GI Plan. Also, the Mattawoman Creek is identified in the master plan as a primary corridor. These corridors include the mainstems of the major waterways within the study area and are identified for conservation and preservation. The master plan also identifies Timothy Branch as a Secondary Corridor, which is also located on the site and runs from north to south along the eastern portion of the site. Secondary corridors are areas where connectivity is critical to the long-term viability and preservation of the green infrastructure network, and they are critical to preserving the subregion's water quality. The confluence of these two major waterways occurs on the southeastern portion of the site.

  The proposed development is outside the environmentally sensitive areas, except for PMA impacts approved for infrastructure with SDP-2303 and the three new PMA impacts approved with this PPS. These impacts were not reviewed previously because the prior SDP application was for infrastructure only. This PPS approves three new impacts to the green infrastructure network for trail

connections. The remaining PMA areas will be preserved within protective easements in accordance with Section 24-130(b)(5) of the prior Subdivision Regulations.

D. Chesapeake Bay Critical Area:

- **Enhance the County's Critical Area protection program in response to local, regional, and statewide initiatives and legislative changes.**

  This property is not located in the Chesapeake Bay Critical Area.

Conformance with the Green Infrastructure Plan

The GI Plan was approved on March 17, 2017, with the adoption of the 2017 *Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan* (CR-11-2017). According to the GI Plan, a majority of the site is either in a regulated or evaluation area within the designated network of the plan. There are five areas that are not within the network areas, but are surrounded by both regulated and evaluation areas. The regulated areas contain intermittent and perennial streams, associated stream buffers, and adjacent woodlands. Impacts are shown within both the regulated and evaluation areas for residential development. The text in **bold** is the text from the GI Plan, and the plain text provides findings on plan conformance:

Policy 1: Preserve, enhance, and restore the green infrastructure network and its ecological functions while supporting the desired development pattern of Plan Prince George's 2035.

Strategies

1.1 Ensure that areas of connectivity and ecological functions are maintained, re-stored, and/or established by:

a. Using the designated green infrastructure network as a guide to decision-making and using it as an amenity in the site design and development review processes.

b. Protecting plant, fish, and wildlife habitats and maximizing the retention and/or restoration of the ecological potential of the landscape by prioritizing healthy, connected ecosystems for conservation.

c. Protecting existing resources when constructing stormwater management features and when providing mitigation for impacts.

d. Recognizing the ecosystem services provided by diverse land uses, such as woodlands, wetlands, meadows, urban forests, farms and grasslands within the green infrastructure network and work toward maintaining or restoring connections between these.

Pursuant to Basic Plan A-10059, the applicant is required to provide environmental habitat enhancement and creation areas to improve the on-site woodland and adjacent open areas to improve the Mattawoman Valley water quality. The subject site was previously mined, and the open areas and adjacent woodland areas were impacted by the mining activity. Previously approved TCP1 and TCP2s showed the locations of four types of habitat creation areas: wetland creation, meadow habitat creation, forest edge treatment, and woodland understory enhancement. These four habitat areas are described in the Previous Approvals finding of this resolution. The environmental habitat enhancement and creation areas are discussed further in this finding.

The SWM concept impacts to REF for infrastructure were reviewed and approved with SDP-2303. The limited woodland clearing and impacts to REF areas are the minimum to construct stormwater structures that were approved by DPIE. These impacts are consistent with the approved SWM Concept Plan 14756-2023-SDC.

1.2 Ensure that Sensitive Species Project Review Areas and Special Conservation Areas (SCAs), and the critical ecological systems supporting them, are preserved, enhanced, connected, restored, and protected.

a. Identify critical ecological systems and ensure they are preserved and/or protected during the site design and development review processes.

This subject property has Mattawoman Creek and Timothy Branch within its boundary. The GI Plan has identified the Mattawoman Creek Stream Valley as a special conservation area (number 10 in the plan). These are areas of countywide significance in need of special attention because they contain unique environmental features that should be carefully considered when land development proposals are reviewed in the vicinity, to ensure that their ecological functions are protected or restored and that critical ecological connections are established and/or maintained. The main stem of the Mattawoman Creek is located on-site and runs east to west along the southern portion of the property.

The site contains mapped regulated area within the GI Plan along the stream valleys. The woodland adjacent to the regulated areas is mapped as evaluation area within the GI Plan. These areas are the highest priority for preservation of REF and woodland.

The Dobson Farms area was previously used for surface mining for sand and gravel. The area contains open fallow areas and woodlands. The open areas are former mining locations. The on-site regulated areas are mostly wooded along the on-site intermittent and perennial stream systems. The evaluation areas are located in the open fallow areas and woodlands that are adjacent to regulated areas. Any development within the on-site woodlands and previously disturbed areas will impact portions of the green infrastructure network. The on-site REF areas contain impacts that were previously approved for infrastructure with the SDP application. This PPS approves three additional impacts for trail connections. One of these trail connections is required as part of a master plan trail system and the other two are internal trail system connections. In accordance with this master plan policy and strategies, and Section 24-130(b)(5), the remaining on-site REF woodlands will be preserved in a conservation easement with the final plat of subdivision.

Policy 2: Support implementation of the 2017 GI Plan throughout the planning process.

2.5 Continue to require mitigation during the development review process for impacts to regulated environmental features, with preference given to locations on-site, within the same watershed as the development creating the impact, and within the green infrastructure network.

Impacts to REF were reviewed and approved with SDP-2303. These REF impacts were limited to infrastructure, to construct the required road crossings, utilities (water and sewer connections), and SWM structures that were reviewed and approved by DPIE. Mitigation to streams, wetlands, and wetland buffers will be reviewed by the Maryland Department of the Environment. Woodland replacement for infrastructure clearing will be included in the overall woodland conservation requirement per the 2010 WCO.

This PPS approves additional impacts on-site for three trail connections. One trail impact is for a required master plan trail connection to the adjacent Dobson Ridge subdivision. The other two trail connections are part of the interior pedestrian trail system for the Dobson Farms subdivision.

In accordance with this master plan policy and strategies, and Section 24-130(b)(5) and Section 25-121(b), on-site woodland preservation is shown with additional areas of natural regeneration and planting, which will buffer the green infrastructure network while allowing construction of the development.

Policy 4: Provide the necessary tools for implementation of the 2017 GI Plan.

4.2 Continue to require the placement of conservation easements over areas of regulated environmental features, preserved or planted forests, appropriate

portions of land contributing to Special Conservation Areas, and other lands containing sensitive features.

The property does contain special conservation areas associated with Mattawoman Creek and Timothy Branch. In accordance with this master plan policy, Section 24-130(b)(5) and Section 25-122(d), the REF will be placed in a conservation easement established with the final plat, and the on-site woodland conservation areas, including areas of woodland preservation, natural regeneration, and stream buffer afforestation areas, will be placed in a woodland and wildlife habitat conservation easement granted to Prince George's County with the TCP2.

Policy 5: Improve water quality through stream restoration, stormwater management, water resource protection, and strategic conservation of natural lands.

5.8 Limit the placement of stormwater structures within the boundaries of regulated environmental features and their buffers to outfall pipes or other features that cannot be located elsewhere.

In accordance with this master plan policy and Sections 24-130(b)(3), 24-130(b)(5), and 24-130(c) of the prior Subdivision Regulations, state regulations require that developments treat stormwater on the subject property and outfall the water safely to a wetland or stream system without creating erosion. The outfall structures are located on-site outside the boundaries of the REF. However, some stormwater outfall structures are located within the REF and will be reviewed by DPIE and the Prince George's County's Soil Conservation District.

5.9 Prioritize the preservation and replanting of vegetation along streams and wetlands to create and expand forested stream buffers to improve water quality.

The PPS meets the entire woodland conservation requirement on-site with the preservation of 101.98 acres of existing woodlands and 1.82 acres of reforestation. With the exception of areas for impacts, preservation and replanting are a priority along the REF and associated buffers to contribute to improved water quality.

Policy 7: Preserve, enhance, connect, restore, and preserve forest and tree canopy coverage.

General Strategies for Increasing Forest and Tree Canopy Coverage

7.1 Continue to maximize on-site woodland conservation and limit the use of off-site banking and the use of fee-in-lieu.

In accordance with this master plan policy, Section 24-132(a), and Subtitle 25 (Division 2,) the woodland conservation requirement is met entirely on-site. The use of off-site banking credits or fee-in-lieu was not requested or approved. This PPS meets all its woodland conservation requirement on-site with woodland preservation and reforestation. The woodland conservation requirement is met with 101.93 acres of woodland preservation and 1.82 acres of on-site reforestation.

7.10 Continue to focus conservation efforts on preserving existing forests and ensuring sustainable connectivity between forest patches.

Retention of existing woodlands and planting of native species on-site is required by both the ETM and the 2010 *Prince George's County Landscape Manual*. Most of the on-site preservation is preserved within the on-site regulated areas.

OTHER ENVIRONMENTAL REVIEW

Natural Resources Inventory/Environmental Features
Section 24-120(a)(22) of the prior Subdivision Regulations requires an approved NRI with PPS applications. The site has an approved NRI-001-2022-01, which was approved on March 31, 2023, shows the existing conditions of the property, and was submitted with this PPS.

No revisions are required for conformance to the NRI.

Environmental Habitat Enhancement and Creation Areas
As part of A-10059, the applicant was required to maintain the prior woodland conservation threshold, minimize stream impacts, and provide additional woodland habitat enhancement and creation. The subject property is identified as a special conservation area in the GI Plan as part of the Mattawoman Stream Valley.

The applicant provided a stream corridor assessment survey with the NRI plan review, to meet the entire woodland conservation requirement for the R-S Zone on-site. This survey provided environmental recommendations for additional woodland conservation credits such as:

- Creation and enhancement of wetlands with adjoining meadows focusing on providing wildlife habitat,
- Selective woodland understory enhancement focusing on habitat and biodiversity,
- Ecological enhancement through selective environmental site design planting motifs that both replicate and increase the biodiversity of the local ecology,
- Develop and foster an interconnected community of complimentary micro-ecosystems,

- Establish local hydrology that benefits the overall health of the Mattawoman's floodplain biome.

The above recommendations will expand wildlife habitat within the Mattawoman and Timothy Branch stream valleys.

There will be four types of habitats enhanced and created by the applicant (four wetland creation areas, five meadow habitat creation areas, seven forest edge treatment areas, and 14 woodland understory enhancement areas) as part of this overall Dobson Farms subdivision.

As part of the previous tree conservation plans for this site, the applicant provided more detailed information such as specific location and proposed seeding mixtures, and tree and shrub species. With the SDP and TCP2 for residential development (not architecture), the applicant shall provide all final planting schedules, planting notes, details, construction schedule, various soil amendments and grading, if required, for the creation of these four habitat areas on the SDP and TCP2, prior to their certification. Regarding the subject TCP1, there are no additional concerns or comments on the environmental habitat enhancement and creation areas at this time.

Woodland Conservation
This property is subject to the provisions of the 2010 WCO because the property has previously approved tree conservation plans. This project is also subject to the ETM. TCP1-003-2019-01 was submitted with this PPS.

The overall site contains a total of 198.36 acres of net tract woodlands, 184.03 acres of wooded floodplain, and has a woodland conservation threshold of 77.25 acres (20 percent). This project includes clearing of 94.63 acres of woodland in the net tract, 1.96 acres of wooded floodplain, and 0.93 acre of off-site clearing, resulting in a woodland conservation requirement of 103.80 acres. The PPS meets this woodland conservation requirement all on-site with 101.98 acres of woodland preservation and 1.82 acres of reforestation.

Specimen Trees
Tree conservation plans are required to meet all requirements of Subtitle 25, Division 2, which includes the preservation of specimen trees, per Section 25-122(b)(1)(G). Every effort should be made to preserve the trees in place, considering the different species' ability to withstand construction disturbance (refer to the construction tolerance chart in the ETM for guidance on each species' ability to tolerate root zone disturbances).

If, after careful consideration has been given to the preservation of the specimen trees, there remains a need to remove any of the specimen trees, a variance to Section 25-122(b)(1)(G) is required. Applicants can request a variance to the provisions of Division 2 of Subtitle 25 (the Woodland and Wildlife Habitat Conservation Ordinance or WCO) provided all of the required findings in Section 25-119(d) can be met. An application for a variance must be accompanied by a letter of justification (LOJ) stating the reasons for the request and how the request meets each of the required findings.

Review of Subtitle 25 Variance Request
A Subtitle 25 Variance Application and an SOJ dated August 2024 in support of the variance were received on October 17,2024.

Section 25-119(d)(1) of the WCO contains six required findings to be made before a variance can be granted. The SOJ submitted seeks to address the required findings for the variance. A variance to Section 25-122(b)(1)(G) was requested for the clearing of the 15 specimen trees on-site. This variance is requested to the 2010 Woodland and Wildlife Conservation Habitat Ordinance (WCO) which requires, in Section 25-122, that "woodland conservation shall be designed as stated in this Division unless a variance is approved by the approving authority for the associated case." The subtitle variance application form requires an SOJ of how the findings are being met.

The text below in **bold**, labeled A–F, are the six criteria listed in Section 25-119(d)(1). The plain text provides responses to the criteria:

(A) Special conditions peculiar to the property have caused the unwarranted hardship.

In order to establish an unwarranted hardship, the applicant has the burden of demonstrating that, without a variance, the applicant would be denied a use of the property that is both significant and reasonable. In addition, the applicant has the burden of showing that such a use cannot be accomplished elsewhere on the property without a variance.

The previous application for infrastructure approved the removal of 19 specimen trees. This PPS includes residential lots and interior road network for a residential subdivision. The 15 specimen trees requested for removal are located within the areas shown with development on the prior entitlements. The 15 trees were not associated with required infrastructure and, as such, could not be approved with the previous SDP for infrastructure application.

The 15 specimen trees were identified as Specimen Trees ST-32, ST-33, ST-35, ST-48, ST-49, ST-55, ST-62, ST-65, ST-67, ST-125, ST-126, ST-127, ST-216, ST-217, and ST-218. Development cannot occur on the portions of the site containing PMA, which limits the site area available for development. The requested 15 specimen trees are outside of the PMA. Requiring the applicant to retain the 15 specimen trees on the site would further limit the development to the extent that it would cause the applicant an unwarranted hardship. The overall site contains 189 specimen trees. The Planning Board approved the removal of 19 specimen trees with the SDP-2303, and the applicant requested to remove 15 additional specimen trees with this PPS. The preservation of the requested 15 specimen trees would be difficult because SDP-2303 approved all the requested on-site woodland clearing, but not the specimen trees within the cleared woodland area. The efforts to save the specimen trees around the approved woodland cleared areas would hinder the development of the property and leave hazardous specimen trees for the homeowner to remove later.

The proposed use, for residential development, is a significant and reasonable use for the subject site. The Dobson Farm development includes a mix of single-family attached and detached dwellings. A similar residential development is located on the adjacent property to the east (Saddle Ridge). This adjacent new development contains only single-family attached dwellings, but like Dobson Farm, the Saddle Ridge development has a significant amount of on-site REF areas. Both sites are impacted by Mattawoman Creek and Timothy Branch. The other properties to the north are existing single-family lots and future mining areas.

(B) Enforcement of these rules will deprive the applicant of rights commonly enjoyed by others in similar areas.

Denying the variance would deprive the applicant of rights commonly enjoyed by others in similar areas because an adjacent subdivision with the same significant amount of on-site REF had limited developable area. This similar subdivision was previously farmed, and woodlands were left undisturbed within and adjacent to REF area. Specimen trees would then be saved because of their location within the REF areas. The subject site was formerly mined and used for various mining operations. Woodland areas were cleared where the mining product was located and woodland preserved where the product was absent, and REF was present. The woodland areas on the property area were left to mature and specimen trees grew throughout the preserved woodland areas. With significant on-site REF areas that are undevelopable, the woodland areas outside the REF are the only areas where development could occur.

Enforcement of the requirement that all specimen trees be preserved, along with an appropriate percentage of their critical root zone, would deprive the applicant of rights commonly enjoyed by others in similar areas. The 15 specimen trees are being removed due to their location within the grading areas for the residential lots and roadways. The applicant is providing all of the woodland conservation requirements on-site, and the remaining 155 specimen trees are located within the woodland conservation areas which will be placed in preservation.

(C) Granting the variance will not confer on the applicant a special privilege that would be denied to other applicants.

Not granting the variance would prevent the residential project and the overall Dobson Farms subdivision from being developed in a functional and efficient manner. This is not a special privilege that would be denied to other applicants. If other similar residential developments were reclaimed mining sites and partially wooded with REF and specimen trees in similar conditions and locations, it would be given the same considerations during the review of the required variance application.

(D) The request is not based on conditions or circumstances which are the result of actions by the applicant.

The applicant has taken no action leading to the conditions or circumstances that are the subject of the variance request. The removal of the 15 specimen trees would be the result of their location within the interior area of the residential development, limits of disturbance, and preserving the woodland conservation requirement on-site to achieve optimal development for the single-family attached dwelling subdivision with associated infrastructure.

(E) The request does not arise from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property; and

There are no existing conditions, existing land, or existing building uses on the site, or on neighboring properties that have any impact on the location or size of the specimen trees. The trees have grown to specimen tree size based on natural conditions and have not been impacted by any neighboring land or building uses.

(F) Granting of the variance will not adversely affect water quality.

The removal of 15 specimen trees will not adversely affect water quality. Furthermore, the Dobson Farms development will not adversely affect water quality because the project will be subject to the sediment and erosion control requirements of the Prince George's County Soil Conservation District, and the approval of a SWM concept plan by DPIE. The plan proposes to use microbioretention ponds, submerged gravel wetlands, grass swales, and disconnect areas. The applicant meets the woodland conservation requirement with on-site woodland preservation and reforestation.

The required findings of Section 25-119(d)(1) have been adequately addressed for the removal of 15 specimen trees identified as Specimen Trees ST-32, ST-33, ST-35, ST-48, ST-49, ST-55, ST-62, ST-65, ST-67, ST-125, ST-126, ST-127, ST-216, ST-217, and ST-218.

The variance for removal of 15 specimen trees, for development of the site, is therefore approved.

Preservation of Regulated Environmental Features/Primary Management Area
This subject site contains REF including steep slopes, floodplains, wetlands, streams, and their associated buffers which comprise the PMA.

Section 24-130(b)(5) of the prior Subdivision Regulations states: "Where a property is located outside the Chesapeake Bay Critical Areas Overlay Zones the preliminary plan and all plans associated with the subject area shall demonstrate the preservation and/or restoration of regulated environmental features in a natural state to the fullest extent possible consistent with the guidance provided by the ETM established by Subtitle 25. Any lot with an impact shall demonstrate sufficient net lot area where a net lot area is required pursuant to Subtitle 27, for the reasonable development of the lot outside the regulated feature. All regulated environmental features shall be placed in a conservation easement and depicted on the final plat."

Impacts to REF should be limited to those that are necessary for development of the property. Necessary impacts are those that are directly attributable to infrastructure required for the

reasonable use and orderly and efficient development of the subject property; or are those that are required by County Code for reasons of health, safety, or welfare. Necessary impacts include, but are not limited to, adequate sanitary sewerage lines and water lines; road crossings for required street connections; and outfalls for SWM facilities. Road crossings of streams and/or wetlands may be appropriate if placed at the location of an existing crossing or at the point of least impact to REF.

SWM outfalls may also be considered necessary impacts if the site has been designed to place the outfall at a point of least impact. The types of impacts that can be avoided include those for site grading, building placement, parking, SWM facilities (not including outfalls), and road crossings where reasonable alternatives exist. The cumulative impacts for development of a property should be the fewest necessary and sufficient to reasonably develop the site in conformance with the County Code.

With SDP-2303 the applicant requested 27 PMA impacts; however, the Planning Board approved 25 impacts, specifically Impact Areas A through K, M through Z, and AA. Condition 2b of SDP-2303 requires that with the acceptance of the PPS, the applicant provide an SOJ and full evaluation of the PMA impact areas E and L.

With this PPS, the applicant determined that Impact Area L was no longer needed and removed it from the request. However, in doing this, the applicant incorrectly re-lettered the prior SDP Impact Areas M through AA, identifying SDP Impact M as L. This is not correct as the Impacts L through AA were evaluated and approved previously with SDP-2303. Prior to signature approval of this PPS, the applicant shall correct the PMA SOJ to add prior Impact Area L to the list and indicate that Impact Area L is no longer requested.

The PMA impact request for this PPS is for the remaining impacts needed for residential development that were not approved with SDP-2303. The applicant proposed three PMA impact areas as part of this PPS and provided an SOJ with the initial application dated September 2024 for all PMA impacts throughout the subject site. The approved SDP-2303 granted 25 PMA infrastructure impacts for road crossing, stormwater facilities, and water and sewer connections. The new impact areas requested with the PPS were identified as Impact Areas E, AA, and BB in the applicant's SOJ. Due to the deletion of Impact Area L, the impact areas requested with this PPS should be identified as Impact Areas E, BB, and CC.

The applicant submitted an SOJ for three PMA impact areas E, AA, and BB, which are to be identified as PMA Impact Areas E, BB and CC with this PPS, for three trail connections. For the analysis of the PMA impacts submitted with this PPS, requested Impact Area AA is identified as Impact Area BB, and the requested Impact Area BB is identified as Impact Area CC. Impact Area E is the same impact as identified with the SDP, there is no change to this impact identification. One of these trail impacts is for a required master plan trail connection, and the other two trail connections are part of the interior trail system for the Dobson Farms subdivision.

Impact Area	Impact Type	PMA Impact Sq. Ft.	Stream Impact LF	Wetland Impact Sq. Ft.	Wetland Buffer Impact Sq. Ft.	Stream Buffer Impact Sq. Ft.	Floodplain Impact Sq. Ft.
E	Trail Connection	939	-	-	-	-	939
BB	Trail Connection	6,534	-	-	-	4,108	6, 534
CC	Trail Connection	4,240	-	-	-	4,240	789

PMA = primary management area
Sq. Ft. = square feet
LF = linear feet

Totals

Impact Area	Square Feet	Acres
Primary Management Area	11,713	0.27
Streambed	-	-
Wetland	-	-
Wetland Buffer	-	-
Stream Buffer	8,348	0.19
Floodplain	8,262	0.19

Impact 1 Trail Crossing – One Trail Crossing – Impact Area E
The trail impact is for constructing a connection with the approved master plan trail crossing to the adjacent Dobson Ridge subdivision in Block F, east of Lots 6 and 7. This trail section will be comprised of natural surface materials.

Impact 2 Trail Crossing – One Trail Crossing – Impact Area BB
This trail impact is for an interior trail loop design in the westernmost portion of the property, outside of the geographic area of this subdivision. The trail surface will use an existing roadbed and existing stream crossing. No existing forest or wetlands will be impacted with this trail section.

Impact 3 Trail Crossing – one trail crossing – Impact Area CC
This trail impact is for an interior trail loop design in the westernmost portion of the property, outside of the geographic area of this subdivision. The trail surface will use an existing ford crossing. No existing forest or wetlands will be impacted with this trail section.

The PPS provides master plan and interior pedestrian trail network systems to the Dobson Farms residential subdivision. Based on the level of design information available at the present time, and in accordance with Section 24-130(b)(5) of the prior Subdivision Regulations, the REF on the subject property have been preserved and/or restored to the fullest extent possible based on the limits of disturbance shown on the Type 1 tree conservation plan, and in the SOJ for impacts to REF and associated exhibits dated September 2024. The three impact areas (E, BB, and CC), for interior pedestrian trail connections, are approved.

Soils
Section 24-131 of the prior Subdivision Regulations states "The Planning Board shall restrict or prohibit the subdivision of land found to be unsafe for development. The restriction or prohibition may be due to natural conditions, such as, but not confined to, flooding, erosive stream action, high water table, unstable soils, or severe slopes, or to man-made conditions on the property, such as, but not confined to, unstable fills or slopes."

According to the U.S. Department of Agriculture, Natural Resource Conservation Service, Web Soil Survey, soils present include Aquasco silt loam, Beltsville silt loam, Beltsville-Urban land complex, Croom gravelly sandy loam, Croom-Marr complex, Dodon fine sandy loam, Fallsington sandy loam, Grosstown gravelly silt loam, Lenni and Quindocqua soils, Leonardtown silt loam, Marr-Dodon complex, Potabac-Issue complex, and Udorthents soils. Marlboro and Christiana clay are not found to occur on this property.

Erosion and Sediment Control
Section 24-130(b)(3) of the prior Subdivision Regulations requires the submission of a sediment control concept study with the PPS. This site is within a Tier II catchment area. Tier II waters are high-quality waters within the State of Maryland as designated by the Maryland Department of Environment that are afforded special protection under Maryland's Anti-degradation policy. A 150-foot-wide expanded buffer is required on-site for all intermittent and perennial streams in accordance with the Prince George's Soil Conservation District requirements. Redundant erosion and sediment control measures may be required on the grading, erosion, and sediment control plan reviewed by the Soil Conservation District. This Tier II buffer is shown on the approved NRI and submitted TCP1. The Soil Conservation District will review the proposed buffer impacts with the future erosion and sediment control plans.

14. **Urban Design—**This development requires filing a specific design plan (SDP) in accordance with Section 27-478 of the prior Zoning Ordinance. The general uses evaluated for this property in the R-S Zone are permitted per Section 27-515. Under the prior Zoning Ordinance, conformance to the following regulations, but not limited to, will be required to be demonstrated at the time of SDP review:

- Section 27-480 – General development regulations (Comprehensive Design Zones)
- Section 27-511 – Purposes of the R-S Zone
- Section 27-513 – Regulations (R-S) Zone
- Section 27-528 – Planning Board action (Specific Design Plans)
- Part 11 – Off-Street Parking and Loading; and
- Part 12 – Signage

Conformance with the requirements of the Landscape Manual and Tree Canopy Coverage Ordinance will be evaluated at the time of the specific design plan.

15. **Community Feedback—**The Planning Board received two items of additional backup regarding the subject PPS, prior to the noon deadline on July 8, 2025. The first item was a letter submitted by the applicant to request a revision to Condition 18 in the technical staff report. The second item was a letter from the Brandywine/TB, Southern Region Neighborhood Coalition (BTB Coalition). In their letter, BTB expressed concerns regarding the impact of the development on the surrounding community, and the issue of adequate public facilities with regard to police response times.

It is noted, however, that adequacy of transportation facilities, police, schools, and other public facilities were not evaluated as part of this PPS and were evaluated with the certificate of adequacy.

16. **Planning Board Hearing—**At the July 10, 2025 Planning Board hearing, staff presented a slide-by-slide presentation of the PPS to the Board. Staff provided information on the revisions to Condition 18 requested by the applicant and, instead, recommended revised language. The revised language for Condition 18 would allow the construction drawings for the master-planned trail to be reviewed at the time of future SDP. The applicant's attorney, Matthew C. Tedesco, then spoke on behalf of the applicant, beginning his summary by stating that, notwithstanding the fact that this PPS has a supporting approved ADQ that allowed for mitigation of failed police response times through the payment of a fee under an applicant-executed mitigation agreement, the applicant reserves their rights to appeal the conditions of approval of the ADQ, which includes the condition requiring a mitigation agreement. Mr. Tedesco then continued by providing a brief history of the project and its prior uses, emphasizing the project's consistency with prior approvals and the residential low development recommended by the General Plan and the master plan. He further noted the various housing styles at different price points proposed throughout the development. He then concluded his remarks by listing the applicant's citizen outreach efforts and that the applicant is in agreement with staff's recommendations and the revised language for Condition 18, as read into the record by staff.

One representative of BTB Coalition provided testimony in opposition of this case. The speaker testified to the general concerns regarding safety, inadequate infrastructure, pollution, increased traffic, police adequacy, and overburdened schools. The speaker also mentioned lack of outreach to the community by the applicant. The applicant addressed the issues raised by the representative including evidence of the outreach made to directly to the representative. The Planning Board approved the PPS unanimously, with conditions, as recommended by staff and approved revised Condition 18, as read into the record by staff.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with Circuit Court for Prince George's County, Maryland within thirty (30) days following the date of notice of the adoption of this Resolution.

* * * * * * * * * * * * *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Washington, seconded by Commissioner Geraldo, with Commissioners Washington, Geraldo, Bailey, and Barnes voting in favor of the motion at its regular meeting held on Thursday, July 10, 2025, in Largo, Maryland.

Adopted by the Prince George's County Planning Board this 31st day of July 2025.

Darryl Barnes
Chairman

By Jessica Jones
Planning Board Administrator

DB:JJ:MV:rpg

APPROVED AS TO LEGAL SUFFICIENCY

David S. Warner
M-NCPPC Legal Department
Date: July 22, 2025

THE MARYLAND-NATIONAL CAPITAL
Park and Planning Commission
Prince George's County Planning Board | Office of the Chairman

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PGCPB No. 2025-097 File No. SDP-2503

R E S O L U T I O N

WHEREAS, a new Zoning Ordinance, Subtitle 27, Prince George's County Code went into effect on April 1, 2022; and

WHEREAS, the subject property is within the Legacy Comprehensive Design Zone (LCD); and

WHEREAS, pursuant to Section 27-4205(c)(3) of the Zoning Ordinance, development within the LCD Zone shall comply with the procedures and standards applicable in the zone in which the development was located prior to its placement in the LCD Zone, in accordance with Section 27-1700 of the Zoning Ordinance, Transitional Provisions; and

WHEREAS, the zone in which the development was located prior to its placement in the LCD Zone is the Residential-Suburban (R-S) Zone; and

WHEREAS, pursuant to Section 27-1704(g), property in the LCD Zone may proceed to develop in accordance with the standards and procedures of the Zoning Ordinance in existence prior to April 1, 2022; and

WHEREAS, therefore, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission reviewed this application under the Zoning Ordinance in existence prior to April 1, 2022; and

WHEREAS, an application was submitted by D.R. Horton, Inc. for approval of a specific design plan; and

WHEREAS, in consideration of evidence presented at a public hearing on October 9, 2025, regarding Specific Design Plan SDP-2503 for Dobson Farms, the Planning Board finds:

1. **Request:** This application requests approval of an umbrella architecture package of 9 single-family attached home models and 19 single-family detached home models for the Dobson Farms subdivision.

2. **Development Data Summary:**

	EXISTING	**APPROVED WITH CDP-22002**	**EVALUATED**
Zones	LCD	R-S (prior)	R-S (prior)
Use	Vacant	Single-family Detached and Attached Dwelling Units	Single-family Detached and Attached Dwelling Units
Gross Total Acreage	581.06	581.06	581.06
Total Dwelling Units	**0**	**Up to 1,106**	**1,024**
Single-Family Attached	0	Up to 387 (approx. 35% of the total)	346
Single-Family Detached	0	Up to 719 (approx. 65% of total)	678

3. **Location:** The Dobson Farms development is located on the south side of McKendree Road, west of its intersection with MD 5/US 301 (Branch Avenue/Robert Crain Highway) and bordering Charles County. The subject property is in Planning Area 85A and Council District 9.

4. **Surrounding Uses:** The site is bounded to the north and west by the mostly vacant land and single-family detached homes in the Agriculture-Residential (AR) Zone, (prior Residential-Agriculture (R-A) Zone). To the east is land currently under development in the Residential Single-Family-Attached (RSF-A) Zone, (prior Residential-Townhouse (R-T) Zone). To south is Mattawoman Creek, and beyond is land and residential uses in Charles County.

5. **Previous Approvals:** The following applications were previously approved for the subject property:

   In 1968, the Prince George's County District Council approved Special Exception SE-1719, for expansion of the golf course and construction of ponds on the property.

   In 1969, the District Council approved SE-2004, to permit a golf course, a country club, and a concession stand on the property.

   In 1978, the District Council approved SE-2970, to permit the mining of sand and gravel, for five years, on a tract of 102 acres on the property.

   In 1997, the District Council approved SE-4218, to permit the mining of sand and gravel on the property.

   In 2003, the District Council approved SE-4479, to permit the extension of the mining of sand and gravel on a tract of 65 acres, for three years, on the property.

   In 2011, the District Council approved SE-4669, to permit the extension of the mining of sand and gravel for six years on the property.

   The subject property was rezoned from the R-A and Residential-Estate (R-E) Zones to the Residential-Suburban (R-S) Zone through the approval of Zoning Map Amendment (Basic Plan) A-10059-C, by the Prince George's County District Council (Zoning Ordinance No. 8-2022), on October 17, 2022. This resulted in an approved residential dwelling unit range of up to 1,106 dwelling units, subject to five conditions.

   On January 22, 2024, the District Council ordered a final decision of approval for Comprehensive Design Plan CDP-22002 for Dobson Farms. The CDP approved a residential development, with a mix of housing types consisting of up to 1,106 dwelling units, subject to 19 conditions and one consideration.

   On June 21, 2024, the Prince George's County Planning Board approved Specific Design Plan SDP-2303 (PGCPB Resolution No. 2024-051), which included infrastructure improvements for public streets, water, sewer, storm drain utilities, and stormwater management (SWM) facilities.

On July 31, 2025, the Board approved Preliminary Plan of Subdivision (PPS) 4-24014 (PGCPB Resolution No. 2025-059) for 1,024 lots and 140 parcels for residential development.

6. **Design Features:** The subject application requests approval of nine single-family attached and 19 single-family detached architectural models by one builder, D.R. Horton. This architecture SDP will apply to the entire Dobson Farms community. The following models and gross floor areas are included with this application:

Single-Family-Attached			
Model	**Elevations**	**Base Finished Square Feet**	**Garage**
Brentwood II	A3, B1, C1, D3, E5, F5, and G5	2,042 sf	2-Car
Columbus	N4, P5, Q6, S8, and T8	1,962 sf	2-Car
Crofton	F2, G2, H4, J4, K4, L4, M4, N4, P4, Q8, R8, S8, and U8	2,313 sf	2-Car
Delmar	A3, B3, C5, D5, E5, F2, G2, H4, J4, K4, L6, N8, P6, P8, Q6, R6, R8, A1, E1, F1, B32, F3, B1, and C1	1,500 sf	1-Car
Delmar II	A2, B2, C4, D4, E4, F3, G3, H5, J5, K5, L1, M1, N1, L8, M6, N6, P6, and Q2	1,509 sf	1-Car
Lafayette	WC5, WD5, WE5, WE7, WM4, WM8, WN5, WN6, WP8, WQ8, WR4, WT4	1,969 sf	1-Car
Norris	N4, P5, Q6, S8, and T8	1,763 sf	2-Car
Regent	N4, P5, Q6, R7, S8, and T8	2,208 sf	2-Car
Royal	WN4, WQ6, WQ8, WS8, WT8, WP5, WF5, WR7, and WC5	2,471 sf	2-Car

Single-Family Detached			
Model	**Elevations**	**Base Finished Square Feet**	**Garage**
Bristol	A-4, B-4, C-4, and L-4	1,748 sf	2-Car
Cabral	B-4, C-4, D-4, and F-4	1,657 sf	2-Car
Clifton	A-4, B-4, C-4, and D-4	1,865 sf	2-Car
Deerfield	A-2 and B-2	1,906 sf	2-Car
Denver II	T1, T2, T3, T4, C1, C2, C3, and C4	3,386 sf	2-Car
Elm	A-4, B-4, C-4, and D-4	2,415 sf	2-Car

Single-Family Detached			
Model	**Elevations**	**Base Finished Square Feet**	**Garage**
Galen	A-2 and B-2	2,340 sf	2-Car
Hadley	A-4, B-4, C-4, and E-4	2,628 sf	2-Car
Hampshire	A-4, B-4, C-4, and H-4	3,233 sf	2-Car
Hampton II	T1, T2, T3, T4, C1, C2, C3, and C4	5,217 sf	2-Car/3-Car option
Hanover	G and H	2,804 sf	2-Car
Hayden	B-4 and C-4	2,511 sf	2-Car
Jamestown II	T1, T2, T3, T4, C1, C2, C3, and C4	3,126 sf	2-Car/3-Car option
Laurel	A-4, B-4, C-4, and D-4	1,738 sf	2-Car
Neuville	A-4, B-4, C-4, and L-4	1,700 sf	2-Car
Penwell	E-4 and F-4	2,148 sf	2-Car
Pine	A-4, B-4, D-4, and F-4	1,953 sf	2-Car
Stonehaven	T1, T2, T3, T4, C1, C2, C3, and C4	3,916 sf	2-Car/3-Car option
Summit	A-4, B-4, C-4, and F-4	3,150 sf	2-Car

Architecture
The included models of single-family attached (townhouse) units range in size from 1,500 to 2,471 square feet. Each model includes a variety of finishes to ensure a mix of materials and colors. Of the nine models provided, six are front loaded and three are rear loaded. The units range from two-story to four-story and include roofline variation through the use of dormers and offsets between individual units. Further options include bay windows, brick or stone water tables, various types of shutters, balconies on rear elevations, and multiple garage door trims. One model, the Delmar, has two included front elevations, A-1 and C-1, which contain only one primary material, horizontal siding. The Planning Board finds that, to maintain high-quality architectural consistency throughout the project, elevations with all-siding front elevations should be removed. A condition is included herein to remove these two front elevations.

The approved one- and two-story single-family detached models range in size from 1,657 to 5,217 square feet. Each of the models offer varied gable roof lines and a variety of styles and high-quality detailing options with features such as brick jack arches, dormer windows, cornices, front entries defined with columns, and transom and sidelight windows. Garages for several of the model types can be either front loaded or side loaded. The approved front façades offer finishes including brick, stone, vinyl, shake siding, shutters, stone or brick water tables, and front porches.

High-visibility side elevations were provided for each single-family attached and detached model. A condition is included herein ensuring that all highly visible side elevations shall include a minimum of three standard features in addition to a brick, stone, or other masonry water table.

An exhibit identifying the exterior finish selections was provided, including color options for the front door, siding, shutters, and garages, as well as material finishes including the available options for brick, stone, and siding. This exhibit did not include material schemes that appear on the color elevations for some townhouse models. A condition is included herein requiring that the applicant add additional brick color scheme options for the single-family detached models to the color palette exhibit, for consistency in architectural design with the brick colors included on the single-family attached models, Columbus and Royal.

Note that a subsequent SDP application will be required for the overall development of the site. The architecture approval herein shall not be determinative of the site layout and/or any modifications to the development to be analyzed under separate future SDP applications.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject SDP is in general compliance with the applicable requirements of the prior Zoning Ordinance, as follows:

   a. This SDP is in general conformance with the requirements of the R-S Zone, as the single-family attached and detached dwellings are permitted uses**.**

   b. Section 27-480 of the prior Zoning Ordinance contains the following general development regulations for comprehensive design zones as they relate to this SDP for architecture:

      (a) Except as provided in Subsection (g), the exception of the minimum lot area requirement for townhouses as set forth in (b), below, and the height limitation for multifamily dwellings as set forth in (f), below, dimensions for yards, building lines, lot area, lot frontage, lot coverage, and building height shown on an approved Specific Design Plan shall constitute the development regulations applicable to the development of the land area addressed by that particular Specific Design Plan.

      The approved architecture meets the above requirements for height, established with CDP-22002, which has a maximum building height of 40 feet. The lotting pattern approved with PPS 4-24014 is consistent with the above requirements and will be further reviewed during a subsequent SDP application for site development.

      (c) A minimum of sixty percent (60%) of all townhouses constructed in the Comprehensive Design Zones pursuant to a Specific Design Plan for which an application is filed after December 30, 1996 (with the exception of the

V-L and V-M Zones), shall have a full front facade (excluding gables, bay windows, trim, and doors) constructed of brick, stone, or stucco.

The applicant included a façade tracking chart in order to track that this requirement is met in future permitting. The architecture provided shows options for full front façades constructed of brick or stone. A condition is included herein that will ensure conformance with this regulation.

(e) The minimum building width for townhouses in any continuous, attached group shall be twenty (20) feet, and the minimum gross living space for a townhouse shall be one thousand two hundred and fifty (1,250) square feet in any development for which an application for a Specific Design Plan is filed after December 30, 1996 (with the exception of townhouses in the V-L and V-M Zones and, as it applies to the minimum building width only, townhouses on property in the L-A-C Zone, if any portion 0lies within one-half (1/2) mile of an existing or planned Washington Metropolitan Area Transit Authority Metrorail station). For the purposes of this Subsection, "gross living space" shall be defined as all interior building space except the garage and unfinished basement or attic area.

The approved architecture for single-family attached dwelling units conforms to this regulation. The minimum building width is 20 feet, and the minimum gross living area is 1,500 square feet.

c. Section 27-528 of the prior Zoning Ordinance contains the following required findings for the Planning Board to grant approval of an SDP:

(1) The plan conforms to the approved Comprehensive Design Plan, the applicable standards of the Landscape Manual, and except as provided in Section 27-528(a)(l.1), for Specific Design Plans for which an application is filed after December 30, 1996, with the exception of the V-L and V-M Zones, the applicable design guidelines for townhouses set forth in Section 27-274(a)(l)(B) and (a)(ll), and the applicable regulations for townhouses set forth in Section 27-433(d) and, as it applies to property in the L-A-C Zone, if any portion lies within one-half (1/2) mile of an existing or Washington Metropolitan Area Transit Authority Metrorail station, the regulations set forth in Section 27-480(d) and (e);

The SDP is in conformance with the approved CDP and each of the relevant conditions of approval, as discussed in Finding 9 below. As the application is for approval of architecture only, many of the site related review components do not apply to this SDP.

(2) The development will be adequately served within a reasonable period of time with existing or programmed public facilities either shown in the appropriate Capital Improvement Program, provided as part of the private

development or, where authorized pursuant to Section 24-124(a)(8) of the County Subdivision Regulations, participation by the developer in a road club;

This finding was made at the time of PPS 4-24014, with the accompanying approved Certificate of Adequacy ADQ-2024-020.

(3) Adequate provision has been made for draining surface water so that there are no adverse effects on either the subject property or adjacent properties;

The subject SDP is for approval of architecture only and site-related provisions do not apply. However, the subject property will be constructed in accordance with state and county SWM regulations.

(4) The plan is in conformance with an approved Type 2 Tree Conservation Plan; and

The subject SDP is for approval of architecture only and site-related provisions do not apply. However, a Type 2 Tree Conservation Plan, TCP2-008-2024, was approved with SDP-2303 on June 27, 2024, for development of infrastructure on the Dobson Farms site.

(5) The plan demonstrates that the regulated environmental features are preserved and/or restored to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).

The subject SDP is for approval of architecture only and site-related provisions do not apply. However, the previously approved SDP-2303 demonstrated conformance with this requirement.

8. **Zoning Map Amendment (Basic Plan) A-10059-C:** Basic Plan A-10059-C was approved on October 17, 2022, subject to five conditions, to rezone approximately 581.06 acres of R-E and R-A-zoned land to the LCD Zone. None of the conditions are relevant to the review of this umbrella architecture SDP.

9. **Comprehensive Design Plan CDP-22002:** CDP-22002 for Dobson Farms was approved by the Planning Board on September 14, 2023 (PGCPB Resolution No. 2023-100(C)), and affirmed by the District Council on January 25, 2024, for a residential development with a mix of housing types consisting of up to 1,106 dwelling units, subject to 19 conditions. The following conditions of approval are relevant to this SDP:

12. At the time of specific design plan, the applicant shall submit a list of sustainable site and green building techniques that will be used in the development and will be included in the design guidelines.

The applicant submitted documentation of the green building techniques that will be used in the home models for this development utilizing the HERS Index, a nationally recognized home energy rating system. The applicant asserts that the homes they provide perform approximately 30 percent more efficiently than a standard new home. This increased efficiency will be achieved through the installation of energy-saving products such as high-efficiency lighting, water heaters, air conditioning, and Energy Star-rated windows and doors. During construction, the applicant will use recycled concrete for temporary drives. As this application is for umbrella architecture, further site sustainability measures will be evaluated with subsequent SDP applications for site development.

13. **At the time of specific design plan, the applicant and the applicant's heirs, successors, and/or assignees shall provide a plan for any interpretive signage to be erected and public outreach measures (based on the findings of the Phase I, II, and/or Phase III archeological investigations). The location and wording of the signage and the public outreach measures shall be subject to approval by the Maryland-National Capital Park and Planning Commission staff archeologist. The plan shall include the timing for installation of the signage and implementation of public outreach measures.**

    This application is solely for umbrella architecture and does not include site improvements like signage. This will be further evaluated with subsequent SDP applications for site development.

14. **At the time of specific design plan, the shared-use path and the specifications and details for all master plan facilities, including along the frontage of McKendree Road, shall be shown on the plan.**

    This application is solely for umbrella architecture and does not include site improvements or development. This will be further evaluated with subsequent SDP applications for site development.

15. **At the time of specific design plan, the applicant shall provide the following general notes on the coversheet:**

    a. **During the construction phases of this project, noise shall not be allowed to adversely impact activities on adjacent properties. Indicate intent to conform to the construction activity noise control requirements, as specified in Subtitle 19 of the Prince George's County Code.**

    b. **During the construction phases of this project, no dust shall be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to the construction activity dust control requirements, as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.**

This application is solely for umbrella architecture and does not include any site development. This will be further evaluated with subsequent SDP applications for site development.

19. At the time of preliminary plan of subdivision and specific design plan, a variety of lot sizes, as conceptually depicted on the revised illustrative plan for the comprehensive design plan, shall be provided. The proposed larger single-family detached lots shall be located where abutting lots are developed with, or zoned for, larger lot single-family detached dwellings, unless smaller lots are proposed to be set back and/or buffered from those lots, above the normal requirements of the Prince George's County Landscape Manual. Otherwise, the smaller single-family detached lots and single-family attached units shall be located interior to the development, to create a transition from the existing abutting larger lots.

A variety of dwelling unit sizes are included with this architecture submittal, as discussed in Finding 6. The variety and location of these residential units, with careful consideration for the scale of existing buildings on abutting lots, is demonstrated to be in conformance with this condition of approval with PPS 4-24014 and will continue to be evaluated with subsequent SDP applications.

10. **Preliminary Plan of Subdivision 4-24014:** On July 31, 2025, the Planning Board approved PPS 4-24014 (PGCPB No. 2025-059), which provided for 1,024 lots and 140 parcels, subject to 20 conditions. Three conditions are relevant to SDP review for the residential development, but are not relevant to architecture to which the subject application pertains. Conditions from PPS 4-24014 shall be further evaluated with subsequent SDP applications for site development.

11. **Specific Design Plan SDP-2303:** SDP-23023and TCP2-008-2024 were approved by the Planning Board on June 6, 2024 (PGCPB Resolution No. 2024-051) for Dobson Farms, for infrastructure only, subject to 5 conditions. The subject SDP plans are consistent with SDP-2303 and none of the conditions are relevant to the subject SDP.

12. **2010 Prince George's County Landscape Manual:** Per Section 27-528(a)(1) of the prior Zoning Ordinance, an SDP must conform to the applicable standards of the 2010 *Prince George's County Landscape Manual*. Since this SDP is for umbrella architecture only, conformance with the requirements will be reviewed at the time of SDP for site development.

13. **Prince George's County Woodland and Wildlife Conservation Ordinance:** This SDP is for umbrella architecture only, conformance with the requirements will be reviewed at the time of SDP for site development.

14. **Community Feedback:** The Prince George's County Planning Department received a letter from the Brandywine/TB, Southern Region Neighborhood Coalition, dated October 7, 2025, hereby known as Opponent Exhibit 1, which objected to the Planning Board's consideration of this case because the associated PPS-24014 is under judicial review in the Circuit Court for Prince George's County.

15. Planning Board Hearing—The Planning Board held a public hearing on this application on October 9, 2025. At the hearing, and in rendering its decision, the Board considered all written and oral testimony, along with all exhibits submitted according to the Planning Board's procedures.

Prior to opening the hearing, the Planning Board's Legal Counsel addressed procedural matters related to this case. First, the applicant submitted additional testimony that was submitted after the noon deadline on October 7, 2025. Pursuant to the Board's Rules of Procedure, new evidence can be entered into the record upon motion of the Board on the grounds that the new evidence is necessary to ensure a fair hearing and a complete record. The applicant's testimony contained evidence directly related to Opponent Exhibit 1, which was submitted prior to the noon deadline on October 7, 2025, but not published until after the noon deadline on October 7, 2025, allowing no time for the applicant to submit written evidence in response. The Board reviewed the testimony, found it relevant, and determined its addition was necessary to a fair hearing and approved its acceptance into the record.

Second, Legal Counsel addressed Opponent Exhibit 1, stating that Maryland Rule 7-209 does not stay the Board's opportunity to hear a separate development application for the same property because a petition for judicial review was submitted for a different entitlement (PPS) governing the property. Legal Counsel, therefore, recommended that the Chair deny the objection raised by Opponent Exhibit 1 and proceed to hear this SDP case. The Chair concurred.

The hearing then began with a technical staff presentation, followed by the applicant's presentation. Kamita Gray, President of the Brandywine/TB, Southern Region Neighborhood Coalition, spoke in opposition to the case, clarifying that the submitted Opponent Exhibit 1 and its objection was submitted for the record, and not intended as a formal objection. Testimony from Ms. Gray stated that any action on this case is premature, as the PPS for the same site is under judicial review. In addition, Ms. Gray stated that the ADQ is being challenged under Prince George's County Council Resolution CR-080-2025 and Council Bill CB-029-2025. Further, Ms. Gray contended that the staff report was incorrect to state that no community feedback had been received. Ms. Gray requested that the case be deferred, until judicial review of the PPS is resolved. Ms. Gray's testimony was not relevant to the Board's review and consideration of the SDP.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED Specific Design Plan SDP-2503 for the above-described land, subject to the following condition:

1. Prior to certification of the specific design plan (SDP), the applicant shall provide information and/or revise the site plan as follows:

    a. Remove front elevations A1 and C1 from the Delmar elevations.

    b. Remove the Ansted model from the civil plans, for consistency with the submitted architecture.

c. Correct Sheet A.2.3 for the Columbus black and white elevations, to identify the left-side elevation as high visibility.

d. Correct Sheet A.2.5 for the Columbus black and white elevations, to identify the right side elevation as high visibility.

e. All highly visible side elevations shall include a minimum of three standard features in addition to a brick, stone, or other masonry water table.

f. Add the following note to the plans:

> "No two houses directly adjacent to each other or across the street from one another shall have the same elevation."

g. At least 60 percent of the total number of single-family attached dwelling units shall have full brick or stone front façades and be tracked using a façade tracking chart, pursuant to Section 27-480(c) of the prior Prince George's County Zoning Ordinance.

h. Add additional brick color scheme options for the single-family detached models to the color palette exhibit, for consistency in architectural design with the brick colors proposed on the single-family attached models, Columbus and Royal.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the District Council of Prince George's County within thirty (30) days following the final notice of the Planning Board's decision.

* * * * * * * * * * * * *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Washington, seconded by Commissioner Geraldo, with Commissioners Washington, Geraldo, and Barnes voting in favor of the motion at its regular meeting held on Thursday, October 9, 2025, in Largo, Maryland.

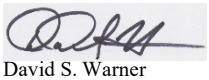
Adopted by the Prince George's County Planning Board this 30th day of October 2025.

Darryl Barnes
Chairman

By Jessica Jones
Planning Board Administrator

DB:JJ:DM:rpg

APPROVED AS TO LEGAL SUFFICIENCY



David S. Warner
M-NCPPC Legal Department
Date: October 29, 2025