THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMISSION
Prince George's County Planning Department

Development Review Division
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772
Contact: DRDapplications@ppd.mncppc.org

APPLICATION FORM

APPLICATION TYPE: Basic Plan Amendment per Section 27-195(c) ☐Revision of Case # _____

Companion Cases: A-8427-01, A-8578-01, A-8579-01, CDP-9902-06, CDP-9903-05, 4-24004+ADQ-2024-004

Payment option: ☐Credit Card ☐Check (payable to M-NCPPC) *Do not submit payment until requested by staff*

PROJECT NAME: Oak Creek Club, Landbay T

Complete address (if applicable) 800 Church Road S, Upper Marlboro, MD 20774

Geographic Location (distance related to or near major intersection)
Northeast of intersection of Church Road and Mary Bowie Pkwy

Total Acreage: 8.09	Aviation Policy Area: N/A	Election District: 7
Tax Map/Grid: 069E4/076F1	Current Zone(s): LCD	Council District: 6
WSSC Grid: 201SE12	Existing Lots/Blocks/Parcels: Part Pcl 3, Part Pcl B	Dev. Review District: 7
Planning Area: 74A	In Municipal Boundary: None	Is development exempt from grading permit pursuant to 32-127(a)(6)(A)? ☐ Yes ☑ No
Tax Account #: 3636925 & 0777144	Police District #: 10	General Plan Growth Policy: Established Communities

Proposed Use of Property and Request of Proposal:
Expand the existing residential development

Please list previously approved applications affecting the subject property:
Basic Plan A-8427, A-8578, A-8579
CDP-9902-05 (R-L) and CDP-9903-04(L-A-C)
PPD #4-01032, SDP-0308-07, TCP2-109-03-06

Applicant Name, Address & Phone:
Mark Allison
11785 Beltsville Drive
Beltsville, MD 20705
mallison@carrolltonenterprises.com
301-572-7800

Owner Name, Address & Phone:
(if same as applicant indicate same/corporation see Disclosure)
Carrollton Oak Creek LLC
11785 Beltsville Dr
Beltsville, MD 20705
301-572-7800

Consultant Name, Address & Phone:
Charles P. Johnson & Associates, Inc.
1751 Elton Road, #300
Silver Spring, MD 20903
301-434-7000

Contact Name, Phone & E-mail:
Andrew P. Funsch
301-434-7000
afunsch@cpja.com

SIGNATURE (Sign where appropriate; include Application Form Disclosure for additional owner's signatures):

Owner's Signature (signed)	Date	Applicant's Signature (signed)	Date
Carrollton Enterprises Management Services, LLC, its' Manager Ian C Kelly		Mark Allison	
Contract Purchaser's Signature (signed)	Date	Applicant's Signature (signed)	Date

FOR STAFF USE ONLY	Application No.(s):

SUBDIVISION CASES: Preliminary Plan of Subdivision/Conservation Sketch Plan

Type of Application (Check all that apply): ☑Conventional Subdivision ☐Conservation Subdivision
☐ Conservation Sketch Plan ☐ Subdivision Ordinance Interpretation ☐ Vacation Petition

Variation, Variance or Alternative Compliance Request(s): ☐Yes ☑ No	Applicable Zoning/Subdivision Regulation Section(s): LCD - Legacy Comprehensive Design

Total Number of Proposed:
Lots 28 Outlots _____ Parcels _____ Outparcels _____

Number of Dwelling Units: Attached_____ Detached 28 Multifamily_____	Gross Floor Area (Nonresidential portion only): _____

SUBDIVISION CASES: Final Plat

Water/Sewer: ☐DPIE ☐Health Department	Number of Plats: _____
Detailed Site Plan No.: _____	WSSC Authorization No.: _____
Approval Date of Preliminary Plan: _____	Check box if a hearing is requested: ☐

URBAN DESIGN AND ZONING CASES

Type of Application (Check all that apply): ☐Certification of Nonconforming Use ☐ Conservation Plan
☐ Detailed Site Plan ☐ Planned Development ☐ Secondary Amendment ☐ Special Exception
☐ Zoning Map Amendment ☐ Zoning Ordinance Interpretation

Details of Request:	Applicable Zoning Ordinance Section(s):

Total Number of Proposed:
Lots _____ Outlots _____ Parcels _____ Outparcels _____

Number of Dwelling Units: Attached_____ Detached_____Multifamily_____	Gross Floor Area (Nonresidential portion only): _____
Variance Request: ☐Yes ☐No	Applicable Zoning/Subdivision Regulation Section(s): _____
Departure Request: ☐Yes ☐No	Application Filed: ☐Yes ☐No
Alternative Compliance Request: ☐Yes ☐No	Application Filed: ☐Yes ☐No

APPLICATION FORM DISCLOSURE

List all persons having at least five percent (5%) interest in the subject property ONLY required for Special Exception and Zoning Map Amendment Applications.

Owner(s) Name (printed)	**Signature and Date**	**Residence Address**
N/A		

If the property is owned by a corporation, please fill in below.

Officers	**Date Assumed Duties**	**Residence Address**	**Business Address**

Officers	**Date Assumed Duties**	**Date Term Expires**	**Residence Address**	**Business Address**

AMENDMENT OF BASIC PLAN OF OAK CREEK CLUB

A-8427; A-8578; A-8579

STATEMENT OF JUSTIFICATION

I. INTRODUCTION

Carrollton Oak Creek LLC (the "**Applicant**") submits this Basic Plan Amendment ("**BPA**") Justification Statement to demonstrate that the proposed development is in compliance with the applicable provisions of Subtitle 27 of the Prince George's County Code in effect prior to April 1, 2022 (the "**Prior Zoning Ordinance**"), the 2022 Approved Bowie-Mitchellville and Vicinity Master Plan (the "**Master Plan**"), and other applicable review requirements and criteria. The subject property consists of approximately ±8.09 acres located at 800 South Church Road, Bowie, Maryland (the "**Property**"). The Property is composed of part of Parcel B Bowieville (consisting of ±3.21 acres) ("**Parcel B**") and Parcel 003 (previously known as Parcel 00) (consisting of ±4.88 acres) ("**Parcel 3**") within the Oak Creek Club subdivision.

The Property is currently zoned LCD (Legacy Comprehensive Design) pursuant to the Prince George's County Zoning Ordinance implemented on April 1, 2022 (the "**Current Zoning Ordinance**"). Parcel B and Parcel 003 were previously zoned L-A-C (Local Activity Center, Comprehensive Design) and R-L (Residential Low Development, Comprehensive Design), respectively, pursuant to the Prior Zoning Ordinance. Development on the Property is subject to the recommendations of the Master Plan and the Property is located within the Established Communities Growth Policy Area of the *Plan Prince George's 2035 Approved General Plan* (the "**General Plan**").

As described in detail herein and demonstrated throughout the subject application, the Applicant proposes to amend the Basic Plan to allow the development of the Property with 28 single-family detached housing units on-site. Specifically, this application seeks to amend the Basic Plan applicable to Zoning Map Amendments A-8427, A-8578, and A-8579, as amended pursuant to Zoning Ordinance No. 11-2000 (the "**Basic Plan**") to raise the density cap on housing allowing the Property to be developed into housing, which will complete the Oak Creek Club Development. The Applicant respectfully requests approval of this BPA application. Planning

Department Staff has approved the Natural Resources Inventory of the Property (NRI-136-2023).

II. PROPERTY DATA

Location:	Located on the east side of S. Church Road, between Oak Grove Road and MD 214 (Central Avenue).
Tax Map #:	76-E1; 69-E4.
Frontage:	South Church Road (to the west). Mary Bowie Parkway (to the south). Bamberg Way (to the east).
Election District:	7.
Legislative District:	23.
Councilmanic District:	6.
Municipality:	N/A.
Acreage:	±8.11 Acres.
Prior Zoning:	R-L (Residential Low Development; L-A-C (Local Activity Center Zone.
Current Zoning:	LCD (Legacy Comprehensive Design)
Subdivision:	Parcels B and 003 in the Oak Creek Club subdivision.
Previous Approvals:	A-8427 and A-8578 (R-L Zone); A-8579 (L-A-C).
Existing Water Company:	W-3.
Existing Sewer Company:	S-3.
Historic:	N/A.

Master Plan & SMA:	*The 2022 Approved Bowie-Mitchellville and Vicinity Master Plan and Sectional Map Amendment.*
General Plan:	*Plan 2035 Prince George's Approved General Plan.*

III. EXISTING AREA AND SURROUNDING NEIGHBORHOOD

The Property is bounded by vacant land to be developed as an M-NCPPC-owned park to the north; and the Oak Creek Club Development of single-family detached residential homes and golf course to the south, east, and west.

The Property is located directly to the east of and bounded by South Church Road. It is currently unimproved and surrounded by vacant land and single-family homes.

The proposed project is subject to the requirements of CDP-9902 and CDP-9903. CDP-9902 was approved for the larger Oak Creek Club project on May 13, 2002, by District Council orders affirming the Planning Board's decision regarding CDP-9902 and CDP-9903. The order regarding CDP-9902 related to the R-L portion of the site, subject to 56 conditions, and the order regarding CDP-9903 related to the L-A-C portion of the site.

IV. PROPOSED DEVELOPMENT

As described in detail herein, the Applicant proposes to develop the Property with 28 single family attached homes, in compliance with the Zoning Ordinance and applicable review criteria (the "**Proposed Development**"). The Proposed Development will comply with the Zoning Ordinance's Transitional Provisions and applicable development standards of the prior R-L and L-A-C Zones to efficiently utilize the ±8.09-acre through compatible, context-sensitive infill development. Accordingly, the Applicant respectfully requests Planning Board approval of this BPA application.

With its submittal of the amended Basic Plan (the "**Amended Basic Plan**") and this Statement, the Applicant requests to the amend the following conditions to the Basic Plan approval:

1. Applicant requests to amend Condition #1 as follows:

Condition #1 (current): *In no event shall the maximum number of dwelling units exceed 1,096 in the R-L Zone, which equates to 1.3 dwelling units per adjusted gross acre, and 52 in the L-A-C Zone.*

Condition #1 (amended): *In no event shall the maximum number of dwelling units exceed 1,108 in the R-L Zone, which equates to **1.4** dwelling units per adjusted gross acre, and **76** in the L-A-C Zone.*

2) Approval of the L-A-C Zone for 33 acres with the provision that the maximum square footage of the proposed commercial component shall be determined at Comprehensive Design Plan (CDP) review. Should it be determined at that time that adequate market support does not exist for the proposed 40,000 square feet of commercial development, a staging plan shall be approved providing for the development of a Neighborhood Activity Center in accordance with the Master Plan and Zoning Ordinance requirements for such centers and the subsequent expansion of the center at such time as the necessary market support can be determined.

V. LAND USE OVERVIEW

A. Applicable Previous Approvals

On November 26, 1991, the Prince George's County District Council approved the basic plans for Zoning Map Amendments A-8427, A-8578, and A-8579 (County Council Resolution CR-120-1991) for the Property. This Zoning Map Amendment rezoned the property from the R-A (Residential-Agricultural) and R-R (Rural Residential) Zones to the R-L (Residential Low Development) and L-A-C (Local Activity Center) Zone, respectively. On July 24, 2000, the District Council approved amended basic plans for Zoning Map Amendments A-8427, A-8578, and A-8579 (Zoning Ordinance No. 11-2000) for Oak Creek Club. The amended basic plans provided for generally the same number of residential units and types of recreational/public amenities but included an 18-hole golf course. The basic plans are subject to 49 conditions and 10 considerations.

B. Plan Prince George's 2035 General Plan

The Property is located within the General Plan's Established Communities Growth Policy Area. The General Plan stipulates that Established Communities are "most appropriate for context-sensitive infill and low- to medium-density development." The siting and scale of the Proposed Development facilitated by this BPA application are compatible with the surrounding low- to medium-density residential communities and representative of appropriate context-sensitive infill.

C. The 2022 Approved Bowie-Mitchellville and Vicinity Master Plan

The Proposed Development is subject to the recommendations and objectives outlined in the Master Plan. While not providing any specific recommendations for the Property, the Master Plan maintains a residential low density future land use designation for the Property. The Proposed Development will efficiently utilize vacant land to provide low density housing complementary to those previously approved, surrounding residential uses.

VI. ANALYSIS

A. Development Pursuant to Prior Ordinance

This application will be processed and reviewed consistent with the Prior Zoning Ordinance, pursuant to Sec. 27-1704 "Projects Which Received Development or Permit Approval Prior to the Effective Date of this Ordinance" of the Current Zoning Ordinance. As it relates to this BPA application, Sec. 27-1704(e) of the Current Zoning Ordinance allows for subsequent revisions or amendments to development approvals or permits "grandfathered" consistent with the Current Zoning Ordinance's Transitional Provisions (Sec. 27-1700) to be reviewed pursuant to the Prior Zoning Ordinance. Pursuant to Sec. 27-1704(a) of the Current Zoning Ordinance, this BPA application's parent approvals, A-8427, A-8578, and A-8579, are

"grandfathered" and remain valid for a period of twenty years from April 1, 2022. Accordingly, as an amendment to a "grandfathered" development approval, the BPA application may be reviewed and decided under the Zoning Ordinance under which the original development approval was approved (i.e., the Prior Zoning Ordinance), unless the Applicant elects to have its application reviewed under the Current Zoning Ordinance. The Applicant formally elects to have this BPA application reviewed consistent with the Prior Zoning Ordinance, pursuant to Sections 27-1704 and 27-1900 of the Current Zoning Ordinance.

Consistent with the requirements of the Current Zoning Ordinance, the Applicant participated in a Pre-Application Conference with Planning Staff on January 26, 2024. Analysis of the subject application's conformance with Sec. 27-1900 "Development Pursuant to Prior Ordinance" is provided below:

Analysis of the subject application's conformance with Sec. 27-1900 "Development Pursuant to Prior Ordinance" is provided below:

1. §27-1904 – Procedures

In order to proceed with development under the Prior Zoning Ordinance, the following procedures shall apply:

(a) If the development proposal will require an evidentiary hearing before the Planning Board, the applicant shall schedule and participate in a pre-application conference.

Comment: The Applicant participated in a pre-application conference with M-NCPPC Staff on January 26, 2024. The Applicant provided an overview of the subject DSP application and received comments from several applicable M-NCPPC Sections, including Urban Design, Subdivision, Zoning, and Environmental Planning Staff.

(b) The applicant shall provide a statement of justification which shall explain why the applicant has elected not to develop a specific property pursuant to the provisions of this Zoning Ordinance.

Comment: This Statement is submitted as an explanation of the conformance of the BPA application and Amended Basic Plan with the Prior Zoning Ordinance, the Current Zoning Ordinance's procedures concerning development pursuant to the Prior Ordinance, and other applicable review criteria. The BPA application and Amended Basic Plan conforms with the Prior Zoning Ordinance's applicable regulations, as well as relevant findings and conditions associated with the previous approval of the Basic Plan. Accordingly, for reasons related to application continuity, conformance with the Prior Zoning Ordinance, and consistency with applicable prior development approvals, the Applicant has elected to develop the Property pursuant to the prior R-L and L-A-C Zones.

B. Compliance with Prior Zoning Ordinance – Amendment of Approved Basic Plan

1. §27-197 – Amendment of approved Basic Plan.

(a) (1) If an amendment of an approved Basic Plan involves a change in land area or an increase in land use density or intensity for the overall area included in the approved Basic Plan, the Plan shall be amended only in accordance with all the provisions of this Subdivision which apply to the initial approval of the Basic Plan by Zoning Map Amendment application, except as provided in this Section.

Comment: This BPA application involves an increase in land use density or intensity for the overall area included in the Basic Plan. Accordingly, and as described in further detail below, this BPA application is submitted in accordance with all the provisions of the Prior Zoning Ordinance which apply to the initial approval of the Basic Plan by Zoning Map Amendment application.

2. §27-179. – Applications – Comprehensive Design Zones.

(a) General.

(1) An application for a Zoning Map Amendment to a Comprehensive Design Zone shall be filed with the Planning Board by the owner (or his authorized representative) of the property.

Comment: The Applicant is the owner of the Property and has filed an application for the amendment to the Basic Plan with Planning Staff.

(3) No application shall be filed requesting more than one (1) zone.

Comment: The Applicant requests amendments to the Basic Plan under A-8427, A-8479, and A-8578 (R-L Zone); A-8579 (L-A-C). No new zones are requested with this Basic Plan Amendment.

(4) All applications shall be on forms provided. All information shall be typed, except for signatures.

Comment: The Applicant has filed the completed, type-written, and signed forms which were provided by Planning Staff.

(5) If two (2) or more pieces of property are included in one (1) application, they must be adjoining. Separate applications are required for each property if they are not adjoining. In this Section, the word "adjoining" shall include those properties which are separated by a public right-of-way, stream bed, or the like.

Comment: The Property subject to this BPA application consists of Parcels B and 003, which are adjoined (i.e., not separated by a public right-of-way, stream bed, or the like).

(6) The reclassification, through a Zoning Map Amendment, of property located partially or completely within the Safety Zones of the Military Installation Overlay Zone to a Comprehensive Design Zone is prohibited.

Comment: No portion of the Property is located within the Safety Zones of the Military Installation Overlay Zone.

(b) Contents of application form.

(1) The following information shall be included on the application:

(A)The name, address, and telephone number of the applicant, and an indication of the applicant's status as contract purchaser, agent, or owner;

Comment: The Applicant's name is Carrollton Oak Creek LLC. The Applicant's address is 9821 Rhode Island Ave, College Park, MD 20740. All additional information is contained on the plans.

(B)The existing and requested zoning classifications of the property;

Comment: The Property is currently zoned LCD (Legacy Comprehensive Design) pursuant to the Current Zoning Ordinance. Parcel B and Parcel 003 were previously zoned L-A-C (Local Activity Center, Comprehensive Design) and R-L (Residential Low Development, Comprehensive Design), respectively, pursuant to the Prior Zoning Ordinance.

(C)The street address of the property; name of any municipality the property is in; name and number of the Election District the property is in;

Comment: The street address of the Property is 800 South Church Road (Tax Parcel 003).

(D)The total area of the property (in either acres or square feet);

Comment: As described above and shown on the Amended Basic Plan, the Property consists of ±8.09 acres.

(E) The property's lot and block numbers, subdivision name, and plat book and page number, if any; or a description of its acreage, with reference to liber and folio numbers;

Comment: The Property is composed of p/o Parcel B Bowieville (consisting of ±3.21 acres) and Tax Parcel 003 (designated as Parcel 00 on Preliminary Plan 4-01032) within the Oak Creek Club subdivision.

(F) The name, address, and signature of each owner of record of the property, except as provided for in Subsection (a), above. Applications for property owned by a corporation shall be signed by an officer empowered to act for the corporation; and

Comment: The Property is solely owned by the Applicant, as provided in Subsection (a), above. Accordingly, this provision is inapplicable to this BPA application.

(G)The name, address, and telephone number of the correspondent.

(c) Other submission requirements.

(1) Along with the application, the applicant shall submit the following:

(A) Four (4) copies of an accurate plat, prepared, signed, and sealed by a registered engineer or land surveyor.

Comment: Along with this BPA application, the Applicant has submitted four (4) copies of a boundary survey plan of the Property, prepared, signed, and sealed by a registered engineer or land surveyor.

The plat shall show:

(i) The present configuration of the property, including bearings and distances (in feet);

Comment: As shown on the Plat, the Plat shows the present configuration of the property, including bearings and distances.

(ii) The names of owners of record, or subdivision lot and block numbers, of adjoining properties;

Comment: As shown on the Plat, the Plat shows the names of owners of record, or subdivision lot and block numbers, of adjoining properties.

(iii) The name, location, distance to the center line, and present right-of-way width of all abutting streets. If the property is not located at the intersection of two (2) streets,

the distance to, and the name of, the nearest intersecting street shall be indicated;

Comment: As shown on the Plat, the Plat shows the name, location, distance to the center line, and present right-of-way width of all abutting streets.

(iv) The (subdivision) lot and block number of the subject property (if any);

Comment: As shown on the Plat, the Property is composed of p/o Parcel B Bowieville (consisting of ±3.21 acres) and Tax Parcel 003 (previously known as Parcel 00 and consisting of 4.88 acres) within the Oak Creek Club subdivision.

(v) A north arrow and scale (not smaller than one (1) inch equals four hundred (400) feet);

Comment: As shown on the Plat, the Plat shows a north arrow and scale.

(vi) The total area of the property (in either square feet or acres);

Comment: As shown on the Plat, the Property consists of ±8.09 acres.

(vii) The location of all existing buildings on the property;

Comment: As shown on the Plat, the Plat shows the location of all existing buildings on the property. There are no existing buildings. Accordingly, this provision is inapplicable.

(viii) The subject property outlined in red; and

Comment: As shown on the Plat, the Plat shows the Property outlined in red.

(ix) If a designated Historic Site is located within the subject property, the boundaries of the established environmental setting shall be identified.

Comment: No designated Historic Site is located within the Property. Accordingly, this provision is inapplicable.

> *(B)Four (4) copies of the appropriate Zoning Map page on which the property is plotted to scale and outlined in red;*

Comment: Along with this BPA application, the Applicant has submitted four (4) copies of the appropriate Zoning Sketch Map page on which the property is plotted to scale and outlined in red.

> *(C)Three (3) copies of a typewritten statement of justification in support of the request. The statement shall set forth the legal basis by which the requested amendment can be approved, and factual reasons showing why approval of the request will not be detrimental to the public health, safety and welfare. This statement may be accompanied by three (3) copies of any material which (in the applicant's opinion) is necessary to clarify or emphasize the typewritten statement. This additional material, if not foldable, shall be not larger than eighteen (18) by twenty-four (24) inches;*

Comment: Along with this BPA application, the Applicant has submitted three (3) copies of this Statement in support of the Amended Basic Plan.

> *(D) A reproducible copy of a Basic Plan. The Basic Plan shall include the following, presented in a general, schematic manner:*

Comment: Along with this BPA application, the Applicant has submitted a reproducible copy of the Amended Basic Plan.

> *(i) Existing streams and their associated buffers; nontidal wetlands and their associated buffers; slopes greater or equal to fifteen percent (15%); and the one-hundred (100) year floodplain;*

Comment: There are no streams, wetlands, slopes greater than or equal to fifteen percent (15%), or 100 year floodplain on or adjacent to the site.

(ii) The general types of land uses proposed (such as residential, commercial-retail, commercial-office, institutional, and industrial), the delineation of general development envelopes, and in the Village Zones, designation of the required land use areas;

Comment: The proposed residential use conforms to the designated required land use.

(iii) The range of dwelling unit densities and commercial or industrial intensities proposed;

Comment: The density of dwelling units conforms to the parameters of the land use requirements.

(iv) General vehicular and pedestrian circulation pattern and general location of major access points;

Comment: Vehicular circulation, pedestrian circulation, and location of access points are shown on the plan.

(v) Areas not proposed to be developed with residential, commercial, institutional, or industrial uses;

Comment: Proposed development is a residential use consisting of min. 6,000 sq. ft. SFD lots in the L-A-C zone and 8,000 sq. ft. SFD lots in the R-L zone.

(vi) The relationship of the proposed development on the subject property to existing and planned development on surrounding properties; and

Comment: The proposed development will extend the adjacent Lake View neighborhood, it will include a similar mix of rear-loaded village units and standard front-load SFD units.

(vii) A forest stand delineation prepared in conformance with Division 2 of Subtitle 25 and the Woodland and Wildlife Habitat Conservation Technical Manual.

Comment: A forest stand delineation in conformance with Division 2 of Subtitle 25 and the Woodland and Wildlife Habitat Conservation Technical Manual has been prepared. See approved NRI-136-2023.

> *(E) Where the application requests the M-A-C, L-A-C, V-L, V-M, or E-I-A Zone, or is for rezoning of one hundred (100) or more acres to the R-L, R-S, R-M, or R-U Zone, the applicant shall submit an estimated construction schedule setting forth the following . . .*

Comment: This BPA application is for an amendment to the Basic Plan and does not request a rezoning to the M-A-C, L-A-C, V-L, V-M, E-I-A, R-L, R-S, R-M, or R-U Zone. Accordingly, this provision is inapplicable.

> *(F) An economic analysis justifying any proposed retail sales area, except in the case of an application for the M-A-C Zone;*

Comment: This BPA application is for an amendment to the Basic Plan and does not request a rezoning to the M-A-C Zone. Accordingly, this provision is inapplicable.

> *(G) A statement listing the names, and the business and residential addresses, of all individuals having at least a five percent (5%) financial interest in the subject property;*

Comment: The Applicant is the sole owner of the Property.

> *(H) If any owner is a corporation, a statement listing the officers of the corporation, their business and residential addresses, and the date on which they assumed their respective offices. The statement shall also list the current Board of Directors, their business and residential addresses, and the dates of each Director's term. An owner that is a corporation listed on a national stock exchange shall be exempt from the requirement to provide residential addresses of its officers and directors;*

Comment: The Applicant is the sole owner of the Property and is not a corporation. Accordingly, this provision is inapplicable.

(I) If the owner is a corporation (except one listed on a national stock exchange), a statement containing the names and residential addresses of those individuals owning at least five percent (5%) of the shares of any class of corporate security (including stocks and serial maturity bonds);

Comment: The Applicant is the sole owner of the Property and is not a corporation. Accordingly, this provision is inapplicable.

(J) A list containing the names and addresses of all adjoining property owners and the owners of those properties directly across a street, alley, or stream, and each municipality if any part of the property in the application is located within the municipal boundaries, or is located within one (1) mile of the municipality, and a set of preaddressed envelopes or mailing labels.

Comment: A list with names and addresses of adjoining property owners, including those across streets and municipalities has been received from Park and Planning Information Services. A complete mailing list and affidavit of mailing is provided. Preaddressed envelopes and mailing labels are also prepared.

(K) Any other data or explanatory material deemed necessary by the District Council, Zoning Hearing Examiner, or Planning Board (submitted in triplicate).

(2) For the purposes of (G), (H), and (I), above, the term "owner" shall include not only the owner of record, but also any contract purchaser.

(3) If the applicant elects to submit a Comprehensive Design Plan or Specific Design Plan for concurrent consideration with the Basic Plan, the Plans shall be submitted in accordance with Part 8, Division 4.

Comment: Any Comprehensive Design Plan or Specific Design Plan submitted by the Applicant for concurrent consideration with this BPA application will be submitted in accordance with Part 8, Division 4.

3. §27-195 – Map Amendment Approval (including Basic Plan).

(b) Criteria for approval.

(1) Prior to the approval of the application and the Basic Plan, the applicant shall demonstrate, to the satisfaction of the District Council, that the entire development meets the following criteria:

(A)The proposed Basic Plan shall either conform to:

(i) The specific recommendation of a General Map plan, Area Master Plan map, or urban renewal plan map; or the principles and guidelines of the plan text which address the design and physical development of the property, the public facilities necessary to serve the proposed development, and the impact which the development may have on the environment and surrounding properties;

Comment: The Proposed Development facilitated by this BPA application addresses several of the purposes and recommendations of the General Plan and Master Plan. First, the Amended Basic Plan repurposes land that was intended to be commercially used.[1] As the County's land-use priorities have shifted, the highest and best use of the Subject Property is for low-medium density single-family homes connected to Oak Creek, an established community. Although the land is cleared and vacant, any commercial use of the property will require significant investment that will require significant use of infrastructure to make it financially viable.[2] Further, the Property is located outside of the County's Regional Transit Districts and Local Centers. [3] Although the land has been cleared and platted, it has never developed for commercial uses. Finally, the Proposed Development facilitated by the Amended Basic Plan will strengthen the established community of Oak Creek.[4] The cleared and vacant land will add neighbors to the established community attached to existing

[1] "Identify additional strategies that may reduce the amount of residential and commercial development that is no longer economically viable and has been approved but not constructed throughout the County." General Plan, LU 4.4 .

[2] "Limit the expansion of new commercial zoning outside of the Regional Transit Districts and Local Centers to encourage reinvestment and growth in designated centers and in existing commercial areas." General Plan, Policy 9.

[3] "Reevaluate mixed-use land use designations outside of the Regional Transit Districts and Local Centers as master plans are updated." General Plan, LU 7.1.

[4] "Revise and update the Zoning Ordinance, Subdivision Ordinance, and other County regulations to ensure they help protect, strengthen, and revitalize the Established Communities." General Plan, LU 8.4.

infrastructure, including roads, utilities, and a Homeowners Association, and complete the remaining phase of the Oak Creek Club development.[5]

> *(ii)The principles and guidelines described in the Plan (including the text) with respect to land use, the number of dwelling units, intensity of nonresidential buildings, and the location of land uses; or*

Comment: As described above, the Property is located within the General Plan's Established Communities Growth Policy Area. The siting and scale of the Proposed Development facilitated by this BPA application are compatible with the surrounding low- to medium-density residential communities and representative of appropriate context-sensitive infill. In addition, the Proposed Development is subject to the recommendations and objectives outlined in the Master Plan, which provides for a residential low density future land use designation for the Property. The Proposed Development will efficiently utilize vacant land to provide low density housing complementary to those previously approved, surrounding residential uses.

> *(iii) The regulations applicable to land zoned R-S and developed with uses permitted in the E-I-A Zone as authorized pursuant to Section 27-515(b) of this Code.*

Comment: No portion of the Property is not located within the R-S nor E-I-A Zone. Accordingly, this provision is inapplicable.

> *(B) The economic analysis submitted for a proposed retail commercial area adequately justifies an area of the size and scope shown on the Basic Plan;*

Comment: This BPA application does not propose a retail commercial area on the Property. Accordingly, this provision is inapplicable.

> *(C)Transportation facilities (including streets and public transit)*

[5] "Future Land Use recommends creating strategic opportunities for infill housing and commercial land uses within Established Communities, served by existing infrastructure." Master Plan, LU 3.

(i) which are existing,

(ii) which are under construction, or

(iii) for which one hundred percent (100%) of the construction funds are allocated within the adopted County Capital Improvement Program, within the current State Consolidated Transportation Program, or will be provided by the applicant, will be adequate to carry the anticipated traffic generated by the development based on the maximum proposed density. The uses proposed will not generate traffic which would lower the level of service anticipated by the land use and circulation systems shown on the approved General or Area Master Plans, or urban renewal plans;

Comment: A transportation checklist signed by Park and Planning Transportation Section will be provided.

(D) Other existing or planned private and public facilities which are existing, under construction, or for which construction funds are contained in the first six (6) years of the adopted County Capital Improvement Program (such as schools, recreation areas, water and sewerage systems, libraries, and fire stations) will be adequate for the uses proposed;

Comment: ADQ-2024-004 Oak Creek Club - Landbay T. Will address all adequacy of all private & public facilities.

(E) Environmental relationships reflect compatibility between the proposed general land use types, or if identified, the specific land use types, and surrounding land uses, so as to promote the health, safety, and welfare of the present and future inhabitants of the Regional District.

Comment: The proposed development is environmentally compatible with both existing and proposed adjacent land uses.

(2) Notwithstanding subparagraphs (C) and (D), above, where the application anticipates a construction schedule of more than six (6) years (Section 27-179), public facilities (existing or scheduled for

construction within the first six (6) years) will be adequate to serve the development proposed to occur within the first six (6) years. The Council shall also find that public facilities probably will be adequately supplied for the remainder of the project. In considering the probability of future public facilities construction, the Council may consider such things as existing plans for construction, budgetary constraints on providing public facilities, the public interest and public need for the particular development, the relationship of the development to public transportation, or any other matter that indicates that public or private funds will likely be expended for the necessary facilities.

Comment: The proposed development construction will not span more than six (6) years.

(3) In the case of an L-A-C Zone, the applicant shall demonstrate to the satisfaction of the District Council that any commercial development proposed to serve a specific community, village, or neighborhood is either . . .

Comment: This BPA application proposes developing the property with residential uses and does not propose any commercial development to serve a specific community, village or neighborhood. Accordingly, this provision is inapplicable to this BPA application.

(4) In the case of a V-M or V-L Zone, the applicant shall demonstrate to the satisfaction of the District Council that the commercial development proposed to serve the village is no larger than needed to serve existing and proposed residential development within and immediately surrounding the village, within the parameters of Section 27-514.03(d)(1)(A).

Comment: No portion of the Property is or proposed to be located within a V-M or V-L Zone. Accordingly, this provision is inapplicable to this BPA application.

II. CONCLUSION

The Applicant respectfully requests that the Planning Board grant approval of this application to amend the Basic Plan applicable to Zoning Map Amendments A-8427, A-8578, and A-8579,. The above analysis and submitted plans establish that

this application satisfies the required findings that the Planning Board must make to approve a BPA application.

Respectfully submitted,
CLHATCHER LLC

By: _____

Christopher L. Hatcher, Esq.
14401 Sweitzer Lane, Suite 570
Laurel, Maryland 20707
Attorney for Applicant

This Form Is To Be Filed With:

STATE ETHICS COMMISSION
45 CALVERT STREET, 3RD FLOOR
ANNAPOLIS, MD 21401
410-260-7770
1-877-669-6085

CLERK OF THE COUNTY COUNCIL
COUNTY ADMINISTRATION BUILDING
ROOM 2198
UPPER MARLBORO, MD 20772
301-952-3600

Business Entity[1] Affidavit

(Form PG 2)

General Information

The Prince George's County land use ethics law (General Provisions Article, §§ 5-833 to 5-839, Annotated Code of Maryland) ("Public Ethics Law") requires this affidavit to be filed where a business entity is deemed to be an applicant in an application filed with the District Council. This can occur, for example, when a business entity is a title owner or contract purchaser of land that is the subject of an application, a trustee having an interest in the land (except those described in a mortgage or deed of trust), or the holder of 5 percent or more interest in an entity having an interest in the land (provided that it has substantive involvement in the disposition of the land, or substantive activities pertaining specifically to land development in Prince George's County). Applicant can also include a business entity in which a 5 percent or greater interest is held by another applicant.

In completing this form, you should also review §§ 5-833 to 5-839 of the Public Ethics Law. These provisions include the affidavit requirement, define applicants and agents, set out District Council member disqualification requirements, and specify ex parte disclosure procedures. Please note that there may be situations where there is more than one applicant involved, requiring one or more submissions of this form (or Form PG 1 Individual Applicant Affidavit). You may direct questions about the affidavit or other requirements of the Law to the State Ethics Commission office by phone, at 410-260-7770, or in writing, at the above address. Copies of the Public Ethics Law may be obtained at the Commission's website http://ethics.maryland.gov/public-ethics-law/. Additionally, there is a Special Ethics Law Memo on the Prince George's County land use ethics law at http://ethics.maryland.gov/download/local-gov/local-gov-forms/PG%20County%20Zoning%20Memo.pdf, that contains additional filing information, including timing requirements.

If the applicant business entity is a corporation listed on a national stock exchange or regulated by the Securities Exchange Commission, then its officers, its directors, or its shareholders having a 5 percent or greater interest in the corporation are required to file an affidavit **only if** these persons have made a payment or have solicited a payment as outlined in the Public Ethics Law **and** if the corporation itself completes Part B of the affidavit. If required to file, these persons will file the Individual Applicant Affidavit, Form PG 1.

Filing Deadline

You must file a signed original of this affidavit with the Clerk of the County Council no later than 30 days prior to the District Council's consideration of the application. You must file a supplemental affidavit as expeditiously as possible whenever a payment/contribution is made after the original affidavit was filed and prior to Council's consideration. Please note that under § 5-835(a) of the Public Ethics Law, payments/contributions during the pendency of an application are generally prohibited.

PART A. Business Entity Applicant

Identifying Information

Name of Applicant Carrollton Oak Creek LLC Case No. (where applicable) A-8427-01

Address of Applicant 11785 Beltsville Drive, Beltsville MD, 20705

Identity of the Property/ Subject of Application Oak Creek Club Parcel B, Tax Id# 36369255 and Parcel 3, Tax Id# 0777144 Type of Application (see § 5-833(d)) Basic Plan Amendment

[1]Section 5-833 of the Public Ethics Law defines a business entity as a corporation, a general partnership, a joint venture, a limited liability company, a limited partnership or a sole proprietorship.

Applicant Payment/Contribution to Member Information (check or complete applicable blanks)

1. Was a payment/contribution made by the applicant to a treasurer or a continuing committee, either directly or through a political action committee (PAC), during the 36 months before the application was filed or during the pendency of the application? _____ Yes __X__ No

   If the answer to #1 above is yes, list below the name of the member or members and the date or dates of the payment/contribution:

Name of Member	Date

   If the payment/contribution was through a PAC, identify the PAC and the date of the transfer to the treasurer or continuing committee:

Solicitation and other Payment/Contribution Information

2. Did the applicant solicit a person or business entity to make a payment/contribution to a member during the 36 months before the application filing or during the pendency of the application?
   _____ Yes __X__ No

   If the answer to #2 above is yes, and a contribution was made, list below the name of the member or members, the date or dates of the payment/contribution, and the name of the contributor:

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PART B. Directors, Officers and Stockholders (see § 5-838(b)) (For Corporations Only)

***Note: For a corporation's application to be processed, this section must be completed in full (place a check at the beginning of each question to indicate the action has been completed).**

1. _____All directors, officers, and stockholders with a 5 percent or greater interest have been notified of the disclosure requirement as provided in the Law and are identified as follows (list name and title – if the corporation has no directors, officers or stockholders with a 5 percent or greater interest, so state):

2. _____Affidavits (Form PG 1 Individual Applicant Affidavit) from those individuals identified in question #1 above, who have made or solicited contributions and are therefore required to disclose, are either attached or on file with the Clerk of the County Council **OR** there are no individuals required to file affidavits.

I hereby make oath or affirmation that the contents of this affidavit are true and correct to the best of my knowledge, information and belief.

Signature (original to be filed with the Clerk) — Date: 3/8/2024

DAN KELLY

Printed Name of Signer

MANAGER

Title of Signer (Authorized to sign for the business entity)

This Form Is To Be Filed With:

STATE ETHICS COMMISSION
45 CALVERT STREET, 3RD FLOOR
ANNAPOLIS, MD 21401
410-260-7770
1-877-669-6085

CLERK OF THE COUNTY COUNCIL
COUNTY ADMINISTRATION BUILDING
ROOM 2198
UPPER MARLBORO, MD 20772
301-952-3600

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(Form PG 2)

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Identifying Information

Name of Applicant Carrollton Oak Creek LLC Case No. (where applicable) A-8578-01

Address of Applicant 11785 Beltsville Drive, Beltsville MD, 20705

Identity of the Property/ Subject of Application Oak Creek Club Parcel B, Tax Id# 36369255 and Parcel 3, Tax Id# 0777144

Type of Application (see § 5-833(d)) Basic Plan Amendment

[1]Section 5-833 of the Public Ethics Law defines a business entity as a corporation, a general partnership, a joint venture, a limited liability company, a limited partnership or a sole proprietorship.

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Name of Member	Date

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I hereby make oath or affirmation that the contents of this affidavit are true and correct to the best of my knowledge, information and belief.

Ian Kelly — Signature (original to be filed with the Clerk)

3/8/2024 — Date

IAN KELLY — Printed Name of Signer

MANAGER — Title of Signer (Authorized to sign for the business entity)

This Form Is To Be Filed With:

STATE ETHICS COMMISSION
45 CALVERT STREET, 3RD FLOOR
ANNAPOLIS, MD 21401
410-260-7770
1-877-669-6085

CLERK OF THE COUNTY COUNCIL
COUNTY ADMINISTRATION BUILDING
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Business Entity[1] Affidavit

(Form PG 2)

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   _____
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_____ 1/8/2024
Signature (original to be filed with the Clerk) Date

IAN KELLY
Printed Name of Signer

MANAGER
Title of Signer (Authorized to sign for the business entity)

Forest Stand Delineation Report

for

Oak Creek Golf Club, Landbay T, Upper Marlboro

Certification

This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.

Signature Andrew Funsch Date: 2023.11.02 10:54:32-04'00' Date November 2, 2023

Prepared by:
Charles P. Johnson and Associates, Inc.
1751 Elton Road, Suite 300
Silver Spring, MD 20903
Phone: (301) 434-7000

CPJ Associates

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Site Location and Conditions

The subject site is located in Upper Marlboro, Maryland at the northeast corner of Church Road South and Mary Bowie Parkway. The project area totals approximately 8.09 acres from parts of both Parcel 3 (4.88 ac.) and Parcel B (3.21 ac.). The study area in Parcel B is zoned LCD (Legacy Comprehensive Design) under the current zoning ordinance. Under the prior ordinance, this area was zoned R-L (Residential Low Development). The study area in Parcel 3 is zoned LCD under the current ordinance and was previously zoned L-A-C (Local Activity Center). The current land use within Parcel B is Parks and Open Space, and the current land use within Parcel 3 is Vacant. Surrounding land uses include Parks & Open Space and Residential – Single Family.

Field work for the Natural Resource Inventory and Forest Stand Delineation was conducted on September 22, 2023, by qualified staff at Charles P. Johnson and Associates, Inc. (CPJ). The species and condition of all specimen trees (measured 30 inches or more at diameter at breast height (DBH) located on-site and within 100 feet beyond the property line were recorded. The overall composition of the canopy, understory, and herbaceous layers were also documented.

Sampling Methodology

Variable forest sample plots were chosen within the forest stand. The placement of forest sample plots was determined based on its overall representation of the entire forest stand. Plant species observed within the forest stand were inventoried to gather a general representation of the forest community. Surveying equipment was used to determine the precise location of existing specimen trees within the forest stand. CPJ field staff determined individual tree species and verified DBH measurements using a standard logger measuring tape. A 10-factor wedge prism was used to determine the basal area.

Stand Description

One (1) mixed deciduous forest stand was identified and delineated within the limit of the study area.

Forest Stand ‘A’ covers an area of 3.08 acres, with a canopy coverage of 80%, a basal area of 290 square feet per acre, and an average DBH of 17.3 inches.

The dominant tree species in Forest Stand ‘A’, averaging in the 12–20-inch DBH size class, are *Liriodendron tulipifera* (Tulip Poplar) and *Liquidambar styraciflua* (Sweetgum). Co-dominant species are Red Maple, Pin Oak, Pine sp., and Black Cherry. The forest association is classified as Tulip Poplar in the young successional stage. Common understory species include Tulip Poplar, Sweetgum, Pin Oak, Red Maple, Black Gum, Pine sp., Beech, Chestnut Oak, Northern Red Oak, and Black Cherry. Ten (10) tree species provide 80% canopy coverage and 45% understory coverage. Common herbaceous species, such as ferns and assorted grasses, provide approximately 13% herbaceous coverage near ground level. Invasive species, such as *Smilax rotundifolia* (Greenbrier), *Rosa multiflora* (Multiflora Rose), and *Microstegium vimineum* (Japanese Stiltgrass) are found to occur in the herbaceous layer only, with coverage of approximately 13%.

The condition of the canopy coverage is above average. Fourteen (14) specimen trees are present within the study area or located within one-hundred feet of the project boundary. Invasive species on-site were observed sporadically throughout the ground cover.

The forest stand structure is determined to be average, and stand condition is ranked slightly above-average based on field analysis.

History and Impact of Future Development

Historical aerial imagery from Prince George's County GIS and PGAtlas shows the site existed in 1938 as vacant and bare, with an east-west dirt and gravel road bisecting the site. In 1965, the southern half of the site was maintained and vegetated, while the northern half remained undisturbed. By 1977, the southern half of the site was completely vegetated and remained that way until 2005 when sales trailers were constructed in the vacant, undisturbed area. Adjacent to the sales trailers were parking lots, landscaping, putting greens, and a stormwater management facility. By 2007, all but one of the sales trailers were removed and replaced by construction equipment and shipping containers for the development of Oak Creek Golf Club and the surrounding communities. The site has generally maintained an undisturbed status since 2007, with the northern half being vacant scrubland and the southern half being almost completely vegetated. By 2018, all the trailers and equipment had been removed from the property.

Proposed future development consists of expanding the existing residential development. The retention potential, priority for preservation, and priority for restoration of the existing forest stand is high, based on its average stand structure, slightly above-average stand condition, and excellent stand location. The stand functions as visual screening and wildlife habitat, as it is located between the road and residential development, and is a potential habitat for Forest Interior Dwelling Species (FIDS).

Soil Description

The dominant soil within the site is Collington-Wist complex (CnB). It is a well-drained soil that is non-hydric and capable of 2-5% slopes. Other soils include Collington-Wist complex (CnC) which is well-drained, non-hydric, and capable of 5-10% slopes, and Shrewsbury loam (SrA) which is poorly drained, hydric, and capable of 0-2% slopes.

Wetland and Floodplain

Per a floodplain information request (23587-2023-FINQ), the Prince George's County Department of Permitting, Inspections and Enforcement has stated that no county regulated 100-year floodplain is located on-site, as of October 9, 2023.

No wetlands or streams are located on-site as field verified by Charles P. Johnson & Associates staff in September 2023.

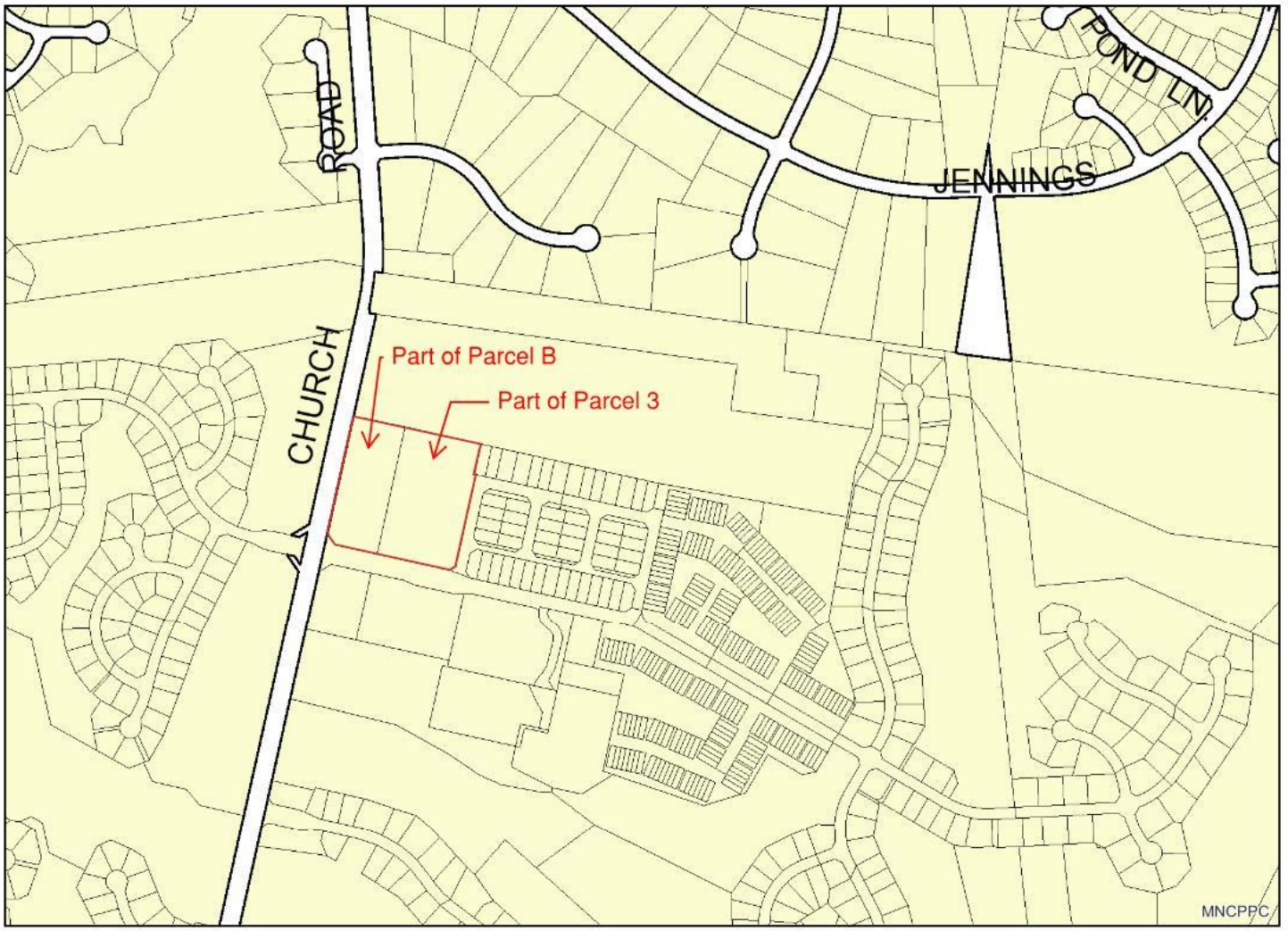
Summary

The subject site is located in Upper Marlboro, Maryland at the northeast corner of Church Road South and Mary Bowie Parkway. The project area totals approximately 8.09 acres from parts of both Parcel 3 (4.88 ac.) and Parcel B (3.21 ac.). The 8.09-acre site contains approximately 3.08 acres of forested area and is currently zoned LCD (Legacy Comprehensive Design). The current land use for Part of Parcel B is Parks and Open Space, and the current land use for Part of Parcel 3 is Vacant. The southern halves of both parcels are forested, and the northern halves of both parcels consist of scrub/shrub and non-woodland areas. Fourteen (14) specimen trees were identified onsite or observed within one-hundred feet beyond the property line. Steep slopes, wetlands, and streams were not observed onsite. Overall, the forest is comprised of one, young forest stand. Canopy coverage is above average, understory coverage is average, and herbaceous coverage is below average. The dominant tree species average in size between 12-20 inches DBH, and invasive species, such as Greenbrier, Multiflora Rose, and Japanese Stiltgrass are only evident in low numbers in the herbaceous level of the forest.

APPENDIX

A. Site Location Map

Parcels 0000 & 0003



Data provided by Prince George's County Planning Department - 1

APPENDIX

B. Soil Map

Custom Soil Resource Report
Soil Map
76° 45' 30" W
76° 45' 19" W
38° 53' 23" N
38° 53' 11" N
347500
347540
347580
347620
347660
347700
347740
4306030
4306090
4306150
4306210
4306270
4306330
4306390
4306450
4306510
4306570
4306630
4306690
4306750
4306810
4306870
4306930
SrA
CnB
CnC
Church Rd
Soil Map may not be valid at this scale.
Map Scale: 1:1,810 if printed on A portrait (8.5" x 11") sheet.
Meters
0 25 50 100 150
Feet
0 50 100 200 300
N
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

6

APPENDIX

C. National Wetlands Inventory Map

U.S. Fish and Wildlife Service
National Wetlands Inventory

Oak Creek Club

September 18, 2023

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

APPENDIX

D. MD DNR Wetland Guidance Map (MERLIN)

MERLIN Online

9/26/2023, 4:46:39 PM

1:2,257

0 0.01 0.03 0.06 mi

0 0.02 0.04 0.09 km

- Parcel Boundaries
- Lakes - Detailed
- Rivers and Streams - Detailed
- Wetlands - Linear - Special State Concern
- Wetlands - Polygon - Special State Concern

Wetlands - National Wetlands Inventory

- Estuarine
- Lacustrine
- Marine
- Palustrine
- Riverine

MD iMAP, MDP, SDAT, MD iMAP, DNR, USFW, County of Anne Arundel, M-NCPPC, VITA, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, MD iMAP, DNR, SHA, USGS

County of Anne Arundel, M-NCPPC, VITA, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | MD iMAP | MD iMAP, DoIT | MD iMAP, USDA | MD iMAP, USGS | MD iMAP, COMMERCE,

APPENDIX

E. State Wildlife Letter

APPENDIX

F. Forest Sample Plot Data Sheet

NRI-17.Forest Sample Plot Field Data Sheet (Blank)

Forest Sample Plot Field Data Sheet

Property: Oak Creek Golf Club Landbay T Prepared by: LMM, JNH

Stand #: A Plot#: 1 Plot Size: 0.1 AC. Date: 9/22/23

Basal Area in sf/acre: 50

Size Class of Trees within sample plot

Tree Species	# of Trees 2-5.9" dbh			#of Trees 6-9.9" dbh			# of Trees 10-17.9"dbh			# of Trees 18-29.9" dbh			# of Trees > 30" dbh			Total
Crown Position	DOM	COD	OTH	DOM	COD	OTH	DOM	COD	OTH	DOM	COD	OTH	DOM	COD	OTH	
Tulip Poplar							2									2
Black Cherry								1								1
Beech													1			1
Pin Oak													1			1
Total Number of Trees per Size Class	0			0			3			0			2			5
Number of standing dead trees 6" dbh or greater	0			0			0			0			0			0

1/100 Ac. Samples:

List of Common Understory Species 3'-20'	% Canopy Coverage						% Invasive Cover					
	C	N	E	S	W	Total	C	N	E	S	W	Total
Beech, Red Maple	90	90	90	90	90	90	5	5	5	5	5	5
List of Herbaceous Species 0'-3'	**% Understory Cover 3'-20'**						**% Herbaceous/ Woody Cover 0'-3'**					
	C	N	E	S	W	Total	C	N	E	S	W	Total
N/A	50	50	50	50	50	50	0	0	0	0	0	0

List of Invasive Species	Plot Successional Stage:
Japanese Stiltgrass, Multiflora Rose	Young

Comments: Groundcover is mostly leaves.

Total number of tree species>6": 4

sheet 1 of 4

NRI-17.Forest Sample Plot Field Data Sheet (Blank)

Forest Sample Plot Field Data Sheet

Property: Oak Creek Golf Club Landbay T Prepared by: LMM, JNH

Stand #: A Plot#: 2 Plot Size: 0.1 AC. Date: 9/22/23

Basal Area in sf/acre: 90

Size Class of Trees within sample plot

Tree Species	# of Trees 2-5.9" dbh			#of Trees 6-9.9" dbh			# of Trees 10-17.9"dbh			# of Trees 18-29.9" dbh			# of Trees > 30" dbh			Total
Crown Position	DOM	COD	OTH	DOM	COD	OTH	DOM	COD	OTH	DOM	COD	OTH	DOM	COD	OTH	
Red Maple								1								1
Tulip Poplar		1			1			1								3
Pine								3								3
Pin Oak								1						1		2
Dead Tree						1										1
Total Number of Trees per Size Class	1			1			6			0			1			9
Number of standing dead trees 6" dbh or greater	0			1			0			0			0			1

1/100 Ac. Samples:

List of Common Understory Species 3'-20'	% Canopy Coverage						% Invasive Cover					
	C	N	E	S	W	Total	C	N	E	S	W	Total
Beech, Holly, Red Maple	80	80	80	80	80	80	5	5	5	5	5	5
List of Herbaceous Species 0'-3'	**% Understory Cover 3'-20'**						**% Herbaceous/ Woody Cover 0'-3'**					
	C	N	E	S	W	Total	C	N	E	S	W	Total
N/A	60	60	60	60	60	60	10	10	10	10	10	10

List of Invasive Species	Plot Successional Stage:
Greenbrier, Multiflora Rose	Young

Comments: Groundcover is mostly leaves.

Total number of tree species>6": 4

sheet 2 of 4

NRI-17.Forest Sample Plot Field Data Sheet (Blank)

Forest Sample Plot Field Data Sheet

Property: Oak Creek Golf Club Landbay T Prepared by: LMM, JNH

Stand #: A Plot#: 3 Plot Size: 0.1 AC. Date: 9/22/23

Basal Area in sf/acre: 60

Size Class of Trees within sample plot

Tree Species	# of Trees 2-5.9" dbh			#of Trees 6-9.9" dbh			# of Trees 10-17.9"dbh			# of Trees 18-29.9" dbh			# of Trees > 30" dbh			Total
Crown Position	DOM	COD	OTH	DOM	COD	OTH	DOM	COD	OTH	DOM	COD	OTH	DOM	COD	OTH	
Tulip Poplar											1					1
Pin Oak											1			1		2
Beech			1													1
Pine						1										1
Northern Red Oak					1											1
Total Number of Trees per Size Class	1			2			0			2			1			6
Number of standing dead trees 6" dbh or greater	0			0			0			0			0			0

1/100 Ac. Samples:

List of Common Understory Species 3'-20'	% Canopy Coverage						% Invasive Cover					
	C	N	E	S	W	Total	C	N	E	S	W	Total
Beech, Sugar Maple, Sweetgum, Sassafras, Pine, Holly, Red Maple	70	70	70	70	70	70	20	20	20	20	20	20
List of Herbaceous Species 0'-3'	**% Understory Cover 3'-20'**						**% Herbaceous/ Woody Cover 0'-3'**					
	C	N	E	S	W	Total	C	N	E	S	W	Total
Pawpaw, Sugar Maple	50	50	50	50	50	50	30	30	30	30	30	30

List of Invasive Species		Plot Successional Stage:
Greenbrier		Young

Comments: Groundcover is mostly leaves.

Total number of tree species>6": 4

sheet 3 of 4

NRI-17.Forest Sample Plot Field Data Sheet (Blank)

Forest Sample Plot Field Data Sheet

Property: Oak Creek Golf Club Landbay T Prepared by: LMM, JNH

Stand #: A Plot#: 4 Plot Size: 0.1 AC. Date: 9/22/23

Basal Area in sf/acre: 90

Size Class of Trees within sample plot

Tree Species	# of Trees 2-5.9" dbh			#of Trees 6-9.9" dbh			# of Trees 10-17.9"dbh			# of Trees 18-29.9" dbh			# of Trees > 30" dbh			Total
Crown Position	DOM	COD	OTH	DOM	COD	OTH	DOM	COD	OTH	DOM	COD	OTH	DOM	COD	OTH	
Sweetgum				1									1			2
Blackgum									1							1
Red Maple											1					1
Tulip Poplar														2		2
Northern Red Oak									1			1				2
Chestnut Oak			1													1
Dead Tree						1										1
Total Number of Trees per Size Class	1			1			2			2			3			9
Number of standing dead trees 6" dbh or greater	0			1			0			0			0			1

1/100 Ac. Samples:

List of Common Understory Species 3'-20'	% Canopy Coverage						% Invasive Cover					
	C	N	E	S	W	Total	C	N	E	S	W	Total
Beech, Sweetgum	85	85	85	85	85	85	20	20	20	20	20	20
List of Herbaceous Species 0'-3'	**% Understory Cover 3'-20'**						**% Herbaceous/ Woody Cover 0'-3'**					
	C	N	E	S	W	Total	C	N	E	S	W	Total
Fern	20	20	20	20	20	20	10	10	10	10	10	10

List of Invasive Species	Plot Successional Stage:
Japanese Stiltgrass, Multiflora Rose, Greenbrier	Pole-sapling

Comments: Groundcover is mostly leaves.

Total number of tree species>6": 6

sheet 4 of 4

APPENDIX

G. Forest Stand Summary Sheet, Forest Analysis, and Stand Function

FOREST STAND 'A' SUMMARY TABLE				
1	Dominant species		Tulip Poplar, Sweetgum	
2	Codominant species		Red Maple, Tulip Poplar, Pin Oak, Pine sp., Black Cherry	
3	Forest Association		Tulip Poplar	
4	Successional Stage		Young	
5	Basal area in s.f. per acre		290	
6	Size class of dominant species		12-20 Inches	
7	Percent canopy coverage		80%	
8	Number of tree species		10	
9	Common understory species		Tulip Poplar, Sweetgum, Pin Oak, Red Maple, Black Gum, Pine sp., Beech, Chestnut Oak, Northern Red Oak, Black Cherry.	
10	Percent of understory coverage - 3' to 20' tall		45%	
11	Number of woody plant species - 3' to 20' tall		7	
12	Common herbaceous species		Fern sp., assorted grasses.	
13	Percent herbaceous plant coverage - 0' to 3' tall		13%	
14	List of major invasive plant species and percent of coverage	Overstory	0%	None
		Understory	0%	None
		Herbaceous	13%	Greenbrier, Multiflora Rose, Japanese Stiltgrass
15	Number of standing dead trees 6" DBH +		2	
16	Comments		Not many invasives. Groundcover mostly leaves.	
17	Number of trees per acre		290	
18	Average Diameter at Breast Height (DBH)		17.3	inches

SUMMARY TABLE: FOREST ANALYSIS AND PRIORITIES

	Part A	Part B	Part C				
	Structure (Out of 20)	Condition (Out of 20)	Location (Out of 20)	Total (Out of 60)		Priority for Preservation (H, M or L)	Priority for Restoration (H, M or L)
Stand							
A	10	13	20	43		H	H

PART D: STAND FUNCTION

Stand	Water Quality Protection	Visual Screening	Wildlife Habitat	Energy Conservation	Personal Woodlot	Other Function
A		x	x			

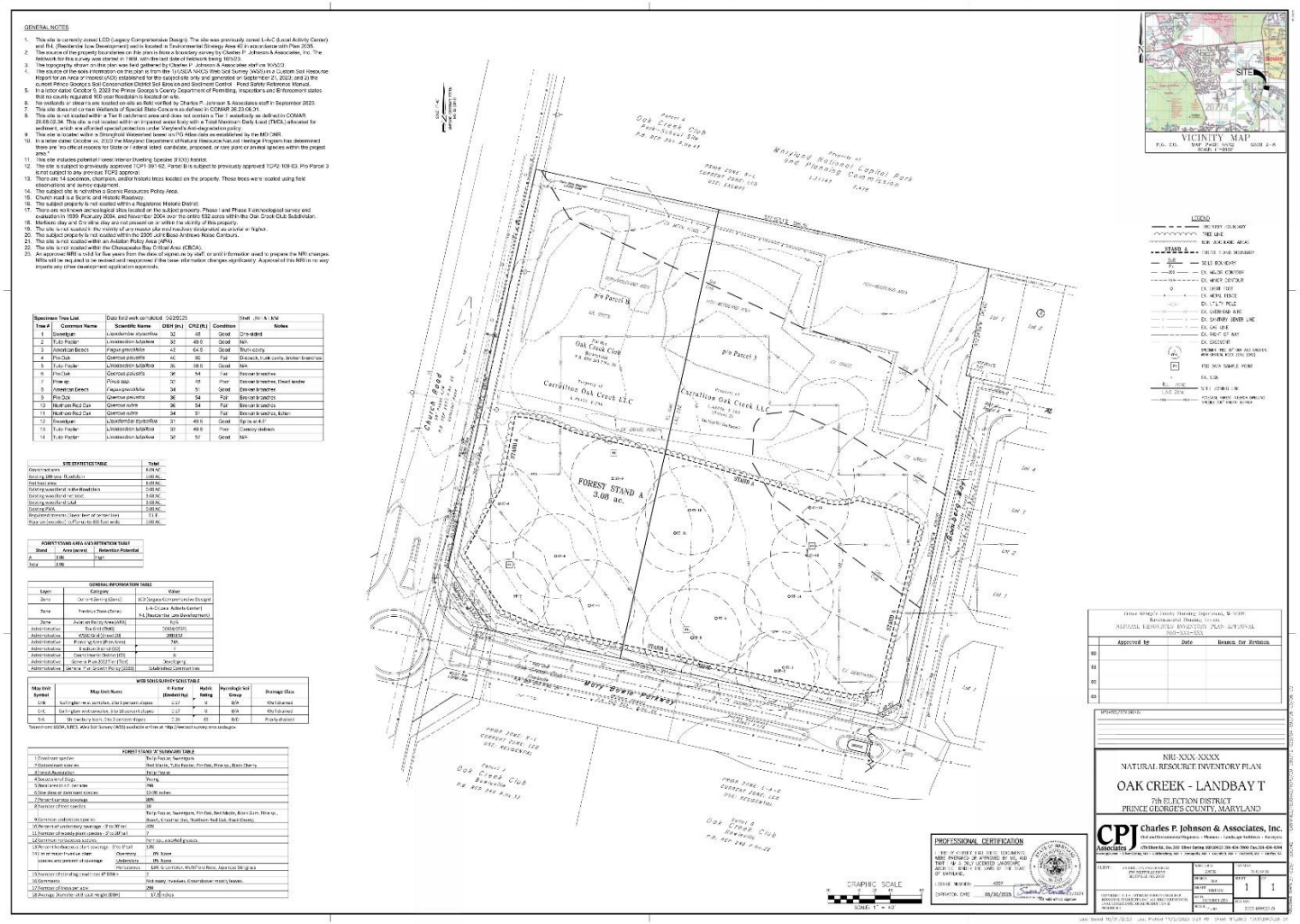
APPENDIX

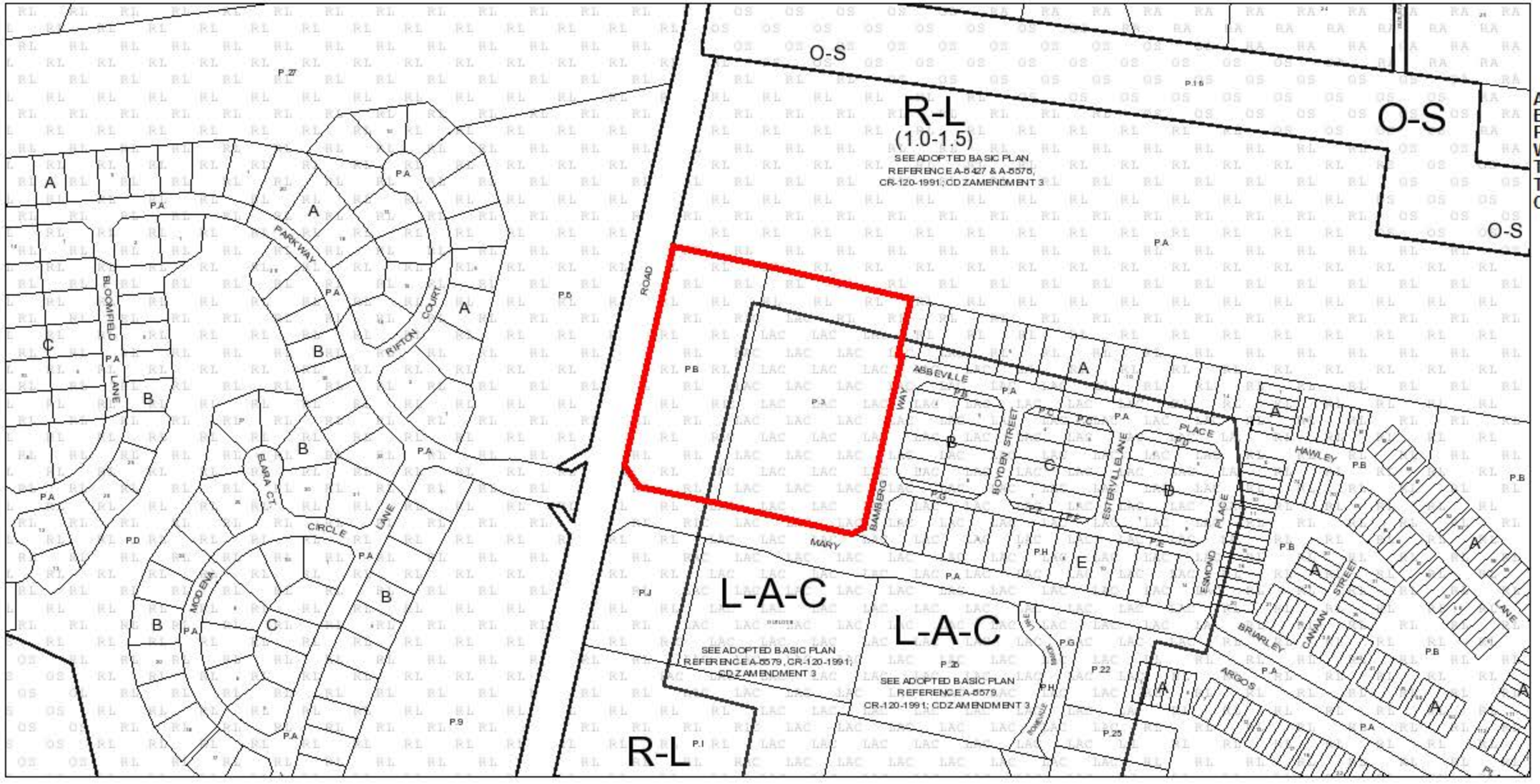
H. Specimen Tree List

Project Name: Oak Creek Golf Club, Part of Parcel 3, Part of Parcel B						
Specimen Tree List			Date field work completed: 9/22/2023		Staff: JNH & LMM	
Tree #	**Common Name**	**Scientific Name**	**DBH (in.)**	**CRZ (ft.)**	**Condition**	**Notes**
1	Sweetgum	*Liquidambar styraciflua*	32	48	Good	One-sided
2	Tulip Poplar	*Liriodendron tulipifera*	33	49.5	Good	N/A
3	American Beech	*Fagus grandifolia*	43	64.5	Good	Trunk cavity
4	Pin Oak	*Quercus palustris*	40	60	Fair	Dieback, trunk cavity, broken branches
5	Tulip Poplar	*Liriodendron tulipifera*	39	58.5	Good	N/A
6	Pin Oak	*Quercus palustris*	36	54	Fair	Broken branches
7	Pine sp.	*Pinus spp.*	32	48	Poor	Broken branches, Dead leader
8	American Beech	*Fagus grandifolia*	34	51	Good	Broken branches
9	Pin Oak	*Quercus palustris*	36	54	Fair	Broken branches
10	Northern Red Oak	*Quercus rubra*	36	54	Fair	Broken branches
11	Northern Red Oak	*Quercus rubra*	34	51	Fair	Broken branches, lichen
12	Sweetgum	*Liquidambar styraciflua*	31	46.5	Good	Splits at 4.5'
13	Tulip Poplar	*Liriodendron tulipifera*	33	49.5	Poor	Canopy dieback
14	Tulip Poplar	*Liriodendron tulipifera*	38	57	Good	N/A

APPENDIX

H. Natural Resource Inventory (NRI) Plan


GENERAL NOTES
1. This site is currently zoned LCD (Legacy Comprehensive Design). The site was previously zoned L-A-C (Local Activity Center) and R-L (Residential Low Development) and is located in Environmental Strategy Area 4E in accordance with Plan 2035.
2. The source of the property boundaries on this plan is from a boundary survey by Charles P. Johnson & Associates, Inc. The fieldwork for this survey was started in 1969, with the last date of fieldwork being 10/5/23.
3. The topography shown on this plan was field gathered by Charles P. Johnson & Associates staff on 10/5/23.
4. The source of the soils information on this plan is from the 1) USDA NRCS Web Soil Survey (WSS) in a Custom Soil Resource Report for an Area of Interest (AOI) established for the subject site only and generated on September 21, 2023; and 2) the current Prince George's Soil Conservation District Soil Erosion and Sediment Control - Field Series Reference Manual.
5. In a letter dated October 5, 2023 the Prince George's County Department of Permitting, Inspections and Enforcement states that no county regulated 100-year floodplain is located on site.
6. No wetlands or streams are located on site as field verified by Charles P. Johnson & Associates staff in September 2023.
7. This site does not contain Wetlands of Special State Concern as defined in COMAR 26.23.06.01.
8. This site is not located within a Tier II catchment area and does not contain a Tier 1 waterbody as defined in COMAR 26.08.02.04. This site is not located within an impaired water body with a Total Maximum Daily Load (TMDL) allocated for sediment, and/or are affected special protection under Maryland's Anti-degradation policy.
9. This site is located within a Sensitive Species Project Review Area (SSPRA) as established by the MD DNR.
10. In a letter dated October xx, 2023 the Maryland Department of Natural Resources Natural Heritage Program has determined there are "no official records for State or Federal listed, candidate, proposed, or rare plant or animal species within the project area."
11. This site includes potential Forest Interior Dwelling Species (FIDS) habitat.
12. The site is subject to previously approved TCP1-091-92. Parcel B is subject to previously approved TCP2-108-93. Pro Parcel 3 is not subject to any previous TCP2 approval.
13. There are 14 specimen, champion, and/or historic trees located on the property. Those trees were located using field observations and survey equipment.
14. The subject site is not within a Scenic Resources Policy Area.
15. Church road is a Scenic and Historic Roadway.
16. The subject property is not located within a Registered Historic District.
17. There are no known archeological sites located on the subject property. Phase I and Phase II archeological survey and evaluation in 1999. Plat.uary 2004, and November 2004 over the entire 532 acres within the Oak Creek Club Subdivision.
18. Marlboro clay and Christiana clay are not present on or within the vicinity of this property.
19. The site is not located in the vicinity of any master plan road nor does coordinates as a collector or higher.
20. The subject property is not located within the 2006 Joint Base Andrews Noise Contours.
21. The site is not located within an Aviation Policy Area (APA).
22. The site is not located within the Chesapeake Bay Critical Area (CBCA).
23. An approved NRI is valid for five years from the date of signature by staff, or until information used to prepare the NRI changes. NRIs will be required to be revised and reapproved if the base information changes significantly. Approval of this NRI in no way imparts any other development application approvals.
Specimen Tree List
Date field work completed: 10/20/2023
Unit: (IN / A / SM)
Tree # | Common Name | Scientific Name | DBH (in.) | CRZ (ft.) | Condition | Notes
1 | Sweetgum | Liquidambar styraciflua | 32 | 48 | Good | One-sided
2 | Tulip Poplar | Liriodendron tulipifera | 30 | 49.5 | Good | N/A
3 | American Beech | Fagus grandifolia | 43 | 64.5 | Good | Thin-crotty
4 | Pin Oak | Quercus palustris | 40 | 60 | Fair | Dieback, fuller canty, broken branches
5 | Tulip Poplar | Liriodendron tulipifera | 35 | 58.5 | Good | N/A
6 | Pin Oak | Quercus palustris | 34 | 54 | Fair | Broken branches
7 | Pine sp. | Pinus sp. | 30 | 45 | Poor | Fenced branches, Dead leader
8 | American Beech | Fagus grandifolia | 34 | 51 | Good | Broken branches
9 | Pin Oak | Quercus palustris | 36 | 54 | Fair | Broken branches
10 | Northern Red Oak | Quercus rubra | 36 | 54 | Fair | Broken branches
11 | Northern Red Oak | Quercus rubra | 34 | 51 | Fair | Broken branches, Ichen
12 | Sweetgum | Liquidambar styraciflua | 31 | 46.5 | Good | Spins at 4.5'
13 | Tulip Poplar | Liriodendron tulipifera | 30 | 49.5 | Poor | Canopy dieback
14 | Tulip Poplar | Liriodendron tulipifera | 34 | 51 | Good | N/A
SITE STATISTICS TABLE | Total
Gross tract area | 8.09 AC
Existing 100-year floodplain | 0.00 AC.
Net tract area | 8.09 AC.
Existing woodland in the floodplain | 0.00 AC
Existing woodland-net tract | 3.08 AC
Existing woodland-total | 3.08 AC.
Existing PMA | 3.08 AC.
Regulated streams (Stream Beds of center line) | 0.0
Riparian (wooded) buffers to 100 feet wide | 0.00 AC.
FOREST STAND AREA GAS ATTENTION TABLE
Stand | Area (acres) | Retention Potential
A | 3.08 | Yes
Total | 3.08
GENERAL INFORMATION TABLE
Layer | Category | Value
Zone | Zoning Ordinance (Zone) | RCD (Legacy Comprehensive Design)
Zone | Previous Zone (Zone) | L-A-C (Local Activity Center) R-L (Residential Low Development)
Zone | Zoning Ordinance Area (ARA) | N/A
Administrative | Tax ID # (TMS) | 0656781551
Administrative | 4/5/6 Grid Sheet (GS) | 208NE04
Administrative | Police Districts (Police Area) | 7th
Administrative | Election District (ED) | 7
Administrative | Council District (CD) | 6
Administrative | Zoning Plan 2022 Tier (Tier) | Developing
Administrative | Sensitive Fish Species Policy (2035) | Established Communities
WEB SOILS SURVEY SOILS TABLE
Map Unit Symbol | Map Unit Name | K Factor (Erodibility) | Hydric Rating | Hydrologic Soil Group | Drainage Class
CrB | Collington-wist complex, 2 to 5 percent slopes | 0.37 | 0 | B/A | Well drained
CrC | Collington and complex, 5 to 10 percent slopes | 0.37 | 0 | B/A | Well drained
SnB | Shrewsbury sand, 0 to 5 percent slopes | 0.24 | 0 | B/D | Poorly drained
Taken from USDA, NRCS, Web Soil Survey (WSS) website online at: http://websoilsurvey.sc.egov.usda.gov
FOREST STAND 'A' SUMMARY TABLE
1 | Dominant species | Tulip Tree or Sweetgum
2 | Predominant species | Red Maple, Tulip Poplar, Pin Oak, Pine sp., Black Cherry
3 | Forest Association | Piedmont
4 | Structure of Stand | Young
5 | Stand area in ac. per site | 3.08
6 | Size class of dominant species | 12-30 inches
7 | Percent basimetric coverage | 80%
8 | Number of tree species | 10
9 | Common understory species | Tulip Tree or, Sweetgum, Pin Oak, Red Maple, Black Gum, Pine sp.,
10 | Number understory species | Beech, Eastern Red Cedar, Northern Red Oak, Black Cherry,
11 | Percent of understory coverage - 3' to 30' ht | 40%
12 | Number of exotic plant species - 3' to 30' ht | 0
13 | Common invasive species | Porcelain, Autumn Olive
14 | Percent of the species in the stand - 3' to 30' ht | 1.25
15 | Most invasive plant species | Overstory: 0% Cover
Understory: 0% Cover
Herbaceous: 1.25 % cover (i.e. Multiflora Rose, Japanese Stilt grass
16 | Number of standing dead trees 6" DBH + | 0
17 | Comments | Not many invasives. Groundcover mostly invasive.
17 | Number of trees per acre | 260
18 | Average diameter at 4.5' and height (DBH) | 17.0 inches
VICINITY MAP
SCALE: 1" = 2000'
SITE
LEGEND
EX. PROPERTY BOUNDARY
EX. LOT LINE
EX. ADJACENT PROPERTY BOUNDARY
EX. MAJOR CONTOUR
EX. MINOR CONTOUR
EX. TREE LINE
EX. METAL FENCE
EX. UTILITY POLE
EX. OVERHEAD WIRE
EX. SANITARY SEWER LINE
EX. WATER LINE
EX. RIGHT OF WAY
EX. DRIVEWAY
PERC TEST PIT OR SOIL BORING WITH SOIL TYPE
PIT
PIT
PERC TEST PIT OR SOIL BORING WITH SOIL TYPE
EX. TREE
SOIL TYPE
LOT LINE
STREAM WITH BUFFER
PROPOSED WATER SERVICE
PROPOSED SEWER SERVICE
Approved by | Date | Reason for Revision
NRI-XXX-XXXX
NATURAL RESOURCE INVENTORY PLAN
OAK CREEK - LANDBAY T
7th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND
Charles P. Johnson & Associates, Inc.
PROFESSIONAL CERTIFICATION
GRAPHIC SCALE
SCALE: 1" = 40'



PRIOR ZONING SKETCH MAP

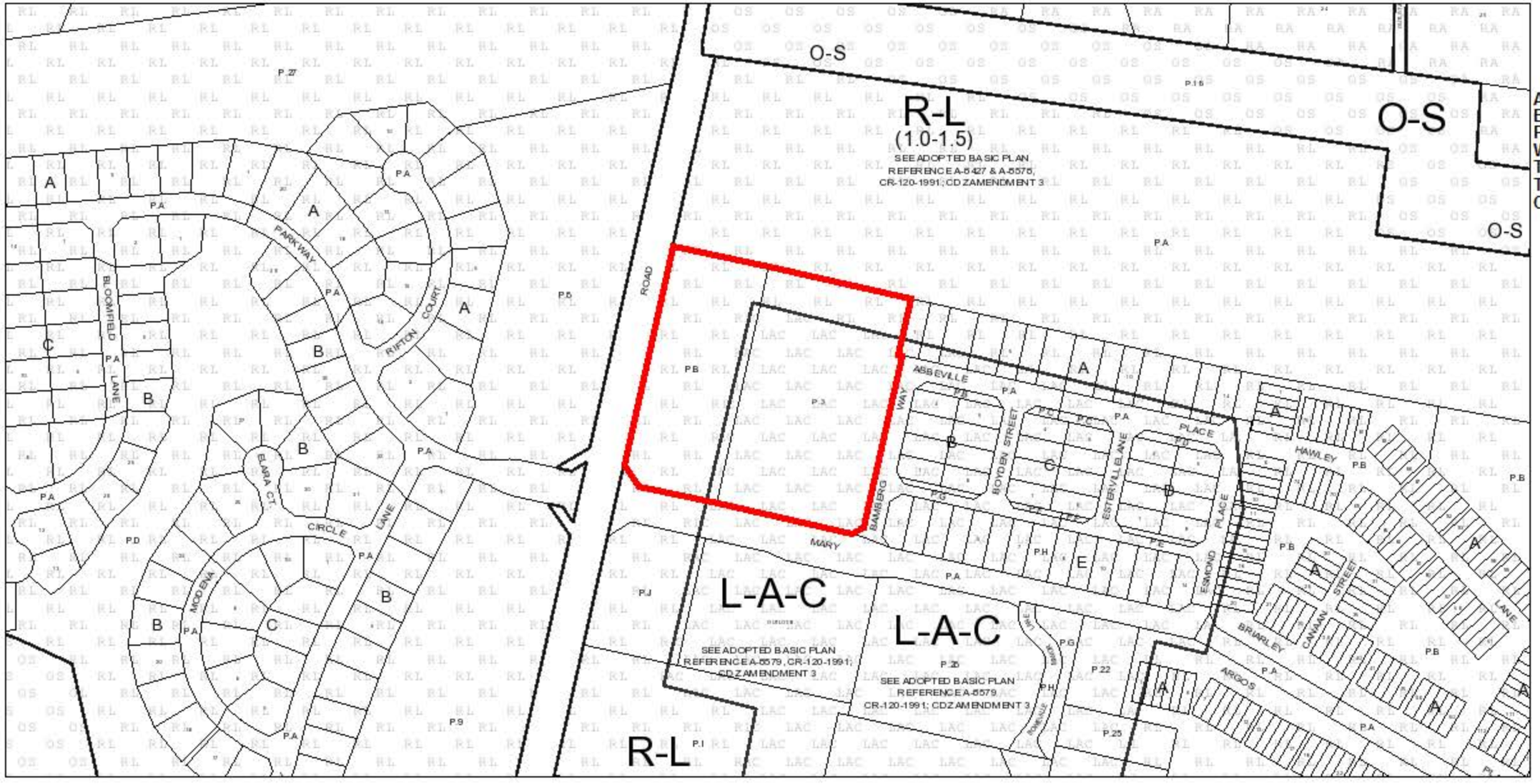
APP NO: A-8427-01
EXISTING ZONE: _____
PLANNING AREA: 74A
WSSC GRID: 201SE13
TAX MAP: 69
TAX GRID: E4
COUNCIL DISTRICT: 6

0 300
ft

1 inch = 300 feet

The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Geographic Information System

Created: 1/26/2024



PRIOR ZONING SKETCH MAP

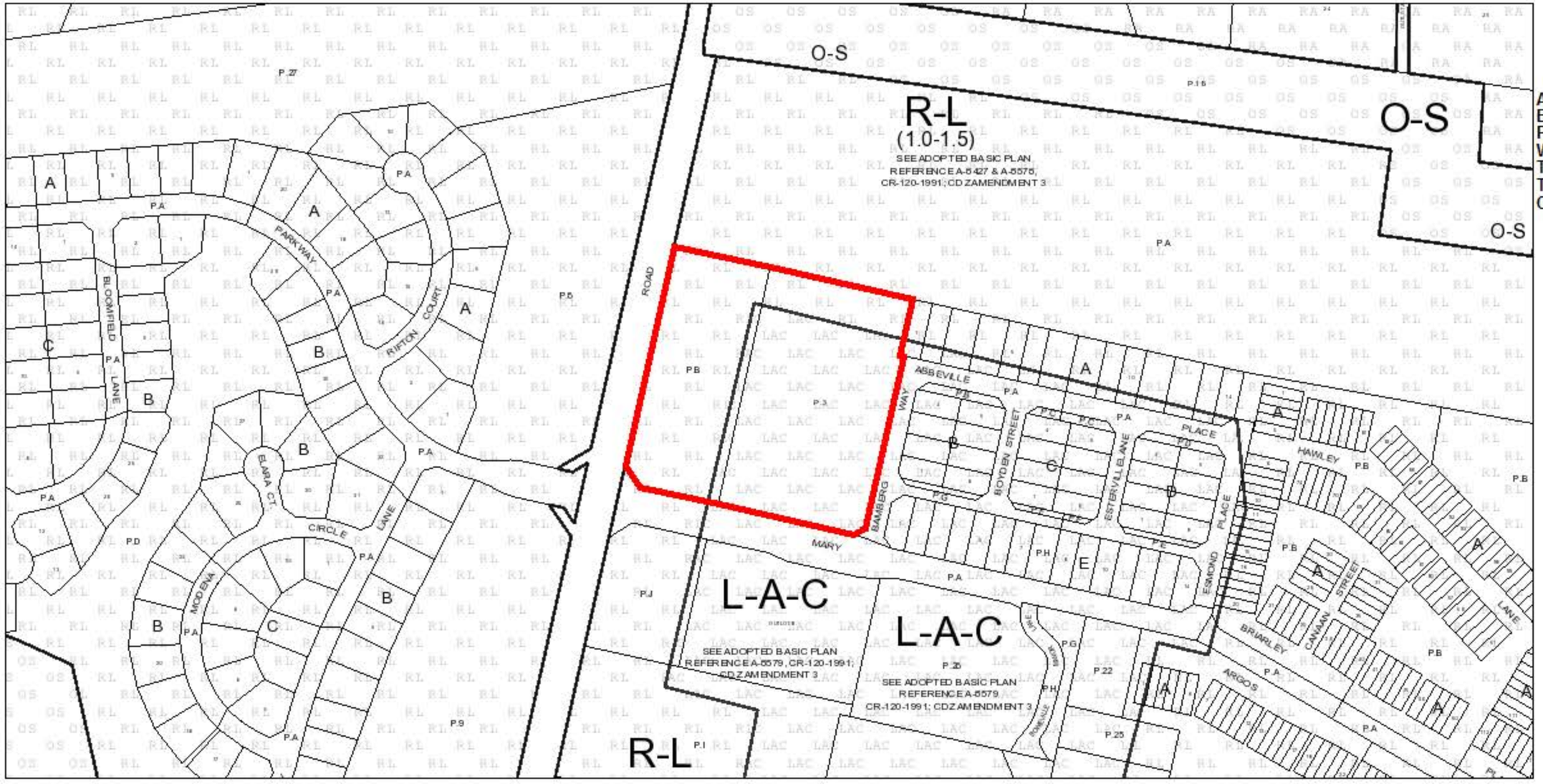
APP NO: A-8578-01
EXISTING ZONE: _____
PLANNING AREA: 74A
WSSC GRID: 201SE13
TAX MAP: 69
TAX GRID: E4
COUNCIL DISTRICT: 6

0 300
ft

1 inch = 300 feet

The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Geographic Information System

Created: 1/26/2024



PRIOR ZONING SKETCH MAP

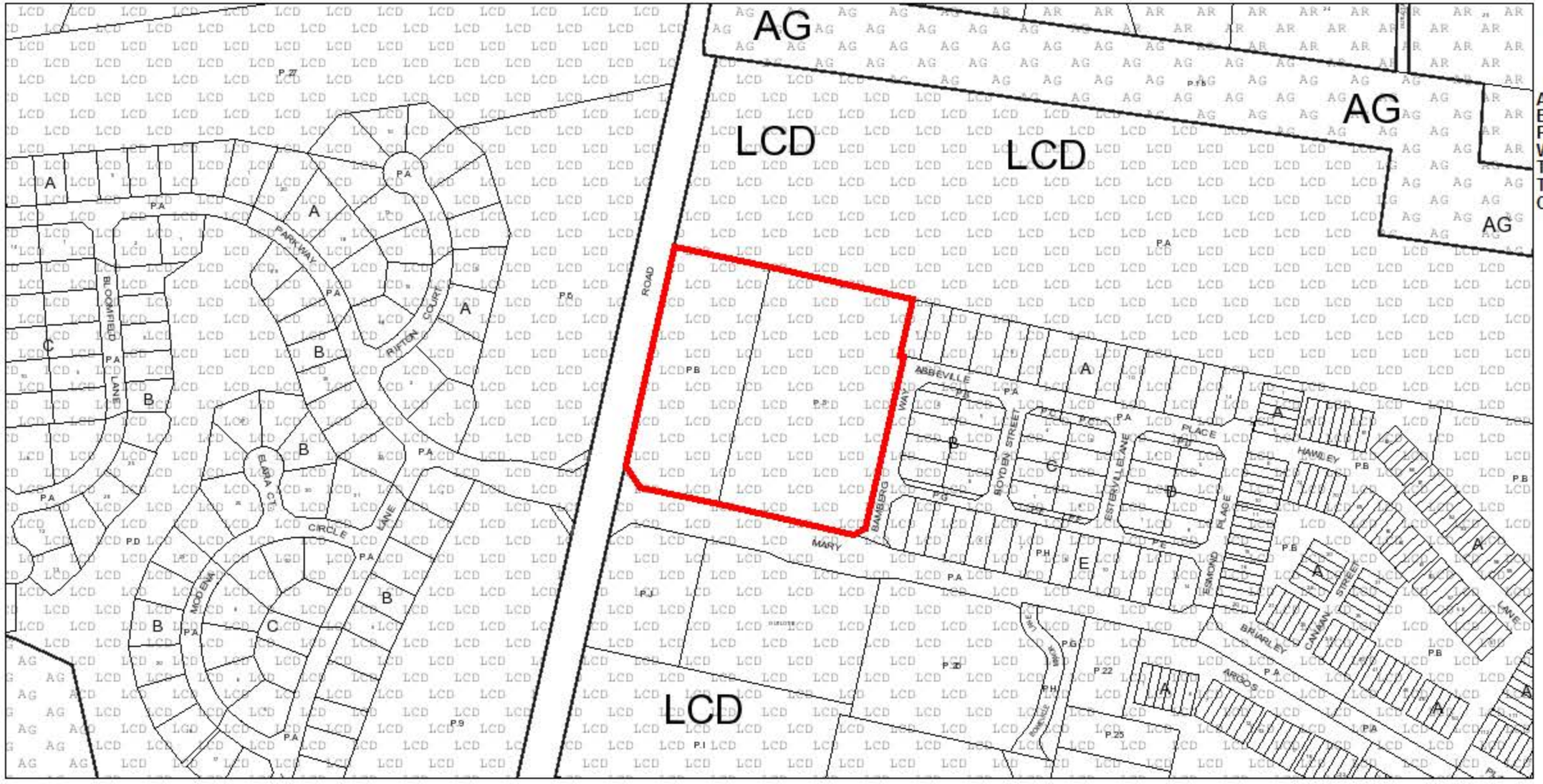
APP NO: A-8579-01
EXISTING ZONE: _____
PLANNING AREA: 74A
WSSC GRID: 201SE13
TAX MAP: 69
TAX GRID: E4
COUNCIL DISTRICT: 6

0 300
ft

1 inch = 300 feet

The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Geographic Information System

Created: 1/26/2024



ZONING SKETCH MAP

APP NO: CDP-9902-06
EXISTING ZONE: _____
PLANNING AREA: 74A
WSSC GRID: 201SE13
TAX MAP: 69
TAX GRID: E4
COUNCIL DISTRICT: 6

0 300
ft

1 inch = 300 feet

The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Geographic Information System

Created: 1/26/2024

0 50 100 150 200 400Ft.

EVALINA S. MITCHELL
L. 4515 - F. 172
135.50 Acres
P. 12
Zoned R-A

COLLINGTON STATION
Zoned R-R

JERRINGTON CT.
JANSMORE CT.
JORDON
JARVIS CREST CT.
JOHNSTONE
LANE
JANDLEWAY CT.
POND
DRIVE
JORDROK CT.
MILL
JAMESVIEW
JENNINGS
JOHNSON VALLEY CT.
JOHNSON RD.
GROVE RIDGE LANE
JENKINS
CULTIVATED FIELD

N/F C. HALL
L. HB12 - F. 340

N/F W.B. BINGER
L. 423 - F. 211

N/F
M.N.C.P.& P.C.
L. 3711 - F. 243
Zoned R-A

N/F E. CZARCINSKI et ux
L. 3695 - F. 473

SCHOOL / PARK SITE

SOUTH

DEVELOPMENT PARCEL
T
SINGLE FAMILY DETACHED

L.A.C.
SINGLE FAMILY DETACHED

DEVELOPMENT PARCEL
F
SINGLE FAMILY ATTACHED

DEVELOPMENT PARCEL
H
SINGLE FAMILY DETACHED

GOLF

MASTER PLAN - A-44 R.O.W.

OPEN SPACE

N/F ERNEST D. MAIER, Jr. et al
L. 3981 - F. 533

BUFFER

HOA OPEN SPACE

BOWIEVILLE MANSION
(HISTORIC SITE)

CLUBHOUSE

DEVELOPMENT PARCEL
G
SINGLE FAMILY ATTACHED

DEVELOPMENT PARCEL
I
SINGLE FAMILY DETACHED

ROAD

BRANCH

DEVELOPMENT PARCEL
J
SINGLE FAMILY DETACHED

OPEN SPACE

DEVELOPMENT PARCEL
L
SINGLE FAMILY DETACHED

RAILROAD

PENNSYLVANIA RAILROAD
(FORMERLY B.& O. R.R.)
1 TRACK R/W

BLACK BRANCH

DEVELOPMENT PARCEL
K
SINGLE FAMILY DETACHED

N/F EARL LOVELESS et al
L. 2711 F. 543
Zoned R-R

COLLINGTON

PENNSYLVANIA

CHURCH

W.SEATON BELT
JBB 6 /233
187.09 Acres
P. 22
Zoned R-E

HERMAN and FLORENCE T. D'AULERIO
L.4193 - F. 546
P. 6
Zoned R-A

ST. BARNABAS CEMETERY
THE VESTRY OF ST. BARNABAS CHURCH
(IN LANNE PARISH)
L. 1671 - F. 378
7.91 Acres
Zoned R-E

OAK GROVE ROAD

KEY
- PROPOSED LOCAL ROAD
- EXISTING COUNTY ROAD
- MASTER PLAN TRAIL
- GOLF CORRIDOR
- COMMUNITY FACILITY
- UNIQUE FEATURE

KEY
- EXISTING 100 YEAR FLOODPLAIN
  REFERENCE G&O 100 YEAR FLOODPLAIN COLLINGTON BRANCH STORMWATER MANAGEMENT FACILITY PLAN - JUNE 1985 - FLOODPLAIN SHOWN ON TRIBUTARIES TO BLACK BRANCH ARE APPROXIMATED
- APPROXIMATE LOCATION OF WETLANDS
- APPROXIMATE LOCATION OF WATERS OF THE USA

NOTE: ALL AREAS SUBJECT TO WRITTEN CONFIRMATION FROM THE U.S. ARMY CORPS OF ENGINEERS

SITE DATA

TOTAL SITE AREA = 925 Acres

R-L		L-A-C	
GROSS AREA	892 Acres	GROSS AREA	33 Acres
LESS 50% FL. PL.. (92 Acs.)	-46 Acres	COMMUNITY SERVICE CTR.	40,000 Sq.Ft.
NET SITE AREA	846 Acres	VILLAGE HOUSING	52 Units
R - L 1.0 DU/Ac	846 Acres	CHURCH	
R - L 1.5 DU/Ac.	1,269 Units	BOWIEVILLE HISTORIC SITE	
PROPOSED DENSITY	1096 Units 1.3 DU/Acs.	DAY CARE	

OAK CREEK CLUB
Title: Basic Plan
Sheet: 2 of 2
File: 81-100-03 D
ANNE PARRIS
BE

BASIC PLAN

REVISIONS		
	4-14-98	REVISED LAYOUT

MONTGOMERY / KONTGAS ENTERPRISES INC.

OAK CREEK CLUB
PRINCE GEORGE'S COUNTY, MD.
SCALE: 1" = 200' 2 2 OF

GENERAL NOTES

1. This site is currently zoned LCD (Legacy Comprehensive Design). The site was previously zoned L-A-C (Local Activity Center) and R-L (Residential Low Development) and is located in Environmental Strategy Area #2 in accordance with Plan 2035.
2. The source of the property boundaries on this plan is from a boundary survey by Charles P. Johnson & Associates, Inc. The fieldwork for this survey was started in 1989, with the last date of fieldwork being 10/5/23.
3. The topography shown on this plan was field gathered by Charles P. Johnson & Associates staff on 10/5/23.
4. The source of the soils information on this plan is from the 1) USDA NRCS Web Soil Survey (WSS) in a Custom Soil Resource Report for an Area of Interest (AOI) established for the subject site only and generated on September 21, 2023; and 2) the current Prince George's Soil Conservation District Soil Erosion and Sediment Control - Pond Safety Reference Manual.
5. In a letter dated October 9, 2023 the Prince George's County Department of Permitting, Inspections and Enforcement states that no county regulated 100-year floodplain is located on-site.
6. No wetlands or streams are located on-site as field verified by Charles P. Johnson & Associates staff in September 2023.
7. This site does not contain Wetlands of Special State Concern as defined in COMAR 26.23.06.01.
8. This site is not located within a Tier II catchment area and does not contain a Tier II waterbody as defined in COMAR 26.08.02.04. This site is not located within an impaired water body with a Total Maximum Daily Load (TMDL) allocated for sediment, which are afforded special protection under Maryland's Anti-degradation policy.
9. This site is located within a Stronghold Watershed based on PG Atlas data as established by the MD DNR.
10. In a letter dated November 8, 2023 the Maryland Department of Natural Resource Natural Heritage Program has determined there are "no official records for State or Federal listed, candidate, proposed, or rare plant or animal species within the project area."
11. This site includes potential Forest Interior Dwelling Species (FIDS) habitat.
12. The site is subject to previously approved TCP1-091-92. Parcel B is subject to previously approved TCP2-109-03. P/o Parcel 3 is not subject to any previous TCP2 approval.
13. There are 14 specimen, champion, and/or historic trees located on the property. These trees were located using field observations and survey equipment.
14. The subject site is not within a Scenic Resources Policy Area.
15. Church road is a Scenic and Historic Roadway.
16. The Bowieville Historic Site (74A-018) is in the vicinity of the subject property but is not adjacent.
17. There are no known archeological sites located on the subject property. Phase I and Phase II archeological survey and evaluation in 1999, February 2004, and November 2004 over the entire 932 acres within the Oak Creek Club Subdivision.
18. Marlboro clay is present on the site, Christina clay is not present on or within the vicinity of this site.
19. The site is not located in the vicinity of any master planned roadway designated as arterial or higher.
20. The subject property is not located within the 2009 Joint Base Andrews Noise Contours.
21. The site is not located within an Aviation Policy Area (APA).
22. The site is not located within the Chesapeake Bay Critical Area (CBCA).
23. An approved NRI is valid for five years from the date of signature by staff, or until information used to prepare the NRI changes. NRIs will be required to be revised and reapproved if the base information changes significantly. Approval of this NRI in no way imparts any other development application approvals.

Specimen Tree List		Date field work completed: 9/22/2023				Staff: JNH & LMM
Tree #	Common Name	Scientific Name	DBH (in.)	CRZ (ft.)	Condition	Notes
1	Sweetgum	*Liquidambar styraciflua*	32	48	Good	One-sided
2	Tulip Poplar	*Liriodendron tulipifera*	33	49.5	Good	N/A
3	American Beech	*Fagus grandifolia*	43	64.5	Good	Trunk cavity
4	Pin Oak	*Quercus palustris*	40	60	Fair	Dieback, trunk cavity, broken branches
5	Tulip Poplar	*Liriodendron tulipifera*	39	58.5	Good	N/A
6	Pin Oak	*Quercus palustris*	36	54	Fair	Broken branches
7	Pine sp.	*Pinus spp.*	32	48	Poor	Broken branches, Dead leader
8	American Beech	*Fagus grandifolia*	34	51	Good	Broken branches
9	Pin Oak	*Quercus palustris*	36	54	Fair	Broken branches
10	Northern Red Oak	*Quercus rubra*	36	54	Fair	Broken branches
11	Northern Red Oak	*Quercus rubra*	34	51	Fair	Broken branches, lichen
12	Sweetgum	*Liquidambar styraciflua*	31	46.5	Good	Splits at 4.5'
13	Tulip Poplar	*Liriodendron tulipifera*	33	49.5	Poor	Canopy dieback
14	Tulip Poplar	*Liriodendron tulipifera*	38	57	Good	N/A

SITE STATISTICS TABLE	Total
Gross tract area	8.09 AC.
Existing 100-year floodplain	0.00 AC.
Net tract area	8.09 AC.
Existing woodland in the floodplain	0.00 AC.
Existing woodland net tract	3.08 AC.
Existing woodland total	3.08 AC.
Existing PMA	0.00 AC.
Regulated streams (linear feet of centerline)	0 L.F.
Riparian (wooded) buffer up to 300 feet wide	0.00 AC.

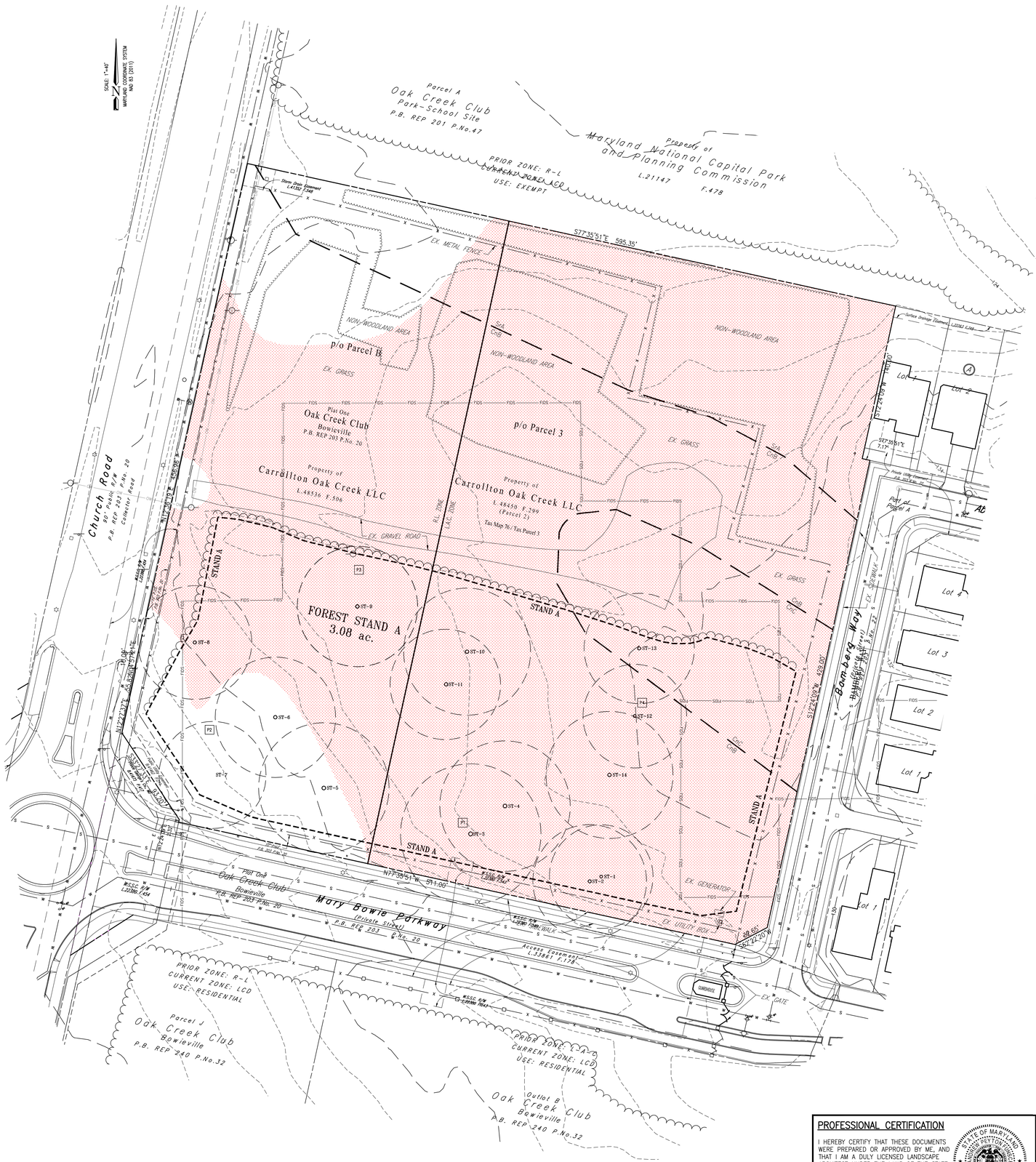
FOREST STAND AREA AND RETENTION TABLE		
Stand	Area (acres)	Retention Potential
A	3.08	High
Total	3.08	

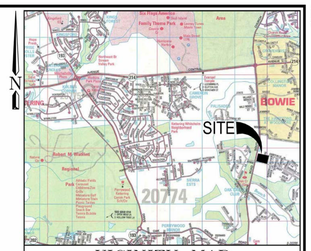
GENERAL INFORMATION TABLE		
Layer	Category	Value
Zone	Current Zoning (Zone)	LCD (Legacy Comprehensive Design)
Zone	Previous Zone (Zone)	L-A-C (Local Activity Center) R-L (Residential Low Development)
Zone	Aviation Policy Area (APA)	N/A
Administrative	Tax Grid (TMG)	069E4/076F1
Administrative	WSSC Grid (Sheet 20)	201SE12
Administrative	Planning Area (Plan Area)	74A
Administrative	Election District (ED)	7
Administrative	Councilmanic District (CD)	6
Administrative	General Plan 2002 Tier (Tier)	Developing
Administrative	General Plan Growth Policy (2035)	Established Communities

WEB SOILS SURVEY SOILS TABLE					
Map Unit Symbol	Map Unit Name	K-Factor (Erodability)	Hydric Rating	Hydrologic Soil Group	Drainage Class
CnB	Collington-wist complex, 2 to 5 percent slopes	0.17	0	B/A	Well drained
CnC	Collington-wist complex, 5 to 10 percent slopes	0.17	0	B/A	Well drained
SrA	Shrewsbury loam, 0 to 2 percent slopes	0.24	85	B/D	Poorly drained

Taken from: USDA, NRCS, Web Soil Survey (WSS) available online at http://websoilsurvey.nrcs.usda.gov

FOREST STAND 'A' SUMMARY TABLE			
1	Dominant species		Tulip Poplar, Sweetgum
2	Codominant species		Red Maple, Tulip Poplar, Pin Oak, Pine sp., Black Cherry
3	Forest Association		Tulip Poplar
4	Successional Stage		Young
5	Basal area in s.f. per acre		290
6	Size class of dominant species		12-20 Inches
7	Percent canopy coverage		80%
8	Number of tree species		10
9	Common understory species		Tulip Poplar, Sweetgum, Pin Oak, Red Maple, Black Gum, Pine sp., Beech, Chestnut Oak, Northern Red Oak, Black Cherry.
10	Percent of understory coverage - 3' to 20' tall		45%
11	Number of woody plant species - 3' to 20' tall		7
12	Common herbaceous species		Fern sp., assorted grasses.
13	Percent herbaceous plant coverage - 0' to 3' tall		13%
14	List of major invasive plant species and percent of coverage	Overstory	0% None
		Understory	0% None
		Herbaceous	13% Greenbrier, Multiflora Rose, Japanese Stiltgrass
15	Number of standing dead trees 6" DBH +		2
16	Comments		Not many invasives. Groundcover mostly leaves.
17	Number of trees per acre		290
18	Average Diameter at Breast Height (DBH)		17.3 Inches





VICINITY MAP
P.G. CO. MAP PAGE 5532 GRID J-8
SCALE: 1"=2000'

LEGEND

- PROPERTY BOUNDARY
- TREE LINE
- NON-WOODLAND AREAS
- STAND A — FOREST STAND BOUNDARY
- BuB / Px — SOILS BOUNDARY
- 200 — EX. MAJOR CONTOUR
- 198 — EX. MINOR CONTOUR
- EX. LIGHT POST
- EX. METAL FENCE
- EX. UTILITY POLE
- OW — EX. OVERHEAD WIRE
- S — EX. SANITARY SEWER LINE
- G — EX. GAS LINE
- EX. RIGHT OF WAY
- EX. EASEMENT
- ST-1 — SPECIMEN TREE 30" DBH AND GREATER, WITH CRITICAL ROOT ZONE (CRZ)
- P1 — FSD DATA SAMPLE POINT
- EX. SIGN
- R.L. ZONE / L.A.C ZONE — SPLIT ZONING LINE
- FIDS — POTENTIAL FOREST INTERIOR DWELLING SPECIES 300' HABITAT BUFFER
- EX. MARLBORO CLAY (PER PG ATLAS)

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
NATURAL RESOURCES INVENTORY PLAN APPROVAL
NRI-136-2023

	Approved by	Date	Reason for Revision
00	Mary Rea	12/7/2023	
01			
02			
03			

UPDATES/REVISIONS:

NRI-136-2023
NATURAL RESOURCE INVENTORY PLAN

OAK CREEK - LANDBAY T

7th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND,

LICENSE NUMBER: 4207

EXPIRATION DATE: 05/30/2025

STATE OF MARYLAND — ANDREW FRANKLIN MEA — REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT — No. 4207

Andrew Franklin Mea 2023.10.07 09:59:37 -04'00'

Not valid without signature

CPJ Associates
Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
1754 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9304
www.cpja.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

CLIENT: CARROLLTON OAK CREEK LLC.
11785 BELTSVILLE DRIVE
BELTSVILLE, MD, 20705

WSSC GRID: 201SE12
TAX MAP: 76-F1, 69-E4
DESIGN: N/A
DRAFT: JNH/LMM
DATE: OCTOBER 2023
SCALE: 1" = 40'
SHEET 1 OF 1
FILE NO: 2003-1099\20-01

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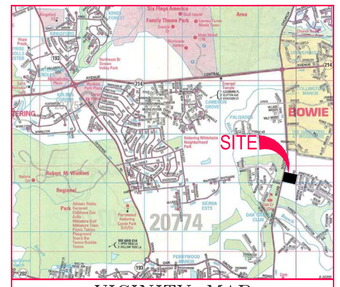

VICINITY MAP
P.G. CO. MAP PAGE 5532 GRID J-8
SCALE: 1"=2000'

Parcel A
Oak Creek Club
Park-School Site
P.B. REP 201 P.No.47

Property of
Maryland National Capital Park
and Planning Commission
L.21147 F.478
Tax Map 69 Grid E1
Zone: LCD

MARYLAND COORDINATE SYSTEM NAD83/91
SCALE: 1"=50'

S77°35'51"E 595.35'

Combined Area
352,317 s.f. or 8.09 Ac.

p/o Parcel B
139,815 s.f. or 3.21 Ac.

Plat One
Oak Creek Club
Bowieville
P.B. REP 203 P.No. 20
Tax Map 69 / Grid E4
Zone: LCD

Property of
Carrollton Oak Creek LLC
L.48536 F.506

Tax Parcel 3
212,502 s.f. or 4.88 Ac.

Property of
Carrollton Oak Creek LLC
L.48450 F.299
(Parcel 2)
Tax Map 76 / Tax Parcel 3
Zone: LCD

N12°36'19"E 456.86'

N12°27'37"E 3,172.45'ON 80'01
55.82'

S33°27'53"E 93.20'

N12°24'09"E 2.32'

N77°35'51"W 511.00'

S12°24'09"W 140.00'

S77°35'51"E 7.17'

S12°24'09"W 429.00'

S62°22'20"W 32.65'

Lot 1 | Lot 2 | Lot 3 | Lot 4
Tax Map 69 Grid E4 Zone: LCD
Plat One
Oak Creek Club
Lake View
P.B. REP 203 P.No. 22

Abbeville Place
(Private Street)

Parcel B
Lot 4
Lot 3
Lot 2
Lot 1
Parcel G
Part of Parcel A Tax Map 69 Grid E4 Zone: LCD
Plat One
Oak Creek Club
Lake View
P.B. REP 203 P.No. 22

Bamberg Way
(Private Street)
P.B. REP 203 P.No. 22

Lot 1 | Lot 2 | Lot 3

Church Road
90' Public R/W
P.B. REP 203 P.No. 20

p/o Parcel B
Plat Twelve
Oak Creek Club
Golf Course
P.B. REP 201 P.No. 59
Tax Map 69 Grid E4

Plat One
Oak Creek Club
Pine Valley
P.B. REP 203 P.No. 17
Tax Map 76 Grid E1
Zone: LCD

Mary Bowie Parkway
(Private Street)
P.B. REP 203 P.No. 20

Plat One
Oak Creek Club
Bowieville
P.B. REP 203 P.No. 20
Tax Map 76 Grid E1
Zone: LCD

Parcel J
Oak Creek Club
Bowieville
P.B. REP 240 P.No.32

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON WAS OBTAINED USING ACCEPTED LAND SURVEYING PRACTICES; THAT THE BOUNDARY INFORMATION SHOWN HEREON IS TAKEN FROM AVAILABLE DEEDS AND RECORDS; THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE PREPARED UNDER MY RESPONSIBLE CHARGE AND ARE IN COMPLIANCE WITH COMAR REGULATION 09.13.06.12.

DATE: Nov. 13, 2023

Daniel F. DeBolt
Property Line Surveyor
MD LIC. # 526 EXP. 02/17/25

STATE OF MARYLAND · DANIEL FRANCIS DEBOLT · 526 · PROPERTY LINE SURVEYOR

Engineering Boundary Survey
the property of
Carrollton Oak Creek LLC

Oak Creek Club - Landbay T

Bowieville (7th District
Prince George's County, Maryland

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CLIENT : Carrollton Oak Creek LLC, 11785 Beltsville Drive, Beltsville MD. 20705

TAX MAP/WSSC | SITE PLAN NO:
DESIGN DFD | SHEET 1 OF 1
DRAFT DFD
DATE 11/13/23
SCALE 1" = 50'
FILE NO : 2003-1099-97.01

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Attached Xrefs: TB24x36 BSD/TB24x36

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Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
Silver Spring, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

January 3, 2024

TO: MNCPPC
Development Review Division
14741 Governor Oden Bowie Drive,
Upper Marlboro, MD 20772

RE: Project Narrative for Pre-Application Conference Submission for
Basic Plan, Conceptual Design Plan, Preliminary Plan and Specific Design Plan
Oak Creek Club – Landbay T

On behalf of our client, Carrollton Oak Creek LLC, we are submitting a pre-application conference request for the property located at the north-east corner of the intersection of Mary Bowie Parkway and South Church Road. The subject property consists of p/o Oak Creek Club Parcel B, Tax ID #36369255; and p/o Parcel 3, Tax ID #0777144.

The property is 8.09 acres in total. Under the Current Zoning Ordinance, both parcels are zoned LCD (Legacy Comprehensive Design). Under the Prior Zoning Ordinance, Parcel B was zoned R-L (Residential Low Development) and Parcel 3 was zoned L-A-C (Local Activity Center). The property is currently undeveloped.

The subject property was previously included in one or more of the following development applications.

- Basic Plan A-8427, A-8578 and A-8579
- CDP-9902-05 (R-L) and CDP-9903-04 (L-A-C)
- PPS #4-01032
- SDP-0308-07
- TCP2-109-03-06

The applicant, Carrollton Oak Creek LLC, is proposing to create 28 single family detached lots. Eight (8) lots will be in the R-L zone with a min. area of 8,000 sq. ft. The remaining twenty (20) lots are in the L-A-C zone and will be a min. of 6,000 sq. ft. All lots will be comparable to the lots in the adjacent Landbay F, Lake View, neighborhood. Grading will be required over the entire site for house, roadways, and stormwater management.

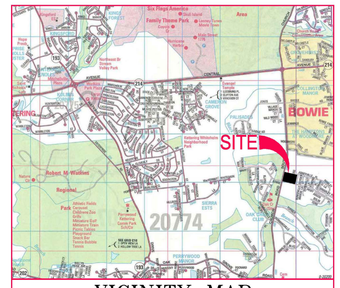
This property does include nor is it adjacent to a historic property; however, the environmental Setting for historic Bowieville Manor is nearby and is part of SDP-0308.

Natural Resources Inventory Plan, NRI-136-2023 was approved for this property on December 7, 2023.

Respectfully submitted,

Sallie P. Stewart, PLA

MD LA #612



VICINITY MAP
P.G. CO. MAP PAGE 5532 GRID J-8
SCALE: 1"=2000'

Parcel A
Oak Creek Club
Park-School Site
P.B. REP 201 P.No.47

Property of
Maryland National Capital Park
and Planning Commission
L.21147 F.478
Tax Map 69 Grid E1
Zone: LCD

MARYLAND COORDINATE SYSTEM NAD83/91

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139,815 s.f. or 3.21 Ac.

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Oak Creek Club
Bowieville
P.B. REP 203 P.No. 20
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Zone: LCD

Property of
Carrollton Oak Creek LLC
L.48450 F.506

Tax Parcel 3
212,502 s.f. or 4.88 Ac.

Property of
Carrollton Oak Creek LLC
L.48450 F.299
(Parcel 2)
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N1°2'36"E 456.86'

N12°27'37"E 3,17,LS*ON
80.01
55.82'

S32°27'37"E 93.20'

N12°24'09"E 2.32'

N77°35'51"W 511.00'

S12°24'09"W 140.00'

S77°35'51"E 7.17'

S12°24'09"W 429.00'

S82°22'20"W 32.65'

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Plat One Oak Creek Club Lake View P.B. REP 203 P.No. 22

Abbeville Place
(Private Street)

Parcel B | Lot 4 | Lot 3 | Lot 2 | Lot 1 | Parcel G
Part of Parcel A Tax Map 69 Grid E4 Zone: LCD
Plat One Oak Creek Club Lake View P.B. REP 203 P.No. 22

Bamberg Way
(Private Street)
P.B. REP 203 P.No. 22

Lot 1 | Lot 2 | Lot 3

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90' Public R/W
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p/o Parcel B
Plat Twelve
Oak Creek Club
Golf Course
P.B. REP 201 P.No. 59
Tax Map 69 Grid E4

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Oak Creek Club
Pine Valley
P.B. REP 203 P.No. 17
Tax Map 76 Grid E1
Zone: LCD

Mary Bowie Parkway
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Oak Creek Club
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P.B. REP 203 P.No. 20
Tax Map 76 Grid E1
Zone: LCD

Parcel J
Oak Creek Club
Bowieville
P.B. REP 240 P.No.32

SURVEYOR'S CERTIFICATE:

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Property Line Surveyor
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STATE OF MARYLAND · DANIEL FRANCIS DEBOLT · 526 · PROPERTY LINE SURVEYOR

Engineering Boundary Survey
the property of
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CLIENT :
Carrollton Oak Creek LLC
11785 Beltsville Drive
Beltsville MD, 20705

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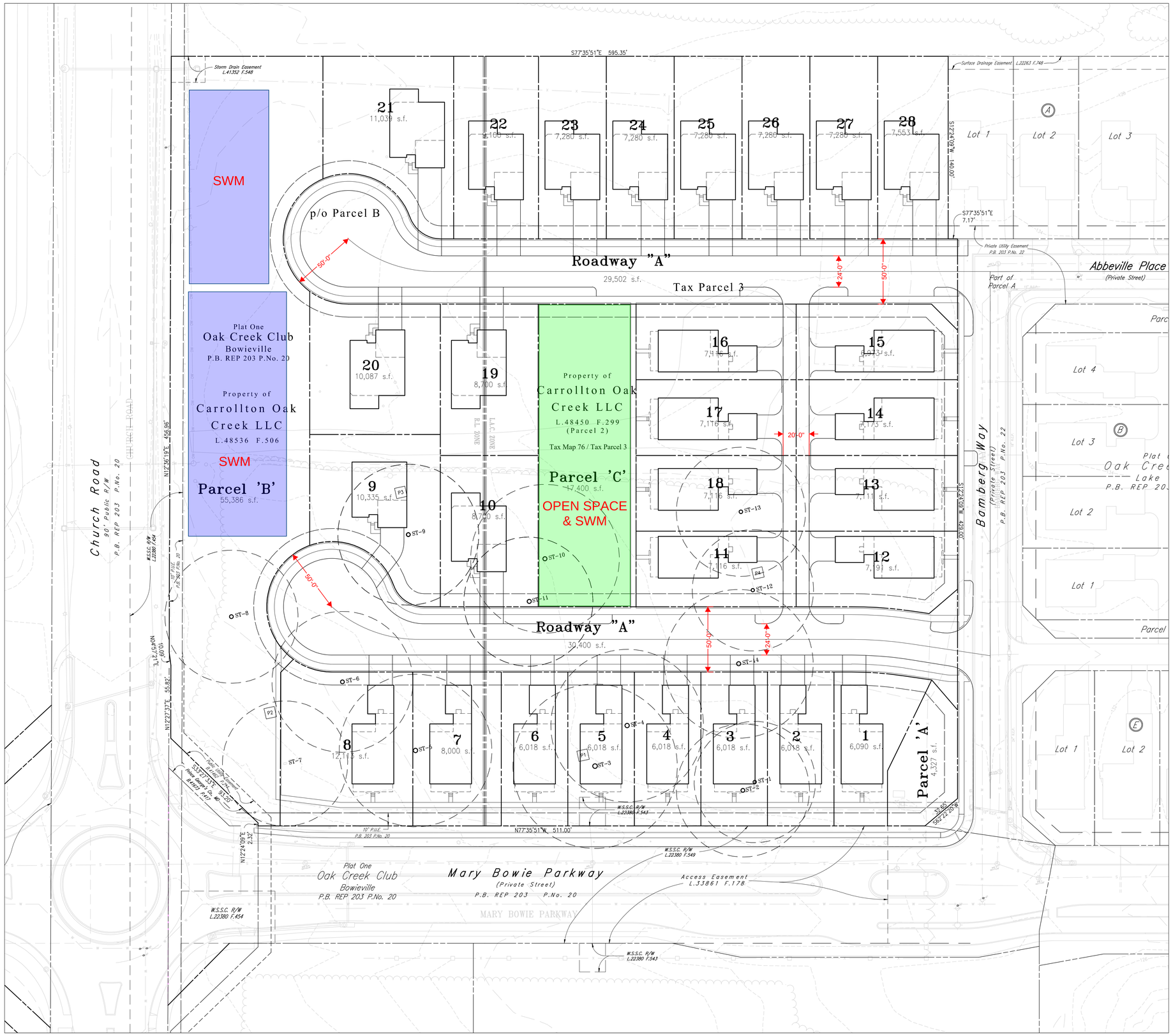
TAX MAP/WSSC	SITE PLAN NO:
DESIGN DFD	SHEET 1 OF 1
DRAFT DFD	
DATE 11/13/23	FILE NO : 2003-1099-97.01
SCALE 1" = 50'	

Attached Xrefs: _TB24x36 _BSD/TB24x36

Last Saved 11/13/2023 Last Plotted 11/13/2023 6:00 PM Sheet N:\2003-1099\DWG\97-01



SITE DEVELOPMENT CONCEPT PLAN

OAK CREEK - LANDBAY T

QUEEN ANNE (7TH) ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND

CPJ Associates
Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394
www.cpja.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

CLIENT: CarrolBton Oak Creek, LLC, 11785 Belleville Drive, Belleville, MD 20705	WSSC GRID: 203SE02	TAX MAP: 76- FT, 69- E4	
	DESIGN: SPS/APF	SHEET: 1	OF: 1
	DRAFT: LMM		
	DATE: OCT. 2023		
	SCALE: 1" = 30'	FILE NO: 2003-1099-01 D	

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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

Pre-application Conference Meeting Date: 1/26/2024

The Pre-application Conference is intended both for the applicant to seek guidance on the development proposal AND for staff to seek basic information about the project.

1. General Project Information

Case Numbers: A-8427-01, A-8578-01, A-8579-01, CDP-9902-06, CDP-9903-05, 4-24004+ADQ-2024-004	**Municipal boundary:**	**Master Plan:**
Project Name: OAK CREEK CLUB - LANDBAY T	**Metro Station:**	**Planning Area: 74A**
Project Location: LOCATED AT THE NORTH-EAST CORNER OF THE INTERSECTION OF MARY BOWIE PARKWAY AND SOUTH CHURCH ROAD.	**Police District: 10**	**Water/Sewer:**
Project Description: THE APPLICANT, CARROLLTON OAK CREEK LLC, IS PROPOSING TO CREATE 28 SINGLE FAMILY DETACHED LOTS. EIGHT (8) LOTS WILL BE IN THE R-L ZONE WITH A MIN. AREA OF 8,000 SQ. FT. THE REMAINI	**Center or Corridor:**	

2. Follow-up Actions to Pre-application Conference

Items prepared and included with this summary:	**Zoning sketch map, mailing listsand receipt**	Informational Mailing & Notice of Neighborhood meeting template	Sign Posting for neighborhood meeting template	Application filing instructions

3. Planners Comments	Planners Name	Planners Email Address
Subdivision	Mridula Gupta	Mridula.gupta@ppd.mncppc.org
Zoning	Natalia Gomez	Natalia.gomezrojas@ppd.mncppc.org
Urban Design	Anthony Varni	Anthony.varni@ppd.mncppc.org
Community Planning	Thomas Lester	Thomas.Lester@ppd.mncppc.org
Transportation Planning **Pedestrian & Bicycle Facilities**	Noelle Smith	Noelle.smith@ppd.mncppc.org
Historic Preservation **Archeology**	Tyler Smith	Tyler.smith@ppd.mncppc.org
Environmental Planning **Geotech/Soils**	Mary Rea Don Sinn	Mary.rea@ppd.mncppc.org Donggeun.sinn@ppd.mncppc.org
Special Projects		
Parks	Ivy Thompson	Ivy.THompson@pgparks

4. Application Submission

Agent - *Please submit this form with your complete application package onfirst submission for pre-acceptance review.*	Date: (MM/DD/YYYY)
Agent Name: SALLIE	
Agent Phone #: (301) 434-7000	Agent E-mail: SSTEWART@CPJA.COM

NOTE: Per Sections 24-3302(d) and 27-3404(d), Pre-Application Conference (Effect of Conference), the pre-application conference is ONLY meant to facilitate the application review process. Discussions at the pre-application conference are neither binding nor final. Furthermore, a pre-application conference request does not constitute the filing of an application. Processing time for application review does not begin until and application is submitted and determined to be complete in accordance with Section 24-3305 and 27-3404, Determination of Completeness.

Pre-application Conference Meeting Date: 1/26/2024

Subdivision:	Additional Referral Comments

Reviewer: Mridula Gupta

Subject property consists of Parcel 3, recorded in Book 48450 page 299, and Parcel B, recorded in Plat Book REP 203 plat no. 20. Parcel 3 not platted. Currently vacant site.
Parent Case Numbers: CDP-9903, CDP-9902, SDP-0308, 4-01032. A-8427, A-8578, A-8579, CR-120-1991, CDZ Amendment 3
Basic plans and CD's will need to be amended prior to acceptance of the PPS.
4-01032 has expired. Parcel 3 was to be for a church site. Land swap with HOA.
Subject to APF requirements of the current Subdivision Regulations.
Oak Creek Club is a 923-acre planned golf course community. Church Road is a collector road C-300, and a scenic/historic road.
2022 Approved Bowie-Mitchellville and Vicinity Master Plan
Section 24-128(b)(14) of the prior Subdivision Regulations allows private roads for an integrated development which is a planned golf course community. PPS will need a justification in accordance with this section. Per this section, it appears that Lots 11 through 18 do not have access to a private road or a public road.

Zoning:

Reviewer: Natalia Gomez

- Current zone (for Parcels B and 3): Legacy Comprehensive Design (LCD)
- Prior zone (for Parcel B): Residential Low Development (R-L), which is located within a Comprehensive Design Zone.
- Prior zone (for Parcel 3): Local Activity Center (L-A-C), which is located within a Comprehensive Design Zone.
- The application will proceed pursuant to the prior Zoning Ordinance for both parcels.
- The proposed use, single-family detached dwelling units, is permitted by right in the R-L zone.
- The proposed use, single-family detached dwelling units, is permitted by right in the L-A-C zone.

Moving forward, the application should conform to the following (but not limited to) sections of the prior Zoning Ordinance:

- *Sec. 27-496(a): General Standards* (for Parcel 3)
- *Sec. 27-496(b): Public Benefit Features and Density/Intensity Increment Factors* (for Parcel 3)
- *Sec. 27-514.10(a): General Standards* (for Parcel B)
- *Sec. 27-514.10(b): Public Benefits and Density Increment Factors* (for Parcel B)

Submit copies of previous approvals.
Comply with applicable requirements and applicable conditions in the previous approvals mentioned in the SOJ, as amended.

Urban Design:

Reviewer: Anthony Varni

This application will be processed under the prior Zoning Ordinance and is an amendment to previously approved CDP-9902-05, CDP-9903-04 and SDP-0308-07. Conformance with Sections 27-496(a)(b) and Section 27-514.10(a)(b) will be evaluated at the time of site plan review and with applicable conditions of the previous approvals. Church Road is a historic road and will require a 4.6-2 Buffer Development from Special Roadways under the 2010 Landscape Manual.

Community Planning:

Reviewer: Thomas Lester

The 2022 *Approved Bowie Mitchellville and Vicinity Master Plan* recommends Residential Low (>0.5 to </3.5 Dwelling Units per Acre [DU/A]) on Parcel B. The 2022 *Approved Bowie Mitchellville and Vicinity Master Plan* recommends Residential Low (>0.5 to </3.5 DU/A) on a portion of Parcel 3, most of the parcel is recommended for Neighborhood Mixed-Use. Neighborhood Mixed-Use is defined as traditional retail/shopping areas that are transitioning to a mix of residential, shopping, eating and drinking, and other neighborhood serving amenities (</ 48 DU/A).

Pre-application Conference Meeting Date: 1/26/2024

Transportation Planning:	Additional Referral Comments
Reviewer:	

Property will have to meet Adequacy standards, at the time of PPS/ADQ provide a pre-submittal checklist to determine the method of traffic evaluation.

Pedestrian & Bicycle Facilities:

Bicycle & Pedestrian Impact Statement (BPIS) is required due to the LCD zone. At the time of ADQ/PPS please provide a BPIS scoping form for approval

Sidewalk, crosswalks and ADA compliance curb ramps are to be required throughout the site.

Historic Preservation:

Reviewer: Tyler Smith

No major issues

Archeology: Phase I Archeology completed in 2004 no sites identified. No major issues.

Environmental Planning:

Reviewer: Mary Rea/Don Sinn

The following items must be submitted with the acceptance folders:

1. Approved natural resources inventory (NRI).
2. Type 1 tree conservation plan (TCP1).
3. Approved stormwater management concept letter and plan or the proposed plan with proof it was submitted to DPIE for review.
4. A written explanation of how conformance to the policies of the Natural Environment Section of the Master Plan will be met.
5. Submit a statement of justification (SOJ) and application for any specimen tree removal with the preliminary plan of subdivision (PPS) application.
6. If the tree conservation requirement cannot be met all on-site, a SOJ of not meeting all of the woodland requirement on-site will be needed. The SOJ should address the conservation priorities as shown in Section 25-122(c)(1). This will be needed at time of PPS.

Geotechnical: Marlboro clay is present on-site. The presence of Marlboro clay shall be stated in the NRI note. The location of the clay shall be delineated on the plan. The site is relatively flat. No slope issues are anticipated.

Special Projects:

Reviewer: Tineya Walker

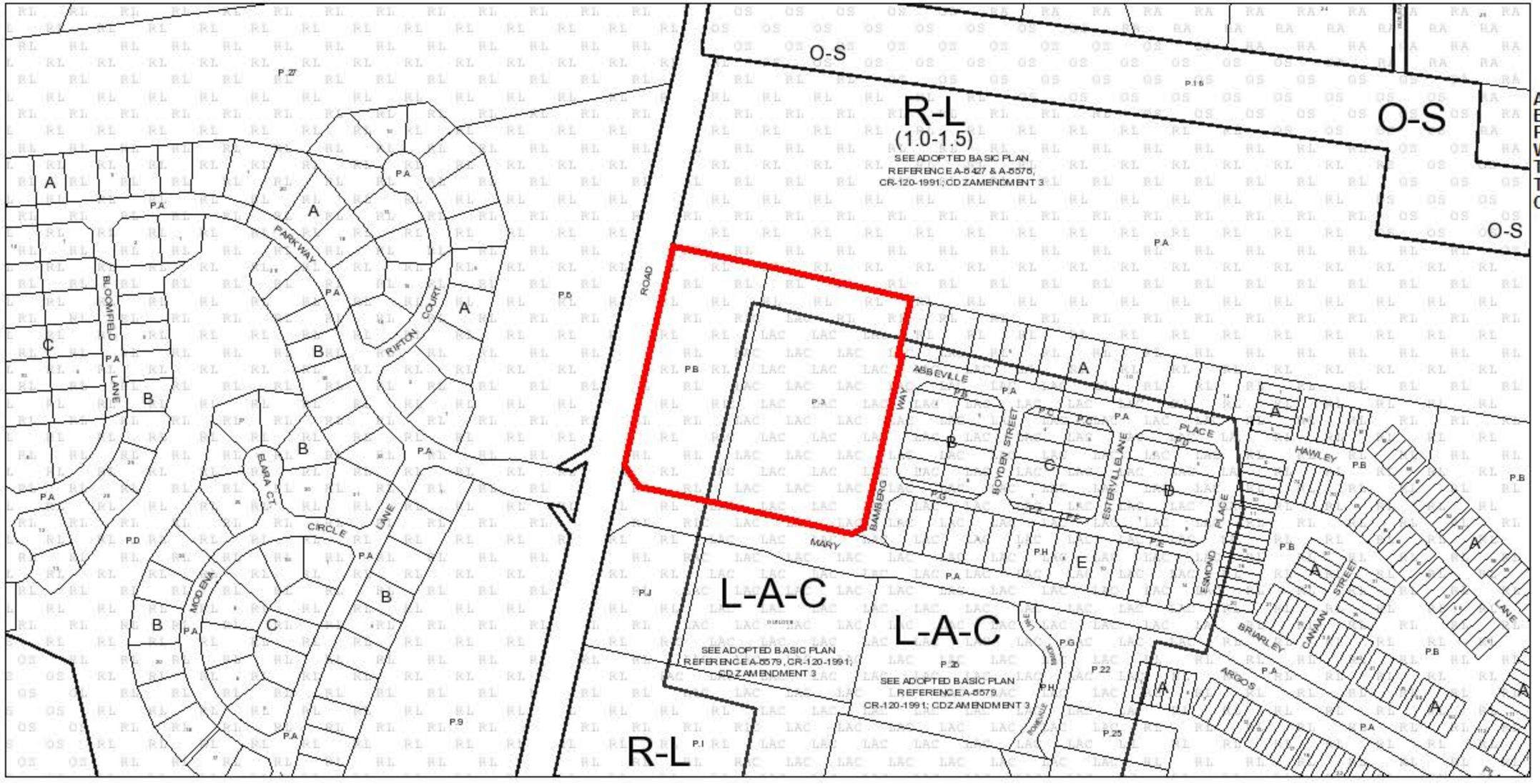
Planning Area: 74A Mitchellville & Vicinity
Police District: Division II Bowie located at 601 SW Crain Highway, Bowie, MD 20715
Fire Station: Bowie VFD Co. 843 located at 16498 Pointer Ridge Road, Bowie, MD 20715
Elementary School: Perrywood Elementary
Middle School: Kettering Middle
High School: Dr. Henry A Wise Jr. High
School Cluster: Cluster 4
Water/Sewer; Tier: Category 3; Tier 1

Parks:

Reviewer: Ivy Thompson

No major issues.

DPR will evaluate MPD requirements and impacts at relevant stages of development.



PRIOR ZONING SKETCH MAP

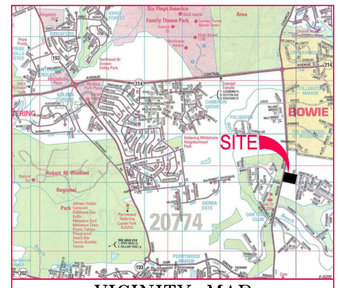
APP NO: A-8427-01
EXISTING ZONE: _____
PLANNING AREA: 74A
WSSC GRID: 201SE13
TAX MAP: 69
TAX GRID: E4
COUNCIL DISTRICT: 6

0 300
ft

1 inch = 300 feet

The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Geographic Information System

Created: 1/26/2024



VICINITY MAP
P.G. CO. MAP PAGE 5532 GRID J-8
SCALE: 1"=2000'

Parcel A
Oak Creek Club
Park-School Site
P.B. REP 201 P.No.47

Property of
Maryland National Capital Park
and Planning Commission
L.21147 F.478
Tax Map 69 Grid E1
Zone: LCD

MARYLAND COORDINATE SYSTEM NAD83/91

SCALE: 1"=50'

S77°35'51"E 595.35'

Combined Area
352,317 s.f. or 8.09 Ac.

p/o Parcel B
139,815 s.f. or 3.21 Ac.

Plat One
Oak Creek Club
Bowieville
P.B. REP 203 P.No. 20
Tax Map 69 / Grid E4
Zone: LCD

Property of
Carrollton Oak Creek LLC
L.48450 F.506

Tax Parcel 3
212,502 s.f. or 4.88 Ac.

Property of
Carrollton Oak Creek LLC
L.48450 F.299
(Parcel 2)
Tax Map 76 / Tax Parcel 3
Zone: LCD

N1°2'36"E 456.86'

N12°27'37"E 3,17,LS*ON
80.01
55.82'

S32°27'37"E 93.20'

N12°24'09"E 2.32'

N77°35'51"W 511.00'

S12°24'09"W 140.00'

S77°35'51"E 7.17'

S12°24'09"W 429.00'

S82°22'20"W 32.65'

Lot 1 | Lot 2 | Lot 3 | Lot 4
Tax Map 69 Grid E4 Zone: LCD
Plat One Oak Creek Club Lake View P.B. REP 203 P.No. 22

Abbeville Place
(Private Street)

Parcel B | Lot 4 | Lot 3 | Lot 2 | Lot 1 | Parcel G
Part of Parcel A Tax Map 69 Grid E4 Zone: LCD
Plat One Oak Creek Club Lake View P.B. REP 203 P.No. 22

Bamberg Way
(Private Street)
P.B. REP 203 P.No. 22

Lot 1 | Lot 2 | Lot 3

Church Road
90' Public R/W
P.B. REP 203 P.No. 20

p/o Parcel B
Plat Twelve
Oak Creek Club
Golf Course
P.B. REP 201 P.No. 59
Tax Map 69 Grid E4

Plat One
Oak Creek Club
Pine Valley
P.B. REP 203 P.No. 17
Tax Map 76 Grid E1
Zone: LCD

Mary Bowie Parkway
(Private Street)
P.B. REP 203 P.No. 20

Plat One
Oak Creek Club
Bowieville
P.B. REP 203 P.No. 20
Tax Map 76 Grid E1
Zone: LCD

Parcel J
Oak Creek Club
Bowieville
P.B. REP 240 P.No.32

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON WAS OBTAINED USING ACCEPTED LAND SURVEYING PRACTICES; THAT THE BOUNDARY INFORMATION SHOWN HEREON IS TAKEN FROM AVAILABLE DEEDS AND RECORDS; THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE PREPARED UNDER MY RESPONSIBLE CHARGE AND ARE IN COMPLIANCE WITH COMAR REGULATION 09.13.06.12.

DATE: Nov. 13, 2023

Daniel F. DeBolt
Property Line Surveyor
MD LIC. # 526 EXP. 02/17/25

STATE OF MARYLAND · DANIEL FRANCIS DEBOLT · 526 · PROPERTY LINE SURVEYOR

Engineering Boundary Survey
the property of
Carrollton Oak Creek LLC

Oak Creek Club - Landbay T

Bowieville (7th District
Prince George's County, Maryland

CPJ Associates
Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers · Planners · Landscape Architects · Surveyors
1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394
www.cpja.com · Silver Spring, MD · Gaithersburg, MD · Annapolis, MD · Greenbelt, MD · Frederick, MD · Fairfax, VA

CLIENT :
Carrollton Oak Creek LLC
11785 Beltsville Drive
Beltsville MD, 20705

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TAX MAP/WSSC	SITE PLAN NO:
DESIGN DFD	SHEET 1 OF 1
DRAFT DFD	
DATE 11/13/23	FILE NO : 2003-1099-97.01
SCALE 1" = 50'	

Attached Xrefs: _TB24x36 _BSD/TB24x36

Last Saved 11/13/2023 Last Plotted 11/13/2023 6:00 PM Sheet N:\2003-1099\DWG\97-01

GENERAL NOTES

1. This site is currently zoned LCD (Legacy Comprehensive Design). The site was previously zoned L-A-C (Local Activity Center) and R-L (Residential Low Development) and is located in Environmental Strategy Area #2 in accordance with Plan 2035.
2. The source of the property boundaries on this plan is from a boundary survey by Charles P. Johnson & Associates, Inc. The fieldwork for this survey was started in 1989, with the last date of fieldwork being 10/5/23.
3. The topography shown on this plan was field gathered by Charles P. Johnson & Associates staff on 10/5/23.
4. The source of the soils information on this plan is from the 1) USDA NRCS Web Soil Survey (WSS) in a Custom Soil Resource Report for an Area of Interest (AOI) established for the subject site only and generated on September 21, 2023; and 2) the current Prince George's Soil Conservation District Soil Erosion and Sediment Control - Pond Safety Reference Manual.
5. In a letter dated October 9, 2023 the Prince George's County Department of Permitting, Inspections and Enforcement states that no county regulated 100-year floodplain is located on-site.
6. No wetlands or streams are located on-site as field verified by Charles P. Johnson & Associates staff in September 2023.
7. This site does not contain Wetlands of Special State Concern as defined in COMAR 26.23.06.01.
8. This site is not located within a Tier II catchment area and does not contain a Tier II waterbody as defined in COMAR 26.08.02.04. This site is not located within an impaired water body with a Total Maximum Daily Load (TMDL) allocated for sediment, which are afforded special protection under Maryland's Anti-degradation policy.
9. This site is located within a Stronghold Watershed based on PG Atlas data as established by the MD DNR.
10. In a letter dated November 8, 2023 the Maryland Department of Natural Resource Natural Heritage Program has determined there are "no official records for State or Federal listed, candidate, proposed, or rare plant or animal species within the project area."
11. This site includes potential Forest Interior Dwelling Species (FIDS) habitat.
12. The site is subject to previously approved TCP1-091-92. Parcel B is subject to previously approved TCP2-109-03. P/o Parcel 3 is not subject to any previous TCP2 approval.
13. There are 14 specimen, champion, and/or historic trees located on the property. These trees were located using field observations and survey equipment.
14. The subject site is not within a Scenic Resources Policy Area.
15. Church road is a Scenic and Historic Roadway.
16. The Bowieville Historic Site (74A-018) is in the vicinity of the subject property but is not adjacent.
17. There are no known archeological sites located on the subject property. Phase I and Phase II archeological survey and evaluation in 1999, February 2004, and November 2004 over the entire 932 acres within the Oak Creek Club Subdivision.
18. Marlboro clay is present on the site, Christina clay is not present on or within the vicinity of this site.
19. The site is not located in the vicinity of any master planned roadway designated as arterial or higher.
20. The subject property is not located within the 2009 Joint Base Andrews Noise Contours.
21. The site is not located within an Aviation Policy Area (APA).
22. The site is not located within the Chesapeake Bay Critical Area (CBCA).
23. An approved NRI is valid for five years from the date of signature by staff, or until information used to prepare the NRI changes. NRIs will be required to be revised and reapproved if the base information changes significantly. Approval of this NRI in no way imparts any other development application approvals.

Specimen Tree List		Date field work completed: 9/22/2023				Staff: JNH & LMM
Tree #	Common Name	Scientific Name	DBH (in.)	CRZ (ft.)	Condition	Notes
1	Sweetgum	*Liquidambar styraciflua*	32	48	Good	One-sided
2	Tulip Poplar	*Liriodendron tulipifera*	33	49.5	Good	N/A
3	American Beech	*Fagus grandifolia*	43	64.5	Good	Trunk cavity
4	Pin Oak	*Quercus palustris*	40	60	Fair	Dieback, trunk cavity, broken branches
5	Tulip Poplar	*Liriodendron tulipifera*	39	58.5	Good	N/A
6	Pin Oak	*Quercus palustris*	36	54	Fair	Broken branches
7	Pine sp.	*Pinus spp.*	32	48	Poor	Broken branches, Dead leader
8	American Beech	*Fagus grandifolia*	34	51	Good	Broken branches
9	Pin Oak	*Quercus palustris*	36	54	Fair	Broken branches
10	Northern Red Oak	*Quercus rubra*	36	54	Fair	Broken branches
11	Northern Red Oak	*Quercus rubra*	34	51	Fair	Broken branches, lichen
12	Sweetgum	*Liquidambar styraciflua*	31	46.5	Good	Splits at 4.5'
13	Tulip Poplar	*Liriodendron tulipifera*	33	49.5	Poor	Canopy dieback
14	Tulip Poplar	*Liriodendron tulipifera*	38	57	Good	N/A

SITE STATISTICS TABLE	Total
Gross tract area	8.09 AC.
Existing 100-year floodplain	0.00 AC.
Net tract area	8.09 AC.
Existing woodland in the floodplain	0.00 AC.
Existing woodland net tract	3.08 AC.
Existing woodland total	3.08 AC.
Existing PMA	0.00 AC.
Regulated streams (linear feet of centerline)	0 L.F.
Riparian (wooded) buffer up to 300 feet wide	0.00 AC.

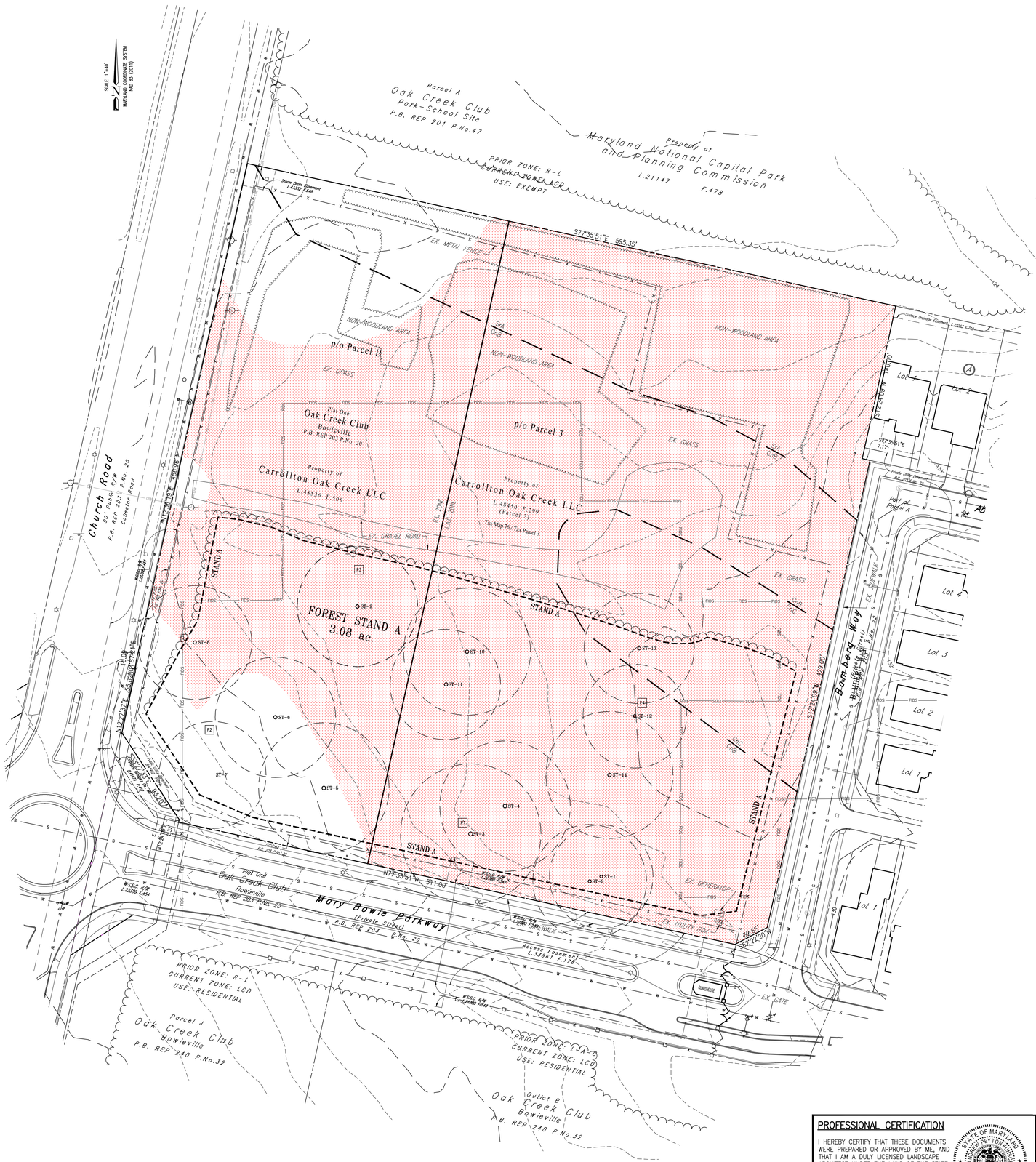
FOREST STAND AREA AND RETENTION TABLE		
Stand	Area (acres)	Retention Potential
A	3.08	High
Total	3.08	

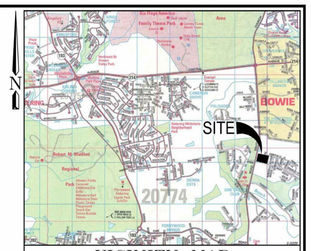
GENERAL INFORMATION TABLE		
Layer	Category	Value
Zone	Current Zoning (Zone)	LCD (Legacy Comprehensive Design)
Zone	Previous Zone (Zone)	L-A-C (Local Activity Center) R-L (Residential Low Development)
Zone	Aviation Policy Area (APA)	N/A
Administrative	Tax Grid (TMG)	069E4/076F1
Administrative	WSSC Grid (Sheet 20)	201SE12
Administrative	Planning Area (Plan Area)	74A
Administrative	Election District (ED)	7
Administrative	Councilmanic District (CD)	6
Administrative	General Plan 2002 Tier (Tier)	Developing
Administrative	General Plan Growth Policy (2035)	Established Communities

WEB SOILS SURVEY SOILS TABLE					
Map Unit Symbol	Map Unit Name	K-Factor (Erodability)	Hydric Rating	Hydrologic Soil Group	Drainage Class
CnB	Collington-wist complex, 2 to 5 percent slopes	0.17	0	B/A	Well drained
CnC	Collington-wist complex, 5 to 10 percent slopes	0.17	0	B/A	Well drained
SrA	Shrewsbury loam, 0 to 2 percent slopes	0.24	85	B/D	Poorly drained

Taken from: USDA, NRCS, Web Soil Survey (WSS) available online at http://websoilsurvey.nrcs.usda.gov

FOREST STAND 'A' SUMMARY TABLE			
1	Dominant species		Tulip Poplar, Sweetgum
2	Codominant species		Red Maple, Tulip Poplar, Pin Oak, Pine sp., Black Cherry
3	Forest Association		Tulip Poplar
4	Successional Stage		Young
5	Basal area in s.f. per acre		290
6	Size class of dominant species		12-20 Inches
7	Percent canopy coverage		80%
8	Number of tree species		10
9	Common understory species		Tulip Poplar, Sweetgum, Pin Oak, Red Maple, Black Gum, Pine sp., Beech, Chestnut Oak, Northern Red Oak, Black Cherry.
10	Percent of understory coverage - 3' to 20' tall		45%
11	Number of woody plant species - 3' to 20' tall		7
12	Common herbaceous species		Fern sp., assorted grasses.
13	Percent herbaceous plant coverage - 0' to 3' tall		13%
14	List of major invasive plant species and percent of coverage	Overstory	0% None
		Understory	0% None
		Herbaceous	13% Greenbrier, Multiflora Rose, Japanese Stiltgrass
15	Number of standing dead trees 6" DBH +		2
16	Comments		Not many invasives. Groundcover mostly leaves.
17	Number of trees per acre		290
18	Average Diameter at Breast Height (DBH)		17.3 Inches





VICINITY MAP
P.G. CO. MAP PAGE 5532 GRID J-8
SCALE: 1"=2000'

LEGEND

- PROPERTY BOUNDARY
- TREE LINE
- NON-WOODLAND AREAS
- STAND A — FOREST STAND BOUNDARY
- BuB / Px — SOILS BOUNDARY
- 200 — EX. MAJOR CONTOUR
- 198 — EX. MINOR CONTOUR
- EX. LIGHT POST
- EX. METAL FENCE
- EX. UTILITY POLE
- OW — EX. OVERHEAD WIRE
- S — EX. SANITARY SEWER LINE
- G — EX. GAS LINE
- EX. RIGHT OF WAY
- EX. EASEMENT
- ST-1 — SPECIMEN TREE 30" DBH AND GREATER, WITH CRITICAL ROOT ZONE (CRZ)
- P1 — FSD DATA SAMPLE POINT
- EX. SIGN
- R.L. ZONE / L.A.C ZONE — SPLIT ZONING LINE
- FIDS — POTENTIAL FOREST INTERIOR DWELLING SPECIES 300' HABITAT BUFFER
- EX. MARLBORO CLAY (PER PG ATLAS)

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
NATURAL RESOURCES INVENTORY PLAN APPROVAL
NRI-136-2023

	Approved by	Date	Reason for Revision
00	Mary Rea	12/7/2023	
01			
02			
03			

UPDATES/REVISIONS:

NRI-136-2023
NATURAL RESOURCE INVENTORY PLAN

OAK CREEK - LANDBAY T

7th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND,

LICENSE NUMBER: 4207

EXPIRATION DATE: 05/30/2025

STATE OF MARYLAND — ANDREW FRANKLIN MEA — REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT — No. 4207

Andrew Franklin Mea 2023.10.07 09:59:37 -04'00'

Not valid without signature

CPJ Associates
Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
1754 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9304
www.cpja.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

CLIENT: CARROLLTON OAK CREEK LLC.
11785 BELTSVILLE DRIVE
BELTSVILLE, MD, 20705

WSSC GRID: 201SE12
TAX MAP: 76-F1, 69-E4
DESIGN: N/A
DRAFT: JNH/LMM
DATE: OCTOBER 2023
SCALE: 1" = 40'
SHEET 1 OF 1
FILE NO: 2003-1099\20-01

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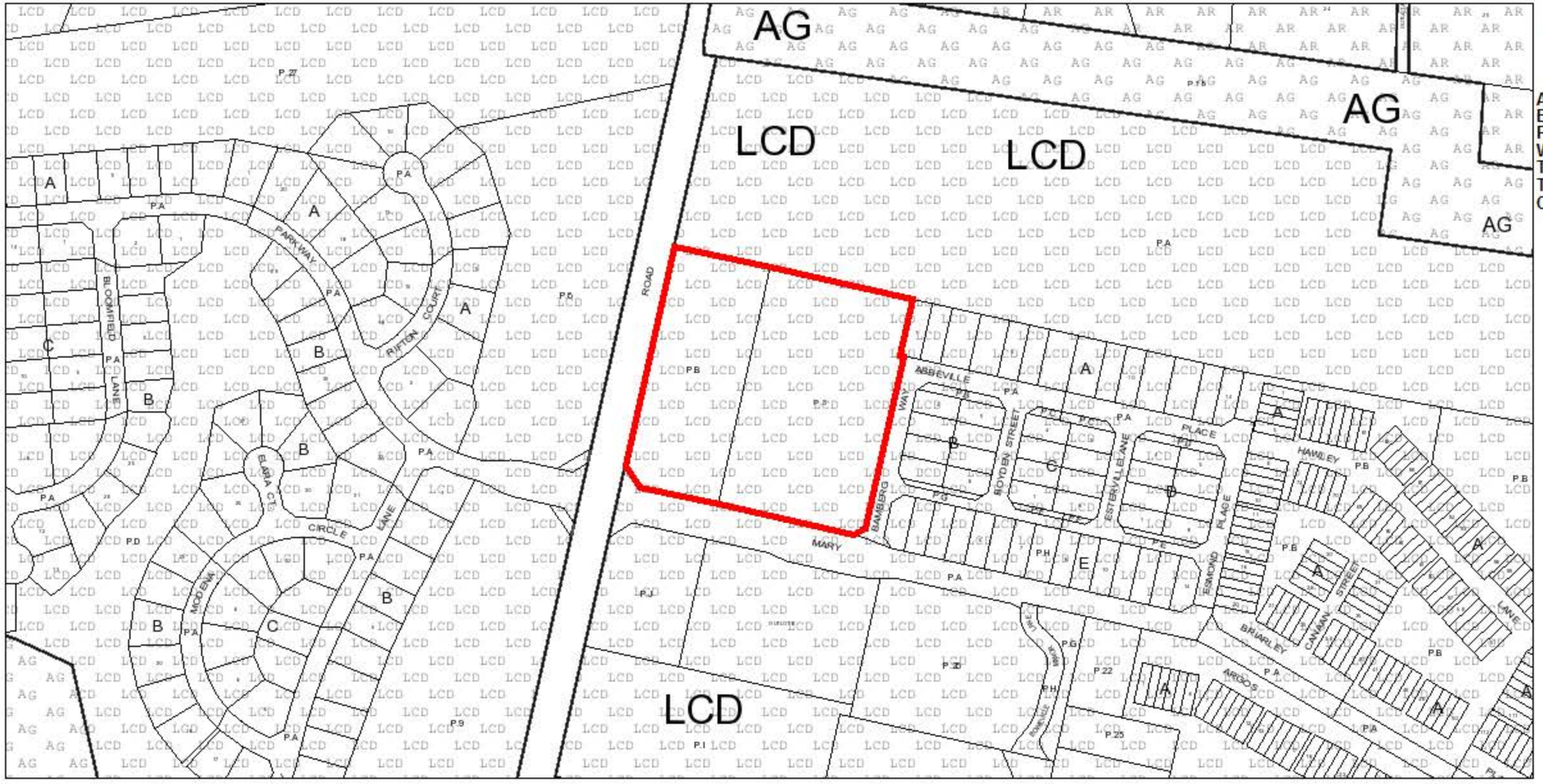


ZONING SKETCH MAP

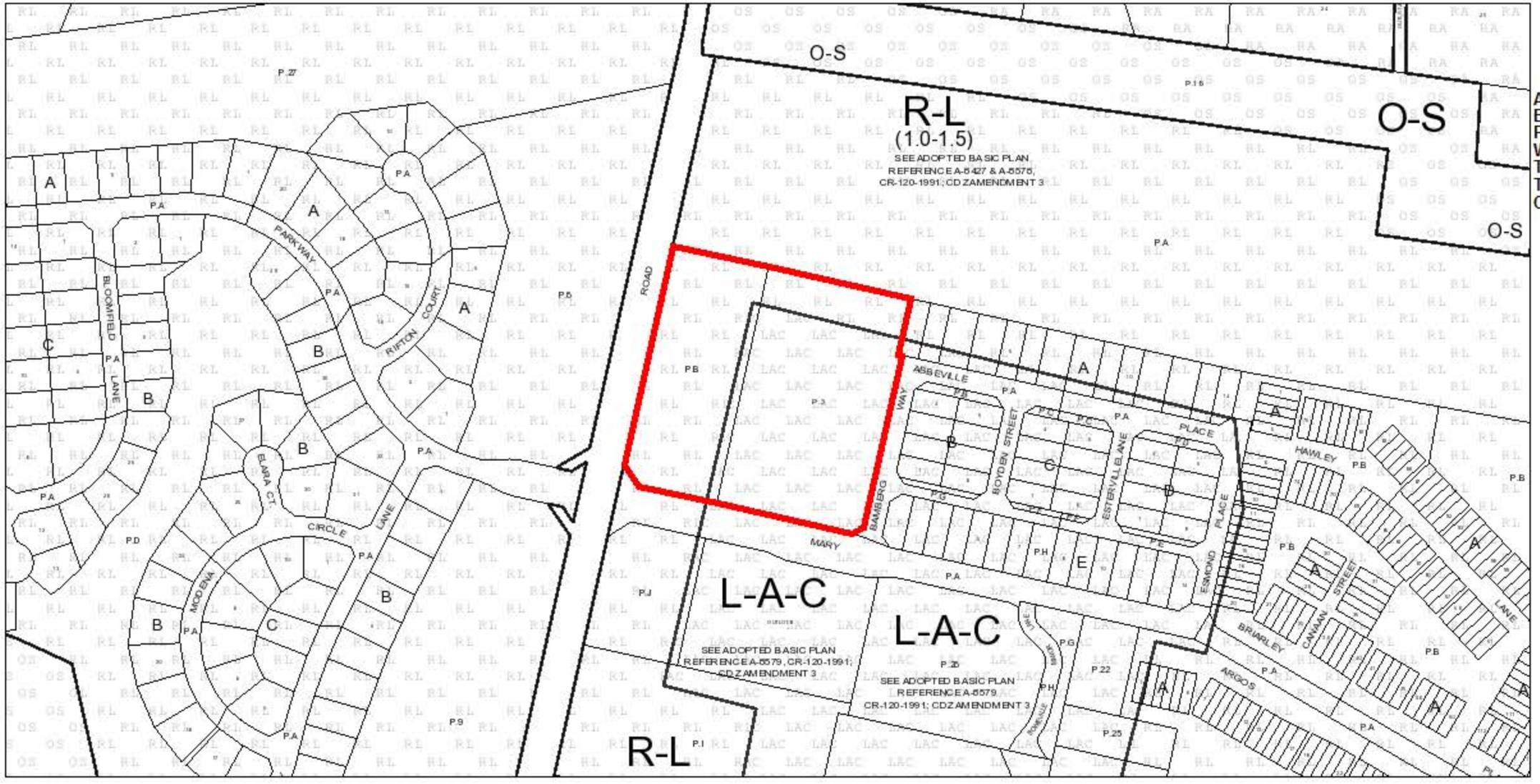
APP NO: CDP-9902-06
EXISTING ZONE: _____
PLANNING AREA: 74A
WSSC GRID: 201SE13
TAX MAP: 69
TAX GRID: E4
COUNCIL DISTRICT: 6

0 300
ft

1 inch = 300 feet

The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Geographic Information System

Created: 1/26/2024



PRIOR ZONING SKETCH MAP

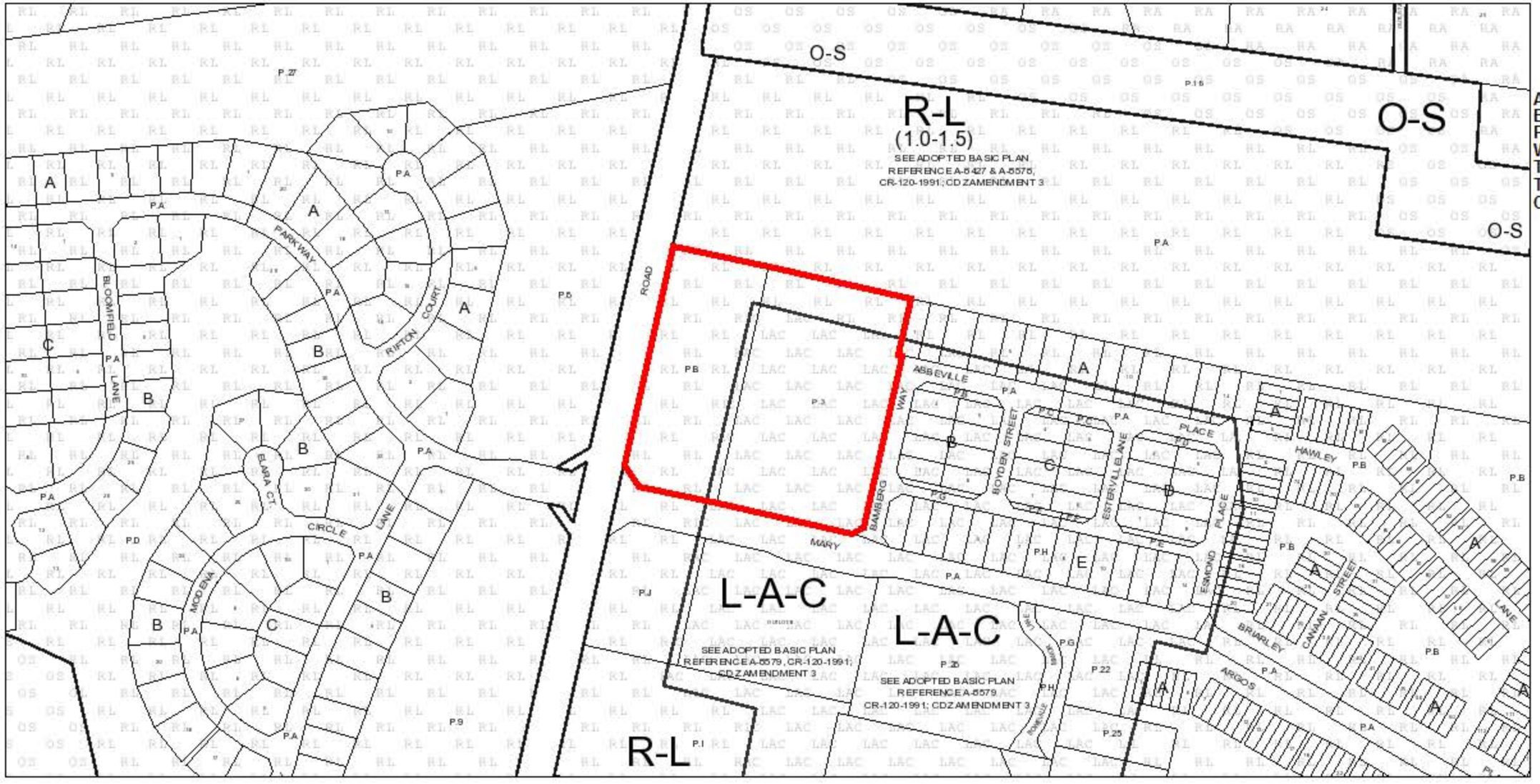
APP NO: A-8427-01
EXISTING ZONE: _____
PLANNING AREA: 74A
WSSC GRID: 201SE13
TAX MAP: 69
TAX GRID: E4
COUNCIL DISTRICT: 6

0 300
ft

1 inch = 300 feet

The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Geographic Information System

Created: 1/26/2024



PRIOR ZONING SKETCH MAP

APP NO: A-8427-01
EXISTING ZONE: _____
PLANNING AREA: 74A
WSSC GRID: 201SE13
TAX MAP: 69
TAX GRID: E4
COUNCIL DISTRICT: 6

0 300
ft

1 inch = 300 feet

The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Geographic Information System

Created: 1/26/2024

AMENDMENT OF BASIC PLAN OF OAK CREEK CLUB

A-8427; A-8578; A-8579

STATEMENT OF JUSTIFICATION

I. INTRODUCTION

Carrollton Oak Creek LLC (the "**Applicant**") submits this Basic Plan Amendment ("**BPA**") Justification Statement to demonstrate that the proposed development is in compliance with the applicable provisions of Subtitle 27 of the Prince George's County Code in effect prior to April 1, 2022 (the "**Prior Zoning Ordinance**"), the 2022 Approved Bowie-Mitchellville and Vicinity Master Plan (the "**Master Plan**"), and other applicable review requirements and criteria. The subject property consists of approximately ±8.09 acres located at 800 South Church Road, Bowie, Maryland (the "**Property**"). The Property is composed of part of Parcel B Bowieville (consisting of ±3.21 acres) ("**Parcel B**") and Parcel 003 (previously known as Parcel 00) (consisting of ±4.88 acres) ("**Parcel 3**") within the Oak Creek Club subdivision.

The Property is currently zoned LCD (Legacy Comprehensive Design) pursuant to the Prince George's County Zoning Ordinance implemented on April 1, 2022 (the "**Current Zoning Ordinance**"). Parcel B and Parcel 003 were previously zoned L-A-C (Local Activity Center, Comprehensive Design) and R-L (Residential Low Development, Comprehensive Design), respectively, pursuant to the Prior Zoning Ordinance. Development on the Property is subject to the recommendations of the Master Plan and the Property is located within the Established Communities Growth Policy Area of the *Plan Prince George's 2035 Approved General Plan* (the "**General Plan**").

As described in detail herein and demonstrated throughout the subject application, the Applicant proposes to amend the Basic Plan to allow the development of the Property with 28 single-family detached housing units on-site. Specifically, this application seeks to amend the Basic Plan applicable to Zoning Map Amendments A-8427, A-8578, and A-8579, as amended pursuant to Zoning Ordinance No. 11-2000 (the "**Basic Plan**") to raise the density cap on housing allowing the Property to be developed into housing, which will complete the Oak Creek Club Development. The Applicant respectfully requests approval of this BPA application. Planning

Department Staff has approved the Natural Resources Inventory of the Property (NRI-136-2023).

II. PROPERTY DATA

Location:	Located on the east side of S. Church Road, between Oak Grove Road and MD 214 (Central Avenue).
Tax Map #:	76-E1; 69-E4.
Frontage:	South Church Road (to the west). Mary Bowie Parkway (to the south). Bamberg Way (to the east).
Election District:	7.
Legislative District:	23.
Councilmanic District:	6.
Municipality:	N/A.
Acreage:	±8.11 Acres.
Prior Zoning:	R-L (Residential Low Development; L-A-C (Local Activity Center Zone.
Current Zoning:	LCD (Legacy Comprehensive Design)
Subdivision:	Parcels B and 003 in the Oak Creek Club subdivision.
Previous Approvals:	A-8427 and A-8578 (R-L Zone); A-8579 (L-A-C).
Existing Water Company:	W-3.
Existing Sewer Company:	S-3.
Historic:	N/A.

Master Plan & SMA:	*The 2022 Approved Bowie-Mitchellville and Vicinity Master Plan and Sectional Map Amendment.*
General Plan:	*Plan 2035 Prince George's Approved General Plan.*

III. EXISTING AREA AND SURROUNDING NEIGHBORHOOD

The Property is bounded by vacant land to be developed as an M-NCPPC-owned park to the north; and the Oak Creek Club Development of single-family detached residential homes and golf course to the south, east, and west.

The Property is located directly to the east of and bounded by South Church Road. It is currently unimproved and surrounded by vacant land and single-family homes.

The proposed project is subject to the requirements of CDP-9902 and CDP-9903. CDP-9902 was approved for the larger Oak Creek Club project on May 13, 2011, by District Council orders affirming the Planning Board's decision regarding CDP-9902 and CDP-9903. The order regarding CDP-9902 related to the R-L portion of the site, subject to 56 conditions, and the order regarding CDP-9903 related to the L-A-C portion of the site.

IV. PROPOSED DEVELOPMENT

As described in detail herein, the Applicant proposes to develop the Property with 28 single family attached homes, in compliance with the Zoning Ordinance and applicable review criteria (the "**Proposed Development**"). The Proposed Development will comply with the Zoning Ordinance's Transitional Provisions and applicable development standards of the prior R-L and L-A-C Zones to efficiently utilize the ±8.09-acre through compatible, context-sensitive infill development. Accordingly, the Applicant respectfully requests Planning Board approval of this BPA application.

With its submittal of the amended Basic Plan (the "**Amended Basic Plan**") and this Statement, the Applicant requests to the amend the following conditions to the Basic Plan approval, as provided in Zoning Ordinance No. 11-2000:

1. Applicant requests to amend Condition #1 as follows:

Condition #1 (current): *In no event shall the maximum number of dwelling units exceed 1,096 in the R-L Zone, which equates to 1.3 dwelling units per adjusted gross acre, and 52 in the L-A-C Zone.*

Condition #1 (amended): *In no event shall the maximum number of dwelling units exceed 1,108 in the R-L Zone, which equates to **1.4** dwelling units per adjusted gross acre, and **76** in the L-A-C Zone.*

2. Applicant requests the removal of Condition #2, which states:

Condition #2: *Approval of the L-A-C Zone for 33 acres with the provision that the maximum square footage of the proposed commercial component shall be determined at Comprehensive Design Plan (CDP) review. Should it be determined at that time that adequate market support does not exist for the proposed 40,000 square feet of commercial development, a staging plan shall be approved providing for the development of a Neighborhood Activity Center in accordance with the Master Plan and Zoning Ordinance requirements for such centers and the subsequent expansion of the center at such time as the necessary market support can be determined.*

Due to current market conditions, as well as the conditions and occurrences of the twenty-four (24) years since approval of the Basic Plan, such as the effects of COVID-19, adequate market support does not exist for 40,000 square feet of commercial development at the Property. Accordingly, Applicant requests that Condition #2 be removed from the Basic Plan conditions.

V. LAND USE OVERVIEW

A. Applicable Previous Approvals

On November 26, 1991, the Prince George's County District Council approved the basic plans for Zoning Map Amendments A-8427, A-8578, and A-8579 (County Council Resolution CR-120-1991) for the Property. This Zoning Map Amendment rezoned the property from the R-A (Residential-Agricultural) and R-R (Rural

Residential) Zones to the R-L (Residential Low Development) and L-A-C (Local Activity Center) Zone, respectively. On July 24, 2000, the District Council approved amended basic plans for Zoning Map Amendments A-8427, A-8578, and A-8579 (Zoning Ordinance No. 11-2000) for Oak Creek Club. The amended basic plans provided for generally the same number of residential units and types of recreational/public amenities but included an 18-hole golf course. The basic plans are subject to 49 conditions and 10 considerations.

B. Plan Prince George's 2035 General Plan

The Property is located within the General Plan's Established Communities Growth Policy Area. The General Plan stipulates that Established Communities are "most appropriate for context-sensitive infill and low- to medium-density development." The siting and scale of the Proposed Development facilitated by this BPA application are compatible with the surrounding low- to medium-density residential communities and representative of appropriate context-sensitive infill.

C. The 2022 Approved Bowie-Mitchellville and Vicinity Master Plan

The Proposed Development is subject to the recommendations and objectives outlined in the Master Plan. While not providing any specific recommendations for the Property, the Master Plan maintains a residential low density future land use designation for the Property. The Proposed Development will efficiently utilize vacant land to provide low density housing complementary to those previously approved, surrounding residential uses. Additionally, the Proposed Development advances the following Master Plan – Natural Environment Element goals, policies and strategies:

- ***Natural Environment Element – Natural Environment Goal 1:*** *Preserve, enhance, and restore the green infrastructure network and its ecological functions.*

Comment: Environmental site design will be utilized within the Proposed Development to preserve, enhance and restore the green infrastructure network to the fullest extent practicable using methods such as on-site and off-site woodland

conservation, street and shade tree plantings, preservation of specimen trees and stormwater management.

- ***Natural Environment Element – Natural Environment Goal 3:*** *Best management practices associated with environmental site design (ESD) are implemented to the fullest extent required and practical, in new development areas, and through stormwater management retrofits and stream restoration projects.*

Comment: Environmental site design will be utilized within the Proposed Development, and effective stormwater management will be provided in connection with the Proposed Development.

- ***Natural Environment Element – Natural Environment Goal 4:*** *Effective stormwater management is maintained to improve water quality and environmental health.*

Comment: Environmental site design will be utilized within the Proposed Development to provide stormwater management, which will better protect and preserve the nearby stream valley.

- ***Natural Environment Element – Natural Environment Goal 5:*** *An increase in tree canopy coverage continues to mitigate the urban heat island effect, decrease stormwater runoff, increase water quality, and create a conducive environment for active transportation for walking and bicycling.*

Comment: Environmental site design will be utilized within the Proposed Development to preserve and enhance tree canopy coverage on the Property to the fullest extent practicable, with the goals of decreasing stormwater runoff and creating a conducive environment for active transportation for walking and bicycling, while enhancing the existing beauty of the neighborhood and the Oak Creek Club subdivision.

- ***Natural Environment Element – Policy NE 1 – Green Infrastructure:*** *Ensure that areas of connectivity and ecological functions are maintained, restored, or established during development or redevelopment.*

Comment: Environmental site design will be utilized within the Proposed Development to maintain, restore and/or establish, as applicable, connectivity and ecological functions of the Property to the fullest extent practicable.

- ***Natural Environment Element – Policy NE 3 – Stormwater Management:*** *Proactively address stormwater management in areas where current facilities are inadequate.*

Comment: Environmental site design is utilized within the Proposed Development to provide stormwater management, which will better protect and preserve the nearby stream valley.

- ***Natural Environment Element – Policy NE 4 – Forest Cover / Tree Canopy Coverage:*** *Support street tree plantings along transportation corridors and streets, reforestation programs, and retention of large tracts of woodland to the fullest extent possible to create a pleasant environment for active transportation users including bicyclists and pedestrians.*

Comment: Existing natural features on the Property – as identified in the Natural Resources Inventory (NRI-136-2023) – are preserved to the fullest extent practicable within the Proposed Development. Further, the Proposed Development will preserve specimen trees and maintain and restore tree canopy coverage to the fullest extent practicable, creating a pleasant environment for transportation users. and none of the proposed lots will impact regulated environmental features.

VI. ANALYSIS

A. Development Pursuant to Prior Ordinance

This application will be processed and reviewed consistent with the Prior Zoning Ordinance, pursuant to Sec. 27-1704 "Projects Which Received Development or Permit Approval Prior to the Effective Date of this Ordinance" of the Current Zoning Ordinance. As it relates to this BPA application, Sec. 27-1704(e) of the Current Zoning Ordinance allows for subsequent revisions or amendments to development approvals or permits "grandfathered" consistent with the Current

Zoning Ordinance's Transitional Provisions (Sec. 27-1700) to be reviewed pursuant to the Prior Zoning Ordinance. Pursuant to Sec. 27-1704(a) of the Current Zoning Ordinance, this BPA application's parent approvals, A-8427, A-8578, and A-8579, are "grandfathered" and remain valid for a period of twenty years from April 1, 2022. Accordingly, as an amendment to a "grandfathered" development approval, the BPA application may be reviewed and decided under the Zoning Ordinance under which the original development approval was approved (i.e., the Prior Zoning Ordinance), unless the Applicant elects to have its application reviewed under the Current Zoning Ordinance. The Applicant formally elects to have this BPA application reviewed consistent with the Prior Zoning Ordinance, pursuant to Sections 27-1704 and 27-1900 of the Current Zoning Ordinance.

Consistent with the requirements of the Current Zoning Ordinance, the Applicant participated in a Pre-Application Conference with Planning Staff on January 26, 2024. Analysis of the subject application's conformance with Sec. 27-1900 "Development Pursuant to Prior Ordinance" is provided below:

Analysis of the subject application's conformance with Sec. 27-1900 "Development Pursuant to Prior Ordinance" is provided below:

1. §27-1904 – Procedures

In order to proceed with development under the Prior Zoning Ordinance, the following procedures shall apply:

(a) If the development proposal will require an evidentiary hearing before the Planning Board, the applicant shall schedule and participate in a pre-application conference.

Comment: The Applicant participated in a pre-application conference with M-NCPPC Staff on January 26, 2024. The Applicant provided an overview of the subject DSP application and received comments from several applicable M-NCPPC Sections, including Urban Design, Subdivision, Zoning, and Environmental Planning Staff.

(b) The applicant shall provide a statement of justification which shall explain why the applicant has elected not to develop a

specific property pursuant to the provisions of this Zoning Ordinance.

Comment: This Statement is submitted as an explanation of the conformance of the BPA application and Amended Basic Plan with the Prior Zoning Ordinance, the Current Zoning Ordinance's procedures concerning development pursuant to the Prior Ordinance, and other applicable review criteria. The BPA application and Amended Basic Plan conforms with the Prior Zoning Ordinance's applicable regulations, as well as relevant findings and conditions associated with the previous approval of the Basic Plan. Accordingly, for reasons related to application continuity, conformance with the Prior Zoning Ordinance, and consistency with applicable prior development approvals, the Applicant has elected to develop the Property pursuant to the prior R-L and L-A-C Zones.

B. Compliance with Prior Zoning Ordinance – Amendment of Approved Basic Plan

1. §27-197 – Amendment of approved Basic Plan.

(a) (1) If an amendment of an approved Basic Plan involves a change in land area or an increase in land use density or intensity for the overall area included in the approved Basic Plan, the Plan shall be amended only in accordance with all the provisions of this Subdivision which apply to the initial approval of the Basic Plan by Zoning Map Amendment application, except as provided in this Section.

Comment: This BPA application involves an increase in land use density or intensity for the overall area included in the Basic Plan. Accordingly, and as described in further detail below, this BPA application is submitted in accordance with all the provisions of the Prior Zoning Ordinance which apply to the initial approval of the Basic Plan by Zoning Map Amendment application.

2. §27-179. – Applications – Comprehensive Design Zones.

(a) General.

(1) An application for a Zoning Map Amendment to a Comprehensive Design Zone shall be filed with the Planning Board by the owner (or his authorized representative) of the property.

Comment: The Applicant is the owner of the Property and has filed an application for the amendment to the Basic Plan with Planning Staff.

(3) No application shall be filed requesting more than one (1) zone.

Comment: The Applicant requests amendments to the Basic Plan under A-8427, A-8479, and A-8578 (R-L Zone); A-8579 (L-A-C). No new zones are requested with this Basic Plan Amendment.

(4) All applications shall be on forms provided. All information shall be typed, except for signatures.

Comment: The Applicant has filed the completed, type-written, and signed forms which were provided by Planning Staff.

(5) If two (2) or more pieces of property are included in one (1) application, they must be adjoining. Separate applications are required for each property if they are not adjoining. In this Section, the word "adjoining" shall include those properties which are separated by a public right-of-way, stream bed, or the like.

Comment: The Property subject to this BPA application consists of Parcels B and 003, which are adjoined (i.e., not separated by a public right-of-way, stream bed, or the like).

(6) The reclassification, through a Zoning Map Amendment, of property located partially or completely within the Safety Zones of the Military Installation Overlay Zone to a Comprehensive Design Zone is prohibited.

Comment: No portion of the Property is located within the Safety Zones of the Military Installation Overlay Zone.

(b) Contents of application form.

(1) The following information shall be included on the application:

(A)The name, address, and telephone number of the applicant, and an indication of the applicant's status as contract purchaser, agent, or owner;

Comment: The Applicant's name is Carrollton Oak Creek LLC. The Applicant's address is 9821 Rhode Island Ave, College Park, MD 20740. All additional information is contained on the plans.

(B)The existing and requested zoning classifications of the property;

Comment: The Property is currently zoned LCD (Legacy Comprehensive Design) pursuant to the Current Zoning Ordinance. Parcel B and Parcel 003 were previously zoned L-A-C (Local Activity Center, Comprehensive Design) and R-L (Residential Low Development, Comprehensive Design), respectively, pursuant to the Prior Zoning Ordinance.

(C)The street address of the property; name of any municipality the property is in; name and number of the Election District the property is in;

Comment: The street address of the Property is 800 South Church Road (Tax Parcel 003).

(D)The total area of the property (in either acres or square feet);

Comment: As described above and shown on the Amended Basic Plan, the Property consists of ±8.09 acres.

(E) The property's lot and block numbers, subdivision name, and plat book and page number, if any; or a description of its acreage, with reference to liber and folio numbers;

Comment: The Property is composed of p/o Parcel B Bowieville (consisting of ±3.21 acres) and Tax Parcel 003 (designated as Parcel 00 on Preliminary Plan 4-01032) within the Oak Creek Club subdivision.

> *(F) The name, address, and signature of each owner of record of the property, except as provided for in Subsection (a), above. Applications for property owned by a corporation shall be signed by an officer empowered to act for the corporation; and*

Comment: The Property is solely owned by the Applicant, as provided in Subsection (a), above. Accordingly, this provision is inapplicable to this BPA application.

> *(G)The name, address, and telephone number of the correspondent.*

(c) Other submission requirements.

(1) Along with the application, the applicant shall submit the following:

> *(A) Four (4) copies of an accurate plat, prepared, signed, and sealed by a registered engineer or land surveyor.*

Comment: Along with this BPA application, the Applicant has submitted four (4) copies of a boundary survey plan of the Property, prepared, signed, and sealed by a registered engineer or land surveyor.

> *The plat shall show:*
>
> > *(i) The present configuration of the property, including bearings and distances (in feet);*

Comment: As shown on the Plat, the Plat shows the present configuration of the property, including bearings and distances.

> > *(ii) The names of owners of record, or subdivision lot and block numbers, of adjoining properties;*

Comment: As shown on the Plat, the Plat shows the names of owners of record, or subdivision lot and block numbers, of adjoining properties.

(iii) The name, location, distance to the center line, and present right-of-way width of all abutting streets. If the property is not located at the intersection of two (2) streets, the distance to, and the name of, the nearest intersecting street shall be indicated;

Comment: As shown on the Plat, the Plat shows the name, location, distance to the center line, and present right-of-way width of all abutting streets.

(iv) The (subdivision) lot and block number of the subject property (if any);

Comment: As shown on the Plat, the Property is composed of p/o Parcel B Bowieville (consisting of ±3.21 acres) and Tax Parcel 003 (previously known as Parcel 00 and consisting of 4.88 acres) within the Oak Creek Club subdivision.

(v) A north arrow and scale (not smaller than one (1) inch equals four hundred (400) feet);

Comment: As shown on the Plat, the Plat shows a north arrow and scale.

(vi) The total area of the property (in either square feet or acres);

Comment: As shown on the Plat, the Property consists of ±8.09 acres.

(vii) The location of all existing buildings on the property;

Comment: As shown on the Plat, the Plat shows the location of all existing buildings on the property. There are no existing buildings. Accordingly, this provision is inapplicable.

(viii) The subject property outlined in red; and

Comment: As shown on the Plat, the Plat shows the Property outlined in red.

(ix) If a designated Historic Site is located within the subject property, the boundaries of the established environmental setting shall be identified.

Comment: No designated Historic Site is located within the Property. Accordingly, this provision is inapplicable.

(B)Four (4) copies of the appropriate Zoning Map page on which the property is plotted to scale and outlined in red;

Comment: Along with this BPA application, the Applicant has submitted four (4) copies of the appropriate Zoning Sketch Map page on which the property is plotted to scale and outlined in red.

(C)Three (3) copies of a typewritten statement of justification in support of the request. The statement shall set forth the legal basis by which the requested amendment can be approved, and factual reasons showing why approval of the request will not be detrimental to the public health, safety and welfare. This statement may be accompanied by three (3) copies of any material which (in the applicant's opinion) is necessary to clarify or emphasize the typewritten statement. This additional material, if not foldable, shall be not larger than eighteen (18) by twenty-four (24) inches;

Comment: Along with this BPA application, the Applicant has submitted three (3) copies of this Statement in support of the Amended Basic Plan.

(D) A reproducible copy of a Basic Plan. The Basic Plan shall include the following, presented in a general, schematic manner:

Comment: Along with this BPA application, the Applicant has submitted a reproducible copy of the Amended Basic Plan.

(i) Existing streams and their associated buffers; nontidal wetlands and their associated buffers; slopes greater or equal to fifteen percent (15%); and the one-hundred (100) year floodplain;

Comment: There are no streams, wetlands, slopes greater than or equal to fifteen percent (15%), or 100 year floodplain on or adjacent to the site.

(ii) The general types of land uses proposed (such as residential, commercial-retail, commercial-office, institutional, and industrial), the delineation of general development envelopes, and in the Village Zones, designation of the required land use areas;

Comment: The proposed residential use conforms to the designated required land use.

(iii) The range of dwelling unit densities and commercial or industrial intensities proposed;

Comment: The density of dwelling units conforms to the parameters of the land use requirements.

(iv) General vehicular and pedestrian circulation pattern and general location of major access points;

Comment: Vehicular circulation, pedestrian circulation, and location of access points are shown on the plan.

(v) Areas not proposed to be developed with residential, commercial, institutional, or industrial uses;

Comment: Proposed development is a residential use consisting of min. 6,000 sq. ft. SFD lots in the L-A-C zone and 8,000 sq. ft. SFD lots in the R-L zone.

(vi) The relationship of the proposed development on the subject property to existing and planned development on surrounding properties; and

Comment: The proposed development will extend the adjacent Lake View neighborhood, it will include a similar mix of rear-loaded village units and standard front-load SFD units.

(vii) A forest stand delineation prepared in conformance with Division 2 of Subtitle 25 and the Woodland and Wildlife Habitat Conservation Technical Manual.

Comment: A forest stand delineation in conformance with Division 2 of Subtitle 25 and the Woodland and Wildlife Habitat Conservation Technical Manual has been prepared. See approved NRI-136-2023.

(E) Where the application requests the M-A-C, L-A-C, V-L, V-M, or E-I-A Zone, or is for rezoning of one hundred (100) or more acres to the R-L, R-S, R-M, or R-U Zone, the applicant shall submit an estimated construction schedule setting forth the following . . .

Comment: This BPA application is for an amendment to the Basic Plan and does not request a rezoning to the M-A-C, L-A-C, V-L, V-M, E-I-A, R-L, R-S, R-M, or R-U Zone. Accordingly, this provision is inapplicable.

(F) An economic analysis justifying any proposed retail sales area, except in the case of an application for the M-A-C Zone;

Comment: This BPA application is for an amendment to the Basic Plan and does not request a rezoning to the M-A-C Zone. Accordingly, this provision is inapplicable.

(G) A statement listing the names, and the business and residential addresses, of all individuals having at least a five percent (5%) financial interest in the subject property;

Comment: The Applicant is the sole owner of the Property.

(H) If any owner is a corporation, a statement listing the officers of the corporation, their business and residential addresses, and the date on which they assumed their respective offices. The statement shall also list the current Board of Directors, their business and residential addresses, and the dates of each Director's term. An owner that is a corporation listed on a national stock exchange shall be exempt from the requirement to provide residential addresses of its officers and directors;

Comment: The Applicant is the sole owner of the Property and is not a corporation. Accordingly, this provision is inapplicable.

> *(I) If the owner is a corporation (except one listed on a national stock exchange), a statement containing the names and residential addresses of those individuals owning at least five percent (5%) of the shares of any class of corporate security (including stocks and serial maturity bonds);*

Comment: The Applicant is the sole owner of the Property and is not a corporation. Accordingly, this provision is inapplicable.

> *(J) A list containing the names and addresses of all adjoining property owners and the owners of those properties directly across a street, alley, or stream, and each municipality if any part of the property in the application is located within the municipal boundaries, or is located within one (1) mile of the municipality, and a set of preaddressed envelopes or mailing labels.*

Comment: A list with names and addresses of adjoining property owners, including those across streets and municipalities has been received from Park and Planning Information Services. A complete mailing list and affidavit of mailing is provided. Preaddressed envelopes and mailing labels are also prepared.

> *(K) Any other data or explanatory material deemed necessary by the District Council, Zoning Hearing Examiner, or Planning Board (submitted in triplicate).*

(2) For the purposes of (G), (H), and (I), above, the term "owner" shall include not only the owner of record, but also any contract purchaser.

(3) If the applicant elects to submit a Comprehensive Design Plan or Specific Design Plan for concurrent consideration with the Basic Plan, the Plans shall be submitted in accordance with Part 8, Division 4.

Comment: Any Comprehensive Design Plan or Specific Design Plan submitted by the Applicant for concurrent consideration with this BPA application will be submitted in accordance with Part 8, Division 4.

3. §27-195 – Map Amendment Approval (including Basic Plan).

(b) Criteria for approval.

(1) Prior to the approval of the application and the Basic Plan, the applicant shall demonstrate, to the satisfaction of the District Council, that the entire development meets the following criteria:

(A)The proposed Basic Plan shall either conform to:

(i) The specific recommendation of a General Map plan, Area Master Plan map, or urban renewal plan map; or the principles and guidelines of the plan text which address the design and physical development of the property, the public facilities necessary to serve the proposed development, and the impact which the development may have on the environment and surrounding properties;

Comment: The Proposed Development facilitated by this BPA application addresses several of the purposes and recommendations of the General Plan and Master Plan. First, the Amended Basic Plan repurposes land that was intended to be commercially used.[1] As the County's land-use priorities have shifted, the highest and best use of the Subject Property is for low-medium density single-family homes connected to Oak Creek, an established community. Although the land is cleared and vacant, any commercial use of the property will require significant investment that will require significant use of infrastructure to make it financially viable.[2] Further, the Property is located outside of the County's Regional Transit Districts and Local Centers. [3] Although the land has been cleared and platted, it has never developed for commercial uses. Finally, the Proposed Development facilitated by the Amended Basic Plan will strengthen the established community of Oak Creek.[4] The cleared and

[1] "Identify additional strategies that may reduce the amount of residential and commercial development that is no longer economically viable and has been approved but not constructed throughout the County." General Plan, LU 4.4 .

[2] "Limit the expansion of new commercial zoning outside of the Regional Transit Districts and Local Centers to encourage reinvestment and growth in designated centers and in existing commercial areas." General Plan, Policy 9.

[3] "Reevaluate mixed-use land use designations outside of the Regional Transit Districts and Local Centers as master plans are updated." General Plan, LU 7.1.

[4] "Revise and update the Zoning Ordinance, Subdivision Ordinance, and other County regulations to ensure they help protect, strengthen, and revitalize the Established Communities." General Plan, LU 8.4.

vacant land will add neighbors to the established community attached to existing infrastructure, including roads, utilities, and a Homeowners Association, and complete the remaining phase of the Oak Creek Club development.[5]

> *(ii)The principles and guidelines described in the Plan (including the text) with respect to land use, the number of dwelling units, intensity of nonresidential buildings, and the location of land uses; or*

Comment: As described above, the Property is located within the General Plan's Established Communities Growth Policy Area. The siting and scale of the Proposed Development facilitated by this BPA application are compatible with the surrounding low- to medium-density residential communities and representative of appropriate context-sensitive infill. In addition, the Proposed Development is subject to the recommendations and objectives outlined in the Master Plan, which provides for a residential low density future land use designation for the Property. The Proposed Development will efficiently utilize vacant land to provide low density housing complementary to those previously approved, surrounding residential uses.

> *(iii) The regulations applicable to land zoned R-S and developed with uses permitted in the E-I-A Zone as authorized pursuant to Section 27-515(b) of this Code.*

Comment: No portion of the Property is not located within the R-S nor E-I-A Zone. Accordingly, this provision is inapplicable.

> *(B) The economic analysis submitted for a proposed retail commercial area adequately justifies an area of the size and scope shown on the Basic Plan;*

Comment: This BPA application does not propose a retail commercial area on the Property. Accordingly, this provision is inapplicable.

> *(C)Transportation facilities (including streets and public transit)*

[5] "Future Land Use recommends creating strategic opportunities for infill housing and commercial land uses within Established Communities, served by existing infrastructure." Master Plan, LU 3.

(i) which are existing,

(ii) which are under construction, or

(iii) for which one hundred percent (100%) of the construction funds are allocated within the adopted County Capital Improvement Program, within the current State Consolidated Transportation Program, or will be provided by the applicant, will be adequate to carry the anticipated traffic generated by the development based on the maximum proposed density. The uses proposed will not generate traffic which would lower the level of service anticipated by the land use and circulation systems shown on the approved General or Area Master Plans, or urban renewal plans;

Comment: A transportation checklist signed by Park and Planning Transportation Section will be provided.

(D) Other existing or planned private and public facilities which are existing, under construction, or for which construction funds are contained in the first six (6) years of the adopted County Capital Improvement Program (such as schools, recreation areas, water and sewerage systems, libraries, and fire stations) will be adequate for the uses proposed;

Comment: ADQ-2024-004 Oak Creek Club - Landbay T. Will address all adequacy of all private & public facilities.

(E) Environmental relationships reflect compatibility between the proposed general land use types, or if identified, the specific land use types, and surrounding land uses, so as to promote the health, safety, and welfare of the present and future inhabitants of the Regional District.

Comment: The proposed development is environmentally compatible with both existing and proposed adjacent land uses.

(2) Notwithstanding subparagraphs (C) and (D), above, where the application anticipates a construction schedule of more than six (6)

years (Section 27-179), public facilities (existing or scheduled for construction within the first six (6) years) will be adequate to serve the development proposed to occur within the first six (6) years. The Council shall also find that public facilities probably will be adequately supplied for the remainder of the project. In considering the probability of future public facilities construction, the Council may consider such things as existing plans for construction, budgetary constraints on providing public facilities, the public interest and public need for the particular development, the relationship of the development to public transportation, or any other matter that indicates that public or private funds will likely be expended for the necessary facilities.

Comment: The proposed development construction will not span more than six (6) years.

(3) In the case of an L-A-C Zone, the applicant shall demonstrate to the satisfaction of the District Council that any commercial development proposed to serve a specific community, village, or neighborhood is either . . .

Comment: This BPA application proposes developing the property with residential uses and does not propose any commercial development to serve a specific community, village or neighborhood. Accordingly, this provision is inapplicable to this BPA application.

(4) In the case of a V-M or V-L Zone, the applicant shall demonstrate to the satisfaction of the District Council that the commercial development proposed to serve the village is no larger than needed to serve existing and proposed residential development within and immediately surrounding the village, within the parameters of Section 27-514.03(d)(1)(A).

Comment: No portion of the Property is or proposed to be located within a V-M or V-L Zone. Accordingly, this provision is inapplicable to this BPA application.

II. CONCLUSION

The Applicant respectfully requests that the Planning Board grant approval of this application to amend the Basic Plan applicable to Zoning Map Amendments A-

8427, A-8578, and A-8579. The above analysis and submitted plans establish that this application satisfies the required findings that the Planning Board must make to approve a BPA application.

Respectfully submitted,

CLHATCHER LLC

By: _____

Christopher L. Hatcher, Esq.
14401 Sweitzer Lane, Suite 570
Laurel, Maryland 20707
Attorney for Applicant

Forest Stand Delineation Report

for

Oak Creek Golf Club, Landbay T, Upper Marlboro

Certification

This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.

Signature Andrew Funsch Date: 2023.11.02 10:54:32-04'00' Date November 2, 2023

Prepared by:
Charles P. Johnson and Associates, Inc.
1751 Elton Road, Suite 300
Silver Spring, MD 20903
Phone: (301) 434-7000

CPJ Associates

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Site Location and Conditions

The subject site is located in Upper Marlboro, Maryland at the northeast corner of Church Road South and Mary Bowie Parkway. The project area totals approximately 8.09 acres from parts of both Parcel 3 (4.88 ac.) and Parcel B (3.21 ac.). The study area in Parcel B is zoned LCD (Legacy Comprehensive Design) under the current zoning ordinance. Under the prior ordinance, this area was zoned R-L (Residential Low Development). The study area in Parcel 3 is zoned LCD under the current ordinance and was previously zoned L-A-C (Local Activity Center). The current land use within Parcel B is Parks and Open Space, and the current land use within Parcel 3 is Vacant. Surrounding land uses include Parks & Open Space and Residential – Single Family.

Field work for the Natural Resource Inventory and Forest Stand Delineation was conducted on September 22, 2023, by qualified staff at Charles P. Johnson and Associates, Inc. (CPJ). The species and condition of all specimen trees (measured 30 inches or more at diameter at breast height (DBH) located on-site and within 100 feet beyond the property line were recorded. The overall composition of the canopy, understory, and herbaceous layers were also documented.

Sampling Methodology

Variable forest sample plots were chosen within the forest stand. The placement of forest sample plots was determined based on its overall representation of the entire forest stand. Plant species observed within the forest stand were inventoried to gather a general representation of the forest community. Surveying equipment was used to determine the precise location of existing specimen trees within the forest stand. CPJ field staff determined individual tree species and verified DBH measurements using a standard logger measuring tape. A 10-factor wedge prism was used to determine the basal area.

Stand Description

One (1) mixed deciduous forest stand was identified and delineated within the limit of the study area.

Forest Stand ‘A’ covers an area of 3.08 acres, with a canopy coverage of 80%, a basal area of 290 square feet per acre, and an average DBH of 17.3 inches.

The dominant tree species in Forest Stand ‘A’, averaging in the 12–20-inch DBH size class, are *Liriodendron tulipifera* (Tulip Poplar) and *Liquidambar styraciflua* (Sweetgum). Co-dominant species are Red Maple, Pin Oak, Pine sp., and Black Cherry. The forest association is classified as Tulip Poplar in the young successional stage. Common understory species include Tulip Poplar, Sweetgum, Pin Oak, Red Maple, Black Gum, Pine sp., Beech, Chestnut Oak, Northern Red Oak, and Black Cherry. Ten (10) tree species provide 80% canopy coverage and 45% understory coverage. Common herbaceous species, such as ferns and assorted grasses, provide approximately 13% herbaceous coverage near ground level. Invasive species, such as *Smilax rotundifolia* (Greenbrier), *Rosa multiflora* (Multiflora Rose), and *Microstegium vimineum* (Japanese Stiltgrass) are found to occur in the herbaceous layer only, with coverage of approximately 13%.

The condition of the canopy coverage is above average. Fourteen (14) specimen trees are present within the study area or located within one-hundred feet of the project boundary. Invasive species on-site were observed sporadically throughout the ground cover.

The forest stand structure is determined to be average, and stand condition is ranked slightly above-average based on field analysis.

History and Impact of Future Development

Historical aerial imagery from Prince George's County GIS and PGAtlas shows the site existed in 1938 as vacant and bare, with an east-west dirt and gravel road bisecting the site. In 1965, the southern half of the site was maintained and vegetated, while the northern half remained undisturbed. By 1977, the southern half of the site was completely vegetated and remained that way until 2005 when sales trailers were constructed in the vacant, undisturbed area. Adjacent to the sales trailers were parking lots, landscaping, putting greens, and a stormwater management facility. By 2007, all but one of the sales trailers were removed and replaced by construction equipment and shipping containers for the development of Oak Creek Golf Club and the surrounding communities. The site has generally maintained an undisturbed status since 2007, with the northern half being vacant scrubland and the southern half being almost completely vegetated. By 2018, all the trailers and equipment had been removed from the property.

Proposed future development consists of expanding the existing residential development. The retention potential, priority for preservation, and priority for restoration of the existing forest stand is high, based on its average stand structure, slightly above-average stand condition, and excellent stand location. The stand functions as visual screening and wildlife habitat, as it is located between the road and residential development, and is a potential habitat for Forest Interior Dwelling Species (FIDS).

Soil Description

The dominant soil within the site is Collington-Wist complex (CnB). It is a well-drained soil that is non-hydric and capable of 2-5% slopes. Other soils include Collington-Wist complex (CnC) which is well-drained, non-hydric, and capable of 5-10% slopes, and Shrewsbury loam (SrA) which is poorly drained, hydric, and capable of 0-2% slopes.

Wetland and Floodplain

Per a floodplain information request (23587-2023-FINQ), the Prince George's County Department of Permitting, Inspections and Enforcement has stated that no county regulated 100-year floodplain is located on-site, as of October 9, 2023.

No wetlands or streams are located on-site as field verified by Charles P. Johnson & Associates staff in September 2023.

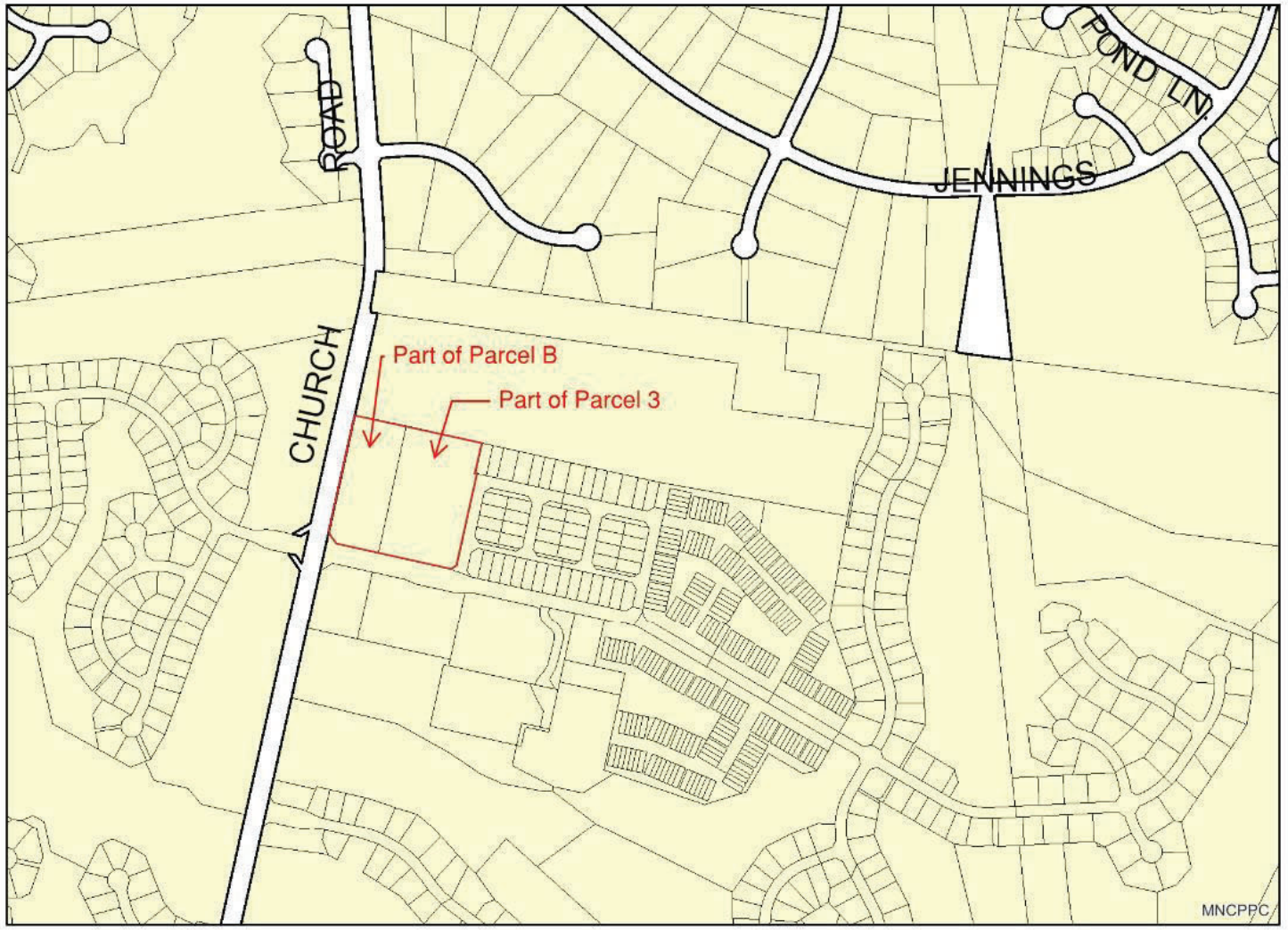
Summary

The subject site is located in Upper Marlboro, Maryland at the northeast corner of Church Road South and Mary Bowie Parkway. The project area totals approximately 8.09 acres from parts of both Parcel 3 (4.88 ac.) and Parcel B (3.21 ac.). The 8.09-acre site contains approximately 3.08 acres of forested area and is currently zoned LCD (Legacy Comprehensive Design). The current land use for Part of Parcel B is Parks and Open Space, and the current land use for Part of Parcel 3 is Vacant. The southern halves of both parcels are forested, and the northern halves of both parcels consist of scrub/shrub and non-woodland areas. Fourteen (14) specimen trees were identified onsite or observed within one-hundred feet beyond the property line. Steep slopes, wetlands, and streams were not observed onsite. Overall, the forest is comprised of one, young forest stand. Canopy coverage is above average, understory coverage is average, and herbaceous coverage is below average. The dominant tree species average in size between 12-20 inches DBH, and invasive species, such as Greenbrier, Multiflora Rose, and Japanese Stiltgrass are only evident in low numbers in the herbaceous level of the forest.

APPENDIX

A. Site Location Map

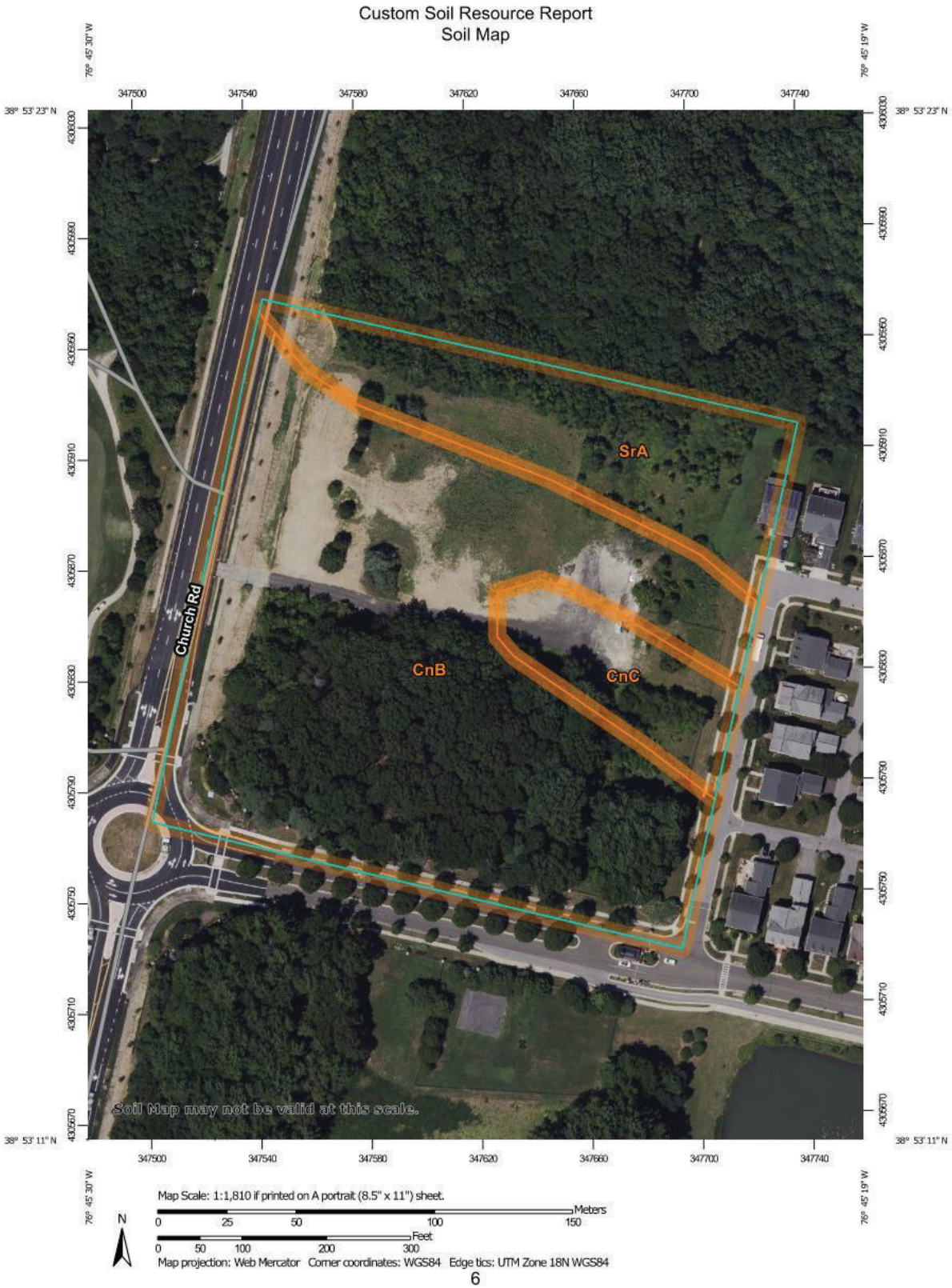
Parcels 0000 & 0003



Data provided by Prince George's County Planning Department - 1

APPENDIX

B. Soil Map


Custom Soil Resource Report
Soil Map
76° 45' 30" W
76° 45' 19" W
38° 53' 23" N
38° 53' 11" N
347500
347540
347580
347620
347660
347700
347740
4306030
4305990
4305950
4305910
4305870
4305830
4305790
4305750
4305710
4305670
SrA
CnB
CnC
Church Rd
Soil Map may not be valid at this scale.
Map Scale: 1:1,810 if printed on A portrait (8.5" x 11") sheet.
Meters
0 25 50 100 150
Feet
0 50 100 200 300
N
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

6

APPENDIX

C. National Wetlands Inventory Map

U.S. Fish and Wildlife Service
National Wetlands Inventory

Oak Creek Club

September 18, 2023

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

APPENDIX

D. MD DNR Wetland Guidance Map (MERLIN)

MERLIN Online

9/26/2023, 4:46:39 PM

1:2,257

0 0.01 0.03 0.06 mi

0 0.02 0.04 0.09 km

- Parcel Boundaries
- Lakes - Detailed
- Rivers and Streams - Detailed
- Wetlands - Linear - Special State Concern
- Wetlands - Polygon - Special State Concern

Wetlands - National Wetlands Inventory

- Estuarine
- Lacustrine
- Marine
- Palustrine
- Riverine

MD iMAP, MDP, SDAT, MD iMAP, DNR, USFW, County of Anne Arundel, M-NCPPC, VITA, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, MD iMAP, DNR, SHA, USGS

County of Anne Arundel, M-NCPPC, VITA, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | MD iMAP | MD iMAP, DoIT | MD iMAP, USDA | MD iMAP, USGS | MD iMAP, COMMERCE,

APPENDIX

E. State Wildlife Letter

APPENDIX

F. Forest Sample Plot Data Sheet

NRI-17.Forest Sample Plot Field Data Sheet (Blank)

Forest Sample Plot Field Data Sheet

Property: Oak Creek Golf Club Landbay T Prepared by: LMM, JNH

Stand #: A Plot#: 1 Plot Size: 0.1 AC. Date: 9/22/23

Basal Area in sf/acre: 50

Size Class of Trees within sample plot

Tree Species	# of Trees 2-5.9" dbh			#of Trees 6-9.9" dbh			# of Trees 10-17.9"dbh			# of Trees 18-29.9" dbh			# of Trees > 30" dbh			Total
Crown Position	DOM	COD	OTH	DOM	COD	OTH	DOM	COD	OTH	DOM	COD	OTH	DOM	COD	OTH	
Tulip Poplar							2									2
Black Cherry								1								1
Beech													1			1
Pin Oak													1			1
Total Number of Trees per Size Class	0			0			3			0			2			5
Number of standing dead trees 6" dbh or greater	0			0			0			0			0			0

1/100 Ac. Samples:

List of Common Understory Species 3'-20'	% Canopy Coverage						% Invasive Cover					
	C	N	E	S	W	Total	C	N	E	S	W	Total
Beech, Red Maple	90	90	90	90	90	90	5	5	5	5	5	5
List of Herbaceous Species 0'-3'	**% Understory Cover 3'-20'**						**% Herbaceous/ Woody Cover 0'-3'**					
	C	N	E	S	W	Total	C	N	E	S	W	Total
N/A	50	50	50	50	50	50	0	0	0	0	0	0

List of Invasive Species	Plot Successional Stage:
Japanese Stiltgrass, Multiflora Rose	Young

Comments: Groundcover is mostly leaves.

Total number of tree species>6": 4

sheet 1 of 4

NRI-17.Forest Sample Plot Field Data Sheet (Blank)

Forest Sample Plot Field Data Sheet

Property: Oak Creek Golf Club Landbay T Prepared by: LMM, JNH

Stand #: A Plot#: 2 Plot Size: 0.1 AC. Date: 9/22/23

Basal Area in sf/acre: 90

Size Class of Trees within sample plot

Tree Species	# of Trees 2-5.9" dbh			#of Trees 6-9.9" dbh			# of Trees 10-17.9"dbh			# of Trees 18-29.9" dbh			# of Trees > 30" dbh			Total
Crown Position	DOM	COD	OTH	DOM	COD	OTH	DOM	COD	OTH	DOM	COD	OTH	DOM	COD	OTH	
Red Maple								1								1
Tulip Poplar		1			1			1								3
Pine								3								3
Pin Oak								1						1		2
Dead Tree						1										1
Total Number of Trees per Size Class	1			1			6			0			1			9
Number of standing dead trees 6" dbh or greater	0			1			0			0			0			1

1/100 Ac. Samples:

List of Common Understory Species 3'-20'	% Canopy Coverage						% Invasive Cover					
	C	N	E	S	W	Total	C	N	E	S	W	Total
Beech, Holly, Red Maple	80	80	80	80	80	80	5	5	5	5	5	5
List of Herbaceous Species 0'-3'	**% Understory Cover 3'-20'**						**% Herbaceous/ Woody Cover 0'-3'**					
	C	N	E	S	W	Total	C	N	E	S	W	Total
N/A	60	60	60	60	60	60	10	10	10	10	10	10

List of Invasive Species	Plot Successional Stage:
Greenbrier, Multiflora Rose	Young

Comments: Groundcover is mostly leaves.

Total number of tree species>6": 4

sheet 2 of 4

NRI-17.Forest Sample Plot Field Data Sheet (Blank)

Forest Sample Plot Field Data Sheet

Property: Oak Creek Golf Club Landbay T Prepared by: LMM, JNH

Stand #: A Plot#: 3 Plot Size: 0.1 AC. Date: 9/22/23

Basal Area in sf/acre: 60

Size Class of Trees within sample plot

Tree Species	# of Trees 2-5.9" dbh			#of Trees 6-9.9" dbh			# of Trees 10-17.9"dbh			# of Trees 18-29.9" dbh			# of Trees > 30" dbh			Total
Crown Position	DOM	COD	OTH	DOM	COD	OTH	DOM	COD	OTH	DOM	COD	OTH	DOM	COD	OTH	
Tulip Poplar											1					1
Pin Oak											1			1		2
Beech			1													1
Pine						1										1
Northern Red Oak					1											1
Total Number of Trees per Size Class	1			2			0			2			1			6
Number of standing dead trees 6" dbh or greater	0			0			0			0			0			0

1/100 Ac. Samples:

List of Common Understory Species 3'-20'	% Canopy Coverage						% Invasive Cover					
	C	N	E	S	W	Total	C	N	E	S	W	Total
Beech, Sugar Maple, Sweetgum, Sassafras, Pine, Holly, Red Maple	70	70	70	70	70	70	20	20	20	20	20	20
List of Herbaceous Species 0'-3'	**% Understory Cover 3'-20'**						**% Herbaceous/ Woody Cover 0'-3'**					
	C	N	E	S	W	Total	C	N	E	S	W	Total
Pawpaw, Sugar Maple	50	50	50	50	50	50	30	30	30	30	30	30

List of Invasive Species		Plot Successional Stage:
Greenbrier		Young

Comments: Groundcover is mostly leaves.

Total number of tree species>6": 4

sheet 3 of 4

NRI-17.Forest Sample Plot Field Data Sheet (Blank)

Forest Sample Plot Field Data Sheet

Property: Oak Creek Golf Club Landbay T Prepared by: LMM, JNH

Stand #: A Plot#: 4 Plot Size: 0.1 AC. Date: 9/22/23

Basal Area in sf/acre: 90

Size Class of Trees within sample plot

Tree Species	# of Trees 2-5.9" dbh			#of Trees 6-9.9" dbh			# of Trees 10-17.9"dbh			# of Trees 18-29.9" dbh			# of Trees > 30" dbh			Total
Crown Position	DOM	COD	OTH	DOM	COD	OTH	DOM	COD	OTH	DOM	COD	OTH	DOM	COD	OTH	
Sweetgum				1									1			2
Blackgum									1							1
Red Maple											1					1
Tulip Poplar														2		2
Northern Red Oak									1			1				2
Chestnut Oak			1													1
Dead Tree						1										1
Total Number of Trees per Size Class	1			1			2			2			3			9
Number of standing dead trees 6" dbh or greater	0			1			0			0			0			1

1/100 Ac. Samples:

List of Common Understory Species 3'-20'	% Canopy Coverage						% Invasive Cover					
	C	N	E	S	W	Total	C	N	E	S	W	Total
Beech, Sweetgum	85	85	85	85	85	85	20	20	20	20	20	20

List of Herbaceous Species 0'-3'	% Understory Cover 3'-20'						% Herbaceous/ Woody Cover 0'-3'					
	C	N	E	S	W	Total	C	N	E	S	W	Total
Fern	20	20	20	20	20	20	10	10	10	10	10	10

List of Invasive Species	Plot Successional Stage:
Japanese Stiltgrass, Multiflora Rose, Greenbrier	Pole-sapling

Comments: Groundcover is mostly leaves.

Total number of tree species>6": 6

sheet 4 of 4

APPENDIX

G. Forest Stand Summary Sheet, Forest Analysis, and Stand Function

FOREST STAND 'A' SUMMARY TABLE				
1	Dominant species		Tulip Poplar, Sweetgum	
2	Codominant species		Red Maple, Tulip Poplar, Pin Oak, Pine sp., Black Cherry	
3	Forest Association		Tulip Poplar	
4	Successional Stage		Young	
5	Basal area in s.f. per acre		290	
6	Size class of dominant species		12-20 Inches	
7	Percent canopy coverage		80%	
8	Number of tree species		10	
9	Common understory species		Tulip Poplar, Sweetgum, Pin Oak, Red Maple, Black Gum, Pine sp., Beech, Chestnut Oak, Northern Red Oak, Black Cherry.	
10	Percent of understory coverage - 3' to 20' tall		45%	
11	Number of woody plant species - 3' to 20' tall		7	
12	Common herbaceous species		Fern sp., assorted grasses.	
13	Percent herbaceous plant coverage - 0' to 3' tall		13%	
14	List of major invasive plant	Overstory	0%	None
	species and percent of coverage	Understory	0%	None
		Herbaceous	13%	Greenbrier, Multiflora Rose, Japanese Stiltgrass
15	Number of standing dead trees 6" DBH +		2	
16	Comments		Not many invasives. Groundcover mostly leaves.	
17	Number of trees per acre		290	
18	Average Diameter at Breast Height (DBH)		17.3	inches

SUMMARY TABLE: FOREST ANALYSIS AND PRIORITIES

	Part A	Part B	Part C				
	Structure (Out of 20)	Condition (Out of 20)	Location (Out of 20)	Total (Out of 60)		Priority for Preservation (H, M or L)	Priority for Restoration (H, M or L)
Stand							
A	10	13	20	43		H	H

PART D: STAND FUNCTION

Stand	Water Quality Protection	Visual Screening	Wildlife Habitat	Energy Conservation	Personal Woodlot	Other Function
A		x	x			

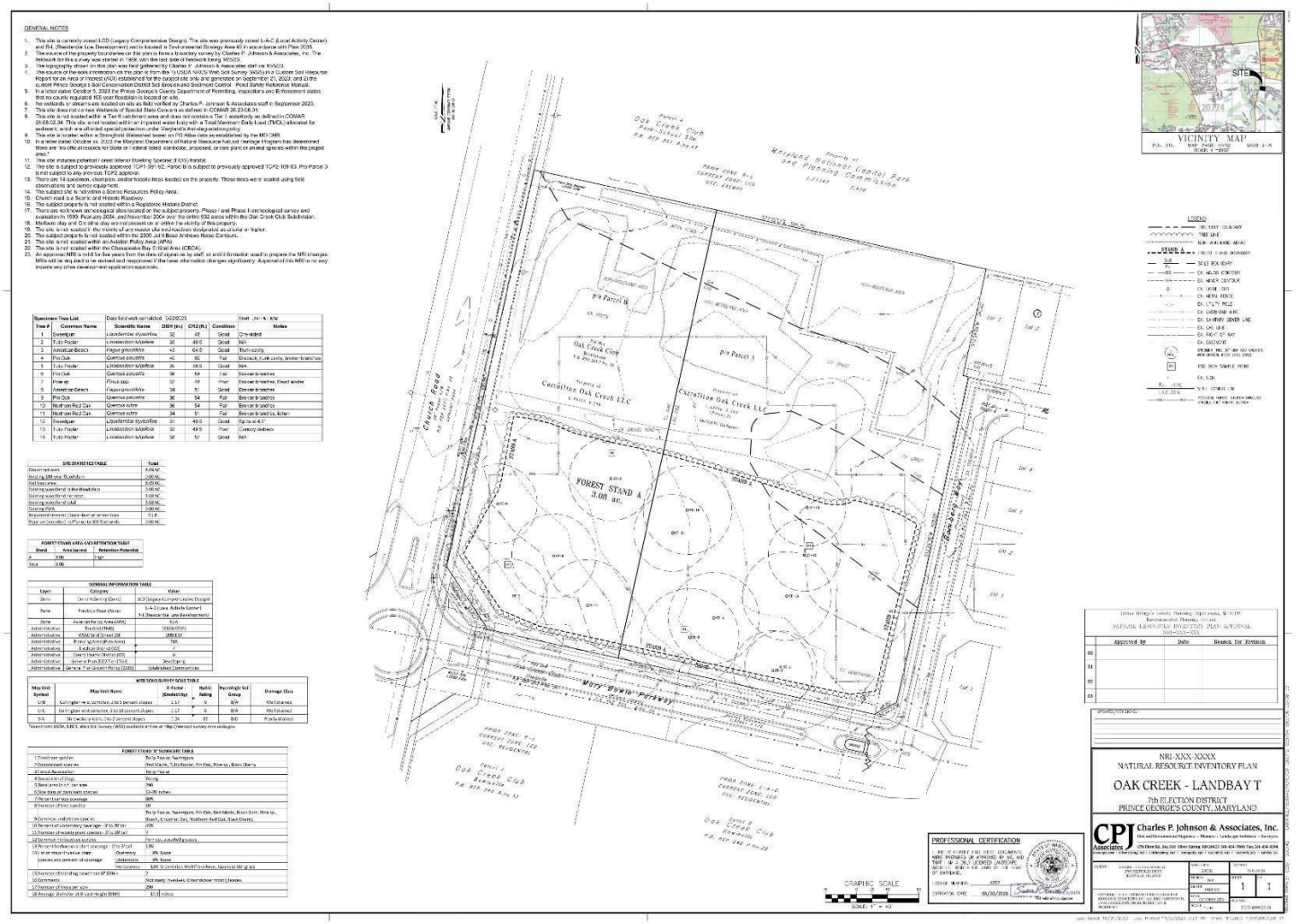
APPENDIX

H. Specimen Tree List

Project Name: Oak Creek Golf Club, Part of Parcel 3, Part of Parcel B						
Specimen Tree List			Date field work completed: 9/22/2023		Staff: JNH & LMM	
Tree #	**Common Name**	**Scientific Name**	**DBH (in.)**	**CRZ (ft.)**	**Condition**	**Notes**
1	Sweetgum	*Liquidambar styraciflua*	32	48	Good	One-sided
2	Tulip Poplar	*Liriodendron tulipifera*	33	49.5	Good	N/A
3	American Beech	*Fagus grandifolia*	43	64.5	Good	Trunk cavity
4	Pin Oak	*Quercus palustris*	40	60	Fair	Dieback, trunk cavity, broken branches
5	Tulip Poplar	*Liriodendron tulipifera*	39	58.5	Good	N/A
6	Pin Oak	*Quercus palustris*	36	54	Fair	Broken branches
7	Pine sp.	*Pinus spp.*	32	48	Poor	Broken branches, Dead leader
8	American Beech	*Fagus grandifolia*	34	51	Good	Broken branches
9	Pin Oak	*Quercus palustris*	36	54	Fair	Broken branches
10	Northern Red Oak	*Quercus rubra*	36	54	Fair	Broken branches
11	Northern Red Oak	*Quercus rubra*	34	51	Fair	Broken branches, lichen
12	Sweetgum	*Liquidambar styraciflua*	31	46.5	Good	Splits at 4.5'
13	Tulip Poplar	*Liriodendron tulipifera*	33	49.5	Poor	Canopy dieback
14	Tulip Poplar	*Liriodendron tulipifera*	38	57	Good	N/A

APPENDIX

H. Natural Resource Inventory (NRI) Plan


GENERAL NOTES
1. This site is currently zoned LCD (Legacy Comprehensive Design). The site was previously zoned L-A-C (Local Activity Center) and R-L (Residential Low Development) and is located in Environmental Strategy Area 4E in accordance with Plan 2035.
2. The source of the property boundaries on this plan is from a boundary survey by Charles P. Johnson & Associates, Inc. The fieldwork for this survey was started in 1969, with the last date of fieldwork being 10/5/23.
3. The topography shown on this plan was field gathered by Charles P. Johnson & Associates staff on 10/5/23.
4. The source of the soils information on this plan is from the 1) USDA NRCS Web Soil Survey (WSS) in a Custom Soil Resource Report for an Area of Interest (AOI) established for the subject site only and generated on September 21, 2023; and 2) the current Prince George's Soil Conservation District Soil Erosion and Sediment Control - Field Soils Reference Manual.
5. In a letter dated October 5, 2023 the Prince George's County Department of Permitting, Inspections and Enforcement states that no county regulated 100-year floodplain is located on site.
6. No wetlands or streams are located on-site as field verified by Charles P. Johnson & Associates staff in September 2023.
7. This site does not contain Wetlands of Special State Concern as defined in COMAR 26.23.06.01.
8. This site is not located within a Tier II catchment area and does not contain a Tier 1 waterbody as defined in COMAR 26.08.02.04. This site is not located within an impaired water body with a Total Maximum Daily Load (TMDL) allocated for sediment, and/or are affected special protection under Maryland's Anti-degradation policy.
9. This site is located within a Sensitive Species Project Review Area (SSPRA) Map Unit as established by the MD DNR.
10. In a letter dated October 10, 2023 the Maryland Department of Natural Resources Natural Heritage Program has determined there are "no official records for State or Federal listed, candidate, proposed, or rare plant or animal species within the project area."
11. This site includes potential Forest Interior Dwelling Species (FIDS) habitat.
12. This site is subject to previously approved TCPI-191-92. Parcel B is subject to previously approved TCP2-108-93. Pro Parcel 3 is not subject to any previous TCP2 approval.
13. There are 14 specimen, champion, and/or historic trees located on the property. Those trees were located using field observations and survey equipment.
14. The subject site is not within a Scenic Resources Policy Area.
15. Church road is a Scenic and Historic Roadway.
16. The subject property is not located within a Registered Historic District.
17. There are no known archeological sites located on the subject property. Phase I and Phase II archeological survey and evaluation in 1999. February 2004, and November 2004 over the entire 532 acres within the Oak Creek Club Subdivision.
18. Marlboro clay and Christiana clay are not present on or within the vicinity of this property.
19. The site is not located in the vicinity of any master plan road involves designated as arterial or higher.
20. The subject property is not located within the 2006 Joint Base Andrews Noise Contours.
21. The site is not located within an Aviation Policy Area (APA).
22. The site is not located within the Chesapeake Bay Critical Area (CBCA).
23. An approved NRI is valid for five years from the date of signature by staff, or until information used to prepare the NRI changes. NRIs will be required to be revised and reapproved if the base information changes significantly. Approval of this NRI in no way impacts any other development application approvals.
Specimen Tree List
Date field work conducted: 10/2023
Shell Unit A - NW
Tree # | Common Name | Scientific Name | DBH (in.) | CRZ (ft.) | Condition | Notes
1 | Sweetgum | Liquidambar styraciflua | 32 | 48 | Good | One-sided
2 | Tulip Poplar | Liriodendron tulipifera | 32 | 48.0 | Good | N/A
3 | American Beech | Fagus grandifolia | 42 | 64.0 | Good | Thin-crotty
4 | Pin Oak | Quercus palustris | 45 | 90 | Fair | Dieback, fork-sunty, broken branches
5 | Tulip Poplar | Liriodendron tulipifera | 35 | 98.5 | Good | N/A
6 | Pin Oak | Quercus palustris | 36 | 54 | Fair | Recent breaches
7 | Pine sp. | Pinus ssp. | 30 | 48 | Poor | Recent breaches, Dead leader
8 | American Beech | Fagus grandifolia | 38 | 51 | Good | Recent breaches
9 | Pin Oak | Quercus palustris | 36 | 54 | Fair | Recent breaches
10 | Northern Red Oak | Quercus rubra | 36 | 54 | Fair | Recent breaches
11 | Northern Red Oak | Quercus rubra | 34 | 51 | Fair | Recent breaches, Ephen
12 | Sweetgum | Liquidambar styraciflua | 31 | 46.5 | Good | Spine at 4.0'
13 | Tulip Poplar | Liriodendron tulipifera | 30 | 49.5 | Poor | Canopy dieback
14 | Tulip Poplar | Liriodendron tulipifera | 30 | 50 | Good | N/A
SITE STATISTICS TABLE
Total
Gross tract area: 8.04 AC
Existing Off-site Floodplain: 0.00 AC
Net tract area: 8.04 AC
Existing woodland in the floodplain: 0.00 AC
Existing woodland on-site: 3.08 AC
Existing woodland total: 3.08 AC
Existing PMA: 0.00 AC
Regulated streams (base item of reference): 0.0
Riparian (wooded) buffers to 100 feet wide: 0.00 AC
FOREST STAND AREA AND RETENTION TABLE
Stand | Area (acres) | Retention Potential
A | 3.08 | High
Total | 3.08
GENERAL INFORMATION TABLE
Layer | Category | Value
Zone | Zoning Ordinance (Zone) | RLD (Legacy Comprehensive Design)
Zone | Previous Zone (Zone) | L-A-C (Local Activity Center) R-L (Residential Low Development)
Zone | Overlay Zoning Area (AOZ) | N/A
Administrative | Tax Grid (TAX) | 5B (NEW)
Administrative | 4000 Grid (Current GIS) | 208E12
Administrative | Primary Aviation (Primary Zone) | N/A
Administrative | 1-Mile Buffer (1-Mile) | N
Administrative | County Council District (CD) | 6
Administrative | Census Tract 2022 (Tract) | 705.03 (part)
Administrative | Census Tract Groups (2010) | Subdivision Communities
WEB SOILS SURVEY SOILS TABLE
Map Unit Symbol | Map Unit Name | K Factor (Dominant Hz) | Hydric Rating | Hydrologic Soil Group | Drainage Class
CrB | Collington-Wist complex, 2 to 5 percent slopes | 0.17 | 0 | B/D | Well drained
CrC | Collington-Wist complex, 5 to 10 percent slopes | 0.17 | 0 | B/D | Well drained
SnB | Shrewsbury sand, 0 to 5 percent slopes | 0.20 | 10 | B/D | Poorly drained
Taken from USDA, NRCS, Web Soil Survey (WSS) available online at: http://websoilsurvey.sc.egov.usda.gov
FOREST STAND 'A' SUMMARY TABLE
1 | Dominant species: | Tulip Tree or Sweetgum
2 | Codominant species: | Red Maple, Tulip Poplar, Pin Oak, Pine sp., Black Cherry
3 | Forest Association: | Tulip Tree at
4 | Association Origin: | Young
5 | Basal area (B.A.) per acre: | 240
6 | Size class of dominant species: | 12-24 inches
7 | Percent live tree coverage: | 80%
8 | Number of tree species: | 10
9 | Common understory species: | Tulip Tree sr, Sweetgum, Pin Oak, Red Maple, Black Cherry, Pine sp.,
10 | Percent of understory coverage: | 20%
11 | Number of invasive plant species: | 7
12 | Common invasive species: | Porcelain, Japanese Honeysuckle,
13 | Percent herbaceous plant coverage: | 5%
14 | Percent of dominant species: | Overstory: 0% Trees; Understory: 0% Trees; Herbaceous: 100 % common, Multiflora Rose, Japanese Stiltgrass
15 | Number of standing dead trees at 4" DBH: | 0
16 | Comments: | Not many Twisters, Groundcover most Invasive,
17 | Number of trees per acre: | 200
18 | Average diameter at 4.5' and height (DBH): | 17.0 Inches
VICINITY MAP
SCALE: 1" = 2000'
LEGEND
PROPERTY LINE
SOILS BOUNDARY
STAND A
EX. MAJOR CONTOUR
EX. MINOR CONTOUR
EX. WOOD LINE
EX. METAL FENCE
EX. UTILITY POLE
EX. GUY WIRE ANC
EX. OVERHEAD UTILITY LINE
EX. SANITARY SEWER LINE
EX. GAS LINE
EX. EDGE OF PAVEMENT
EX. CULVERT
PROPOSED TREE PROTECTION FENCE
PROPOSED TREE SAVE AREA
TEST PIT SOIL SAMPLE POINT
EX. SIGN
SOIL BOUNDARY LINE
PERCOLATION TEST LOCATION
PROPOSED SEPTIC FIELD
PROPOSED SEPTIC RESERVE AREA
Oak Creek Club
Parcel A
Book 43224 Page 344
Maryland National Capital Park and Planning Commission
Liber 3211 Folio 599
Parcel B
Oak Creek Club
Book 43224 Page 344
Parcel 3
Oak Creek Club
Book 43224 Page 344
Carrollton Oak Creek LLC
Liber 43224 Folio 344
Carrollton Oak Creek LLC
Liber 43224 Folio 344
Church Road
FOREST STAND A
3.08 ac.
Mott Dairy Parkway
Parcel A
Oak Creek Club
Book 43224 Page 344
Parcel B
Oak Creek Club
Book 43224 Page 344
PHASE 1 E.I.A.C.
CURRENT ZONE: LCD
USE: RESIDENTIAL
PHASE 1 E.I.A.C.
CURRENT ZONE: LCD
USE: RESIDENTIAL
GRAPHIC SCALE
SCALE: 1" = 60'
PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NUMBER: 4207
EXPIRATION DATE: 09/30/2025
Prince George's County Planning Department, 9400 Peppercorn Place, Suite 500, Largo, Maryland, 20774
(301) 952-3560
NATURAL RESOURCES INVENTORY PLAN APPROVAL
NRI-XXX-XXXX
Approved by | Date | Reason for Revision
NRI-XXX-XXXX
NATURAL RESOURCE INVENTORY PLAN
OAK CREEK - LANDBAY T
7th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND
CPJ Associates
Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
4350 Old Drum Rd., Ste. 200 Silver Spring, MD 20902 301-434-7000 Fax 301-434-6394
Washington, DC • Hartford, CT • Greensboro, NC • Charlotte, NC • Raleigh, NC • Austin, TX
SURVEY: CHARLES P. JOHNSON & ASSOCIATES, INC. PLAT REFERENCE: PLAT BOOK NLP 203 PLAT NO. 20
DESIGN: MM
DRAWN: MM
CHECKED: MM
SHEET 1 OF 1
REVISION
PROJECT NO. 22021-0000-00
DRAWING NO. 22021-0000-00-NRI
Date Saved: 10/27/2023 Last Plotted: 10/27/2023 2:47:49 PM Saved: K:\Landbay T\2022\22021-0000-00\NRI\22021-0000-00-NRI.dwg

CPJ Associates
Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
Silver Spring, MD • Gaithersburg, MD • Frederick, MD • Fairfax, VA

May 20, 2024

Jeremy Hurlbutt
Zoning Section
Development Review Division
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

Re: Amendment to Basic Plan A-8427-01, A-8578-01, and A-8579-01
800 Church Road
Oak Creek Club – Landbay T

Dear Jeremy;

The following is a point-by-point response to your review comments for the above-referenced Amendment to Basic Plan dated April 18, 2024:

Pre-Acceptance review comments:

1. Revise application form to include all proposed amended conditions.

Response:
The application form has been revised accordingly.

2. Submit signed/ stamped copy of the approved basic plan.

Response:
The approved basic plan is included in the submission.

3. Submit application fees to the Applications Section and payable to M-NCPPC, in the amounts shown below using the fee schedule with calculations of one half of the original fee paid which was $500 for each case plus sign posting fee of $30.00 x 8. Separate payments for each Basic Plan Amendment as shown: A-8427-01 $250. +$240=$490; A-8578-01=$250; A-8579.01=$250. A single posting will apply for the three combined cases.

Response:
The application fees will be hand-delivered to the Applications Section upon resubmission.

4. Provide additional information on how the policies found in section IX Natural Environment of the 2022 Approved Bowie-Mitchellville and Vicinity Master Plan will be met.

Response:
Additional information has been included in the statement of justification.

5. Separate the file into MNCPPC standard naming convention.

Response: **The files have been renamed to follow the MNCPPC standard naming convention.**

6. Provide additional justification for why commercial is not feasible.

Response:
Members of the Ownership Group have been in retail development in and around Prince George's County for 60+ years. The Ownership group owns, manages and leases no less than 8 very successful commercial shopping centers in Prince George's County. The Ownership group regularly attends relevant retail conferences, including ICSC, to stay connected to the current retail market.

Additionally, Ownership and the Oak Creek HOA agree that the most compatible use for this parcel is single-family residential. Furthermore, the size of the parcel isn't sufficient for an anchor tenant, and the traffic along Church Road isn't sufficient to create a demand for unanchored space that would attract quality tenants and sufficient tenant sales to justify the rents required to support ground up retail development.

If any further clarification is necessary, please feel free to contact me at (301) 434-7000 or at afunsch@cpja.com. Thank you for your assistance.

Sincerely,

Andrew P. Funsch, PLA
Senior Landscape Architect
Planning Department

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMISSION
Prince George's County Planning Department

Development Review Division
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772
Contact: DRDapplications@ppd.mncppc.org

APPLICATION FORM

APPLICATION TYPE: Basic Plan Amendment per Section 27-195(c) ☐Revision of Case # _____

Companion Cases: A-8427-01, A-8578-01, A-8579-01, CDP-9902-06, CDP-9903-05, 4-24004+ADQ-2024-004

Payment option: ☐Credit Card ☐Check (payable to M-NCPPC) *Do not submit payment until requested by staff*

PROJECT NAME: Oak Creek Club, Landbay T

Complete address (if applicable) 800 Church Road S, Upper Marlboro, MD 20774

Geographic Location (distance related to or near major intersection)
Northeast of intersection of Church Road and Mary Bowie Pkwy

Total Acreage: 8.09	Aviation Policy Area: N/A	Election District: 7
Tax Map/Grid: 069E4/076F1	Current Zone(s): LCD	Council District: 6
WSSC Grid: 201SE12	Existing Lots/Blocks/Parcels: Part Pcl 3, Part Pcl B	Dev. Review District: 7
Planning Area: 74A	In Municipal Boundary: None	Is development exempt from grading permit pursuant to 32-127(a)(6)(A)? ☐ Yes ☑ No
Tax Account #: 3636925 & 0777144	Police District #: 10	General Plan Growth Policy: Established Communities

Proposed Use of Property and Request of Proposal:
Expand the exisiting residential development by amending Condition #1 and removing Condition #2 of the Basic Plan, as provided in Zoning Ordinance No. 11-2000

Please list previously approved applications affecting the subject property:
Basic Plan A-8427, A-8578, A-8579
CDP-9902-05 (R-L) and CDP-9903-04(L-A-C)
PPD #4-01032, SDP-0308-07, TCP2-109-03-06

Applicant Name, Address & Phone:
Mark Allison
11785 Beltsville Drive
Beltsville, MD 20705
mallison@carrolltonenterprises.com
301-572-7800

Owner Name, Address & Phone:
(if same as applicant indicate same/corporation see Disclosure)
Carrollton Oak Creek LLC
11785 Beltsville Dr
Beltsville, MD 20705
301-572-7800

Consultant Name, Address & Phone:
Charles P. Johnson & Associates, Inc.
1751 Elton Road, #300
Silver Spring, MD 20903
301-434-7000

Contact Name, Phone & E-mail:
Andrew P. Funsch
301-434-7000
afunsch@cpja.com

SIGNATURE (Sign where appropriate; include Application Form Disclosure for additional owner's signatures):

Owner's Signature (signed)	Date	Applicant's Signature (signed)	Date
Carrollton Enterprises Management Services, LLC, its' Manager Ian C Kelly		Mark Allison	
Contract Purchaser's Signature (signed)	Date	Applicant's Signature (signed)	Date

FOR STAFF USE ONLY	Application No.(s):

SUBDIVISION CASES: Preliminary Plan of Subdivision/Conservation Sketch Plan

Type of Application (Check all that apply): ☑Conventional Subdivision ☐Conservation Subdivision
☐ Conservation Sketch Plan ☐ Subdivision Ordinance Interpretation ☐ Vacation Petition

Variation, Variance or Alternative Compliance Request(s): ☐Yes ☑ No	Applicable Zoning/Subdivision Regulation Section(s): LCD - Legacy Comprehensive Design

Total Number of Proposed:
Lots 28 Outlots _____ Parcels _____ Outparcels _____

Number of Dwelling Units: Attached_____ Detached 28 Multifamily_____	Gross Floor Area (Nonresidential portion only): _____

SUBDIVISION CASES: Final Plat

Water/Sewer: ☐DPIE ☐Health Department	Number of Plats: _____
Detailed Site Plan No.: _____	WSSC Authorization No.: _____
Approval Date of Preliminary Plan: _____	Check box if a hearing is requested: ☐

URBAN DESIGN AND ZONING CASES

Type of Application (Check all that apply): ☐Certification of Nonconforming Use ☐ Conservation Plan
☐ Detailed Site Plan ☐ Planned Development ☐ Secondary Amendment ☐ Special Exception
☐ Zoning Map Amendment ☐ Zoning Ordinance Interpretation

Details of Request:	Applicable Zoning Ordinance Section(s):

Total Number of Proposed:
Lots _____ Outlots _____ Parcels _____ Outparcels _____

Number of Dwelling Units: Attached_____ Detached_____Multifamily_____	Gross Floor Area (Nonresidential portion only): _____
Variance Request: ☐Yes ☐No	Applicable Zoning/Subdivision Regulation Section(s): _____
Departure Request: ☐Yes ☐No	Application Filed: ☐Yes ☐No
Alternative Compliance Request: ☐Yes ☐No	Application Filed: ☐Yes ☐No

APPLICATION FORM DISCLOSURE

List all persons having at least five percent (5%) interest in the subject property ONLY required for Special Exception and Zoning Map Amendment Applications.

Owner(s) Name (printed)	**Signature and Date**	**Residence Address**
N/A		

If the property is owned by a corporation, please fill in below.

Officers	**Date Assumed Duties**	**Residence Address**	**Business Address**

Officers	**Date Assumed Duties**	**Date Term Expires**	**Residence Address**	**Business Address**

This Form Is To Be Filed With:

STATE ETHICS COMMISSION
45 CALVERT STREET, 3RD FLOOR
ANNAPOLIS, MD 21401
410-260-7770
1-877-669-6085

CLERK OF THE COUNTY COUNCIL
COUNTY ADMINISTRATION BUILDING
ROOM 2198
UPPER MARLBORO, MD 20772
301-952-3600

Business Entity[1] Affidavit

(Form PG 2)

General Information

The Prince George's County land use ethics law (General Provisions Article, §§ 5-833 to 5-839, Annotated Code of Maryland) ("Public Ethics Law") requires this affidavit to be filed where a business entity is deemed to be an applicant in an application filed with the District Council. This can occur, for example, when a business entity is a title owner or contract purchaser of land that is the subject of an application, a trustee having an interest in the land (except those described in a mortgage or deed of trust), or the holder of 5 percent or more interest in an entity having an interest in the land (provided that it has substantive involvement in the disposition of the land, or substantive activities pertaining specifically to land development in Prince George's County). Applicant can also include a business entity in which a 5 percent or greater interest is held by another applicant.

In completing this form, you should also review §§ 5-833 to 5-839 of the Public Ethics Law. These provisions include the affidavit requirement, define applicants and agents, set out District Council member disqualification requirements, and specify ex parte disclosure procedures. Please note that there may be situations where there is more than one applicant involved, requiring one or more submissions of this form (or Form PG 1 Individual Applicant Affidavit). You may direct questions about the affidavit or other requirements of the Law to the State Ethics Commission office by phone, at 410-260-7770, or in writing, at the above address. Copies of the Public Ethics Law may be obtained at the Commission's website http://ethics.maryland.gov/public-ethics-law/. Additionally, there is a Special Ethics Law Memo on the Prince George's County land use ethics law at http://ethics.maryland.gov/download/local-gov/local-gov-forms/PG%20County%20Zoning%20Memo.pdf, that contains additional filing information, including timing requirements.

If the applicant business entity is a corporation listed on a national stock exchange or regulated by the Securities Exchange Commission, then its officers, its directors, or its shareholders having a 5 percent or greater interest in the corporation are required to file an affidavit **only if** these persons have made a payment or have solicited a payment as outlined in the Public Ethics Law **and** if the corporation itself completes Part B of the affidavit. If required to file, these persons will file the Individual Applicant Affidavit, Form PG 1.

Filing Deadline

You must file a signed original of this affidavit with the Clerk of the County Council no later than 30 days prior to the District Council's consideration of the application. You must file a supplemental affidavit as expeditiously as possible whenever a payment/contribution is made after the original affidavit was filed and prior to Council's consideration. Please note that under § 5-835(a) of the Public Ethics Law, payments/contributions during the pendency of an application are generally prohibited.

PART A. Business Entity Applicant

Identifying Information

Name of Applicant Carrollton Oak Creek LLC Case No. (where applicable) A-8427-01

Address of Applicant 11785 Beltsville Drive, Beltsville MD, 20705

Identity of the Property/ Subject of Application Oak Creek Club Parcel B, Tax Id# 36369255 and Parcel 3, Tax Id# 0777144 Type of Application (see § 5-833(d)) Basic Plan Amendment

[1]Section 5-833 of the Public Ethics Law defines a business entity as a corporation, a general partnership, a joint venture, a limited liability company, a limited partnership or a sole proprietorship.

Applicant Payment/Contribution to Member Information (check or complete applicable blanks)

1. Was a payment/contribution made by the applicant to a treasurer or a continuing committee, either directly or through a political action committee (PAC), during the 36 months before the application was filed or during the pendency of the application? _____ Yes __X__ No

   If the answer to #1 above is yes, list below the name of the member or members and the date or dates of the payment/contribution:

Name of Member	Date

   If the payment/contribution was through a PAC, identify the PAC and the date of the transfer to the treasurer or continuing committee:

Solicitation and other Payment/Contribution Information

2. Did the applicant solicit a person or business entity to make a payment/contribution to a member during the 36 months before the application filing or during the pendency of the application?
   _____ Yes __X__ No

   If the answer to #2 above is yes, and a contribution was made, list below the name of the member or members, the date or dates of the payment/contribution, and the name of the contributor:

Name of Member	Date	Name of Contributor

PART B. Directors, Officers and Stockholders (see § 5-838(b)) (For Corporations Only)

***Note: For a corporation's application to be processed, this section must be completed in full (place a check at the beginning of each question to indicate the action has been completed).**

1. _____All directors, officers, and stockholders with a 5 percent or greater interest have been notified of the disclosure requirement as provided in the Law and are identified as follows (list name and title – if the corporation has no directors, officers or stockholders with a 5 percent or greater interest, so state):

2. _____Affidavits (Form PG 1 Individual Applicant Affidavit) from those individuals identified in question #1 above, who have made or solicited contributions and are therefore required to disclose, are either attached or on file with the Clerk of the County Council **OR** there are no individuals required to file affidavits.

I hereby make oath or affirmation that the contents of this affidavit are true and correct to the best of my knowledge, information and belief.

Signature (original to be filed with the Clerk) — Date: 3/8/2024

DAN KELLY

Printed Name of Signer

MANAGER

Title of Signer (Authorized to sign for the business entity)

This Form Is To Be Filed With:

STATE ETHICS COMMISSION
45 CALVERT STREET, 3RD FLOOR
ANNAPOLIS, MD 21401
410-260-7770
1-877-669-6085

CLERK OF THE COUNTY COUNCIL
COUNTY ADMINISTRATION BUILDING
ROOM 2198
UPPER MARLBORO, MD 20772
301-952-3600

Business Entity[1] Affidavit

(Form PG 2)

General Information

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If the applicant business entity is a corporation listed on a national stock exchange or regulated by the Securities Exchange Commission, then its officers, its directors, or its shareholders having a 5 percent or greater interest in the corporation are required to file an affidavit **only if** these persons have made a payment or have solicited a payment as outlined in the Public Ethics Law **and** if the corporation itself completes Part B of the affidavit. If required to file, these persons will file the Individual Applicant Affidavit, Form PG 1.

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PART A. Business Entity Applicant

Identifying Information

Name of Applicant Carrollton Oak Creek LLC Case No. (where applicable) A-8578-01

Address of Applicant 11785 Beltsville Drive, Beltsville MD, 20705

Identity of the Property/ Subject of Application Oak Creek Club Parcel B, Tax Id# 36369255 and Parcel 3, Tax Id# 0777144

Type of Application (see § 5-833(d)) Basic Plan Amendment

[1]Section 5-833 of the Public Ethics Law defines a business entity as a corporation, a general partnership, a joint venture, a limited liability company, a limited partnership or a sole proprietorship.

Applicant Payment/Contribution to Member Information (check or complete applicable blanks)

1. Was a payment/contribution made by the applicant to a treasurer or a continuing committee, either directly or through a political action committee (PAC), during the 36 months before the application was filed or during the pendency of the application? _____ Yes __X__ No

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Name of Member	Date

If the payment/contribution was through a PAC, identify the PAC and the date of the transfer to the treasurer or continuing committee:

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I hereby make oath or affirmation that the contents of this affidavit are true and correct to the best of my knowledge, information and belief.

Ian Kelly — Signature (original to be filed with the Clerk)

3/8/2024 — Date

IAN KELLY — Printed Name of Signer

MANAGER — Title of Signer (Authorized to sign for the business entity)

This Form Is To Be Filed With:

STATE ETHICS COMMISSION
45 CALVERT STREET, 3RD FLOOR
ANNAPOLIS, MD 21401
410-260-7770
1-877-669-6085

CLERK OF THE COUNTY COUNCIL
COUNTY ADMINISTRATION BUILDING
ROOM 2198
UPPER MARLBORO, MD 20772
301-952-3600

Business Entity[1] Affidavit

(Form PG 2)

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PART A. Business Entity Applicant

Identifying Information

Name of Applicant Carrollton Oak Creek LLC Case No. (where applicable) A-8579-01

Address of Applicant 11785 Beltsville Drive, Beltsville MD, 20705

Identity of the Property/ Subject of Application Oak Creek Club Parcel B, Tax Id# 36369255 and Parcel 3, Tax Id# 0777144 Type of Application (see § 5-833(d)) Basic Plan Amendment

[1]Section 5-833 of the Public Ethics Law defines a business entity as a corporation, a general partnership, a joint venture, a limited liability company, a limited partnership or a sole proprietorship.

Applicant Payment/Contribution to Member Information (check or complete applicable blanks)

1. Was a payment/contribution made by the applicant to a treasurer or a continuing committee, either directly or through a political action committee (PAC), during the 36 months before the application was filed or during the pendency of the application? _____ Yes __X__ No

   If the answer to #1 above is yes, list below the name of the member or members and the date or dates of the payment/contribution:

Name of Member	Date

   If the payment/contribution was through a PAC, identify the PAC and the date of the transfer to the treasurer or continuing committee:

Solicitation and other Payment/Contribution Information

2. Did the applicant solicit a person or business entity to make a payment/contribution to a member during the 36 months before the application filing or during the pendency of the application?
   _____ Yes __X__ No

   If the answer to #2 above is yes, and a contribution was made, list below the name of the member or members, the date or dates of the payment/contribution, and the name of the contributor:

Name of Member	Date	Name of Contributor

PART B. Directors, Officers and Stockholders (see § 5-838(b)) (For Corporations Only)

***Note: For a corporation's application to be processed, this section must be completed in full (place a check at the beginning of each question to indicate the action has been completed).**

1. _____All directors, officers, and stockholders with a 5 percent or greater interest have been notified of the disclosure requirement as provided in the Law and are identified as follows (list name and title – if the corporation has no directors, officers or stockholders with a 5 percent or greater interest, so state):

   _____
   _____
   _____

2. _____Affidavits (Form PG 1 Individual Applicant Affidavit) from those individuals identified in question #1 above, who have made or solicited contributions and are therefore required to disclose, are either attached or on file with the Clerk of the County Council **OR** there are no individuals required to file affidavits.

I hereby make oath or affirmation that the contents of this affidavit are true and correct to the best of my knowledge, information and belief.

_____ 1/8/2024
Signature (original to be filed with the Clerk) Date

IAN KELLY
Printed Name of Signer

MANAGER
Title of Signer (Authorized to sign for the business entity)

0 50 100 150 200 400Ft.

EVALINA S. MITCHELL
L. 4515 - F. 172
135.50 Acres
P. 12
Zoned R-A

COLLINGTON STATION
Zoned R-R

JERRINGTON CT.
JANSMORE CT.
JORDON
JARVIS CREST CT.
JOHNSTONE
LANE
JANDLEWAY CT.
POND
DRIVE
JORDROK CT.
MILL
JAMESVIEW
JENNINGS
JOHNSON VALLEY CT.
JOHNSON RD.
GROVE RIDGE LANE
JENKINS
CULTIVATED FIELD

N/F C. HALL
L. HB12 - F. 340

N/F W.B. BINGER
L. 423 - F. 211

N/F
M.N.C.P.& P.C.
L. 3711 - F. 243
Zoned R-A

N/F E. CZARCINSKI et ux
L. 3695 - F. 473

SCHOOL / PARK SITE

SOUTH

DEVELOPMENT PARCEL
T
SINGLE FAMILY DETACHED

L.A.C.
SINGLE FAMILY DETACHED

DEVELOPMENT PARCEL
F
SINGLE FAMILY ATTACHED

DEVELOPMENT PARCEL
H
SINGLE FAMILY DETACHED

GOLF

MASTER PLAN - A-44 R.O.W.

OPEN SPACE

N/F ERNEST D. MAIER, Jr. et al
L. 3981 - F. 533

BUFFER

HOA OPEN SPACE

BOWIEVILLE MANSION
(HISTORIC SITE)

CLUBHOUSE

DEVELOPMENT PARCEL
G
SINGLE FAMILY ATTACHED

DEVELOPMENT PARCEL
I
SINGLE FAMILY DETACHED

ROAD

BRANCH

DEVELOPMENT PARCEL
J
SINGLE FAMILY DETACHED

OPEN SPACE

DEVELOPMENT PARCEL
L
SINGLE FAMILY DETACHED

RAILROAD

PENNSYLVANIA RAILROAD
(FORMERLY B.& O. R.R.)
1 TRACK R/W

BLACK BRANCH

DEVELOPMENT PARCEL
K
SINGLE FAMILY DETACHED

N/F EARL LOVELESS et al
L. 2711 F. 543
Zoned R-R

COLLINGTON

PENNSYLVANIA

CHURCH

W.SEATON BELT
JBB 6 /233
187.09 Acres
P. 22
Zoned R-E

HERMAN and FLORENCE T. D'AULERIO
L.4193 - F. 546
P. 6
Zoned R-A

ST. BARNABAS CEMETERY
THE VESTRY OF ST. BARNABAS CHURCH
(IN LANNE PARISH)
L. 1671 - F. 378
7.91 Acres
Zoned R-E

OAK GROVE ROAD

KEY
- PROPOSED LOCAL ROAD
- EXISTING COUNTY ROAD
- MASTER PLAN TRAIL
- GOLF CORRIDOR
- COMMUNITY FACILITY
- UNIQUE FEATURE

KEY
- EXISTING 100 YEAR FLOODPLAIN
  REFERENCE G&O 100 YEAR FLOODPLAIN COLLINGTON BRANCH STORMWATER MANAGEMENT FACILITY PLAN - JUNE 1985 - FLOODPLAIN SHOWN ON TRIBUTARIES TO BLACK BRANCH ARE APPROXIMATED
- APPROXIMATE LOCATION OF WETLANDS
- APPROXIMATE LOCATION OF WATERS OF THE USA

NOTE: ALL AREAS SUBJECT TO WRITTEN CONFIRMATION FROM THE U.S. ARMY CORPS OF ENGINEERS

SITE DATA

TOTAL SITE AREA = 925 Acres

R-L		L-A-C	
GROSS AREA	892 Acres	GROSS AREA	33 Acres
LESS 50% FL. PL.. (92 Acs.)	-46 Acres	COMMUNITY SERVICE CTR.	40,000 Sq.Ft.
NET SITE AREA	846 Acres	VILLAGE HOUSING	52 Units
R - L 1.0 DU/Ac	846 Acres	CHURCH	
R - L 1.5 DU/Ac.	1,269 Units	BOWIEVILLE HISTORIC SITE	
PROPOSED DENSITY	1096 Units 1.3 DU/Acs.	DAY CARE	

OAK CREEK CLUB
Title: Basic Plan
Sheet: 2 of 2
File: 81-100-03 D
ANNE PARRIS
BE

BASIC PLAN

REVISIONS		
	4-14-98	REVISED LAYOUT

MONTGOMERY / KONTGAS ENTERPRISES INC.

OAK CREEK CLUB
PRINCE GEORGE'S COUNTY, MD.
SCALE: 1" = 200' 2 2 OF

CAMERON GROVE
Zoned R-E

NOTE:

The following is a list of recreational facilities to be included in the parkland;
- **2 Combo soccer/football fields**
- **2 youth soccer fields**
- **1 softball field**
- **1 gazebo with picnic tables**
- **1 playground for 2-12 years of age**
- **215 parking spaces**
- **8' wide trails in the park and stream valley**

RECREATION FACILITIES

EVANGEL TEMPLE, INC.
L. 6314 - F. 686,692
439.76 Acres
P. 21
Zoned R-L

0 50 100 150 200 400Ft.

LOCATION MAP

SCENIC POND

DEVELOPMENT PARCEL A
SINGLE FAMILY DETACHED

GOLF

DEVELOPMENT PARCEL B
SINGLE FAMILY DETACHED

GOLF

DEVELOPMENT PARCEL C
SINGLE FAMILY DETACHED

GOLF

BEALL HOUSE 3.0 ac.

DEVELOPMENT PARCEL D
SINGLE FAMILY DETACHED

DEVELOPMENT PARCEL E
SINGLE FAMILY DETACHED

GOLF

OPEN SPACE

QUEEN ANNE SCHOOL

ST. BARNABAS CHURCH

BEHNKE NURSERIES
L. 5031 - F. 191
80.0 Acres
Zoned R-E

KETTERING
PLAT # 28
R/B WWW 74 - P. 100
(R-E)

PERRYWOOD
L. 5552 - F. 463,466
94.3188 Acres
Zoned R-S

PERRYWOOD OUTPARCEL "A"
1.39 Acres
Zoned R-E

W.F. CHESLEY
L. 5437 - F. 836
Zoned R-R

THE VESTRY OF ST. BARNABAS CHURCH
QUEEN ANNE PARRISH
L. 4601 - F. 461
Zoned R-E

THE VESTRY OF QUEEN ANNE PARRISH
L. 3666 F. 57
Zoned R-E

THE VESTRY OF ST. BARNABAS CHURCH
QUEEN ANNE PARRISH
L. 1671 - F. 378
7.91 Acres
Zoned R-E

W. SEATON BELT
JBB 6 /233
187.09 Acres
P. 22
Zoned R-E

KEY
- EXISTING 100 YEAR FLOODPLAIN
  REFERENCE G&O 100 YEAR FLOODPLAIN COLLINGTON BRANCH STORMWATER MANAGEMENT FACILITY PLAN - JUNE 1985 - FLOODPLAIN SHOWN ON TRIBUTARIES TO BLACK BRANCH ARE APPROXIMATED
- APPROXIMATE LOCATION OF WETLANDS
- APPROXIMATE LOCATION OF WATERS OF THE USA

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BURLEIGH STREET
CLAIRBORNE STREET
TAMARACK CT.
HILLROD LANE
MACKERNUT CT.
WHITEBARK CT.
BRANCH
SOUTH ROAD
CHURCH ROAD
OAK GROVE ROAD
ANDEAN COURT
GOOSE WAY
WHISTLING SWAN DRIVE
HOTOMTOT
POCHARD CT.
GOOSE NENE DRIVE
DUCK DRIVE

OAK CREEK CLUB

Title: Basic Plan
Sheet 1 of 2
File: #31-100-03 D

BASIC PLAN

REVISIONS		
1	4-14-98	Rev. LAYOUT

OAK CREEK CLUB
PRINCE GEORGE'S COUNTY, MD.
SCALE 1" = 200'
01 2

MONTGOMERY / KONTOGIS ENTERPRISES INC.

0 50 100 150 200 400Ft.

EVALINA S. MITCHELL
L. 4515 - F. 172
135.50 Acres
P. 12
Zoned R-A

N/F C. HALL
L. HB12 - F. 340

N/F W.B. BINGER
L. 423 - F. 211

N/F M.N.C.P.& P.C.
L. 3711 - F. 243
Zoned R-A

N/F E. CZARCINSKI et ux
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SCHOOL / PARK SITE

COLLINGTON STATION
Zoned R-R

JERRINGTON CT.
JANSMORE CT.
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JARVIS CREST CT.
JOHNSTONE
LANE
JANDLEWAY CT.
POND
DRIVE
JORDROK CT.
MILL
JAMESVIEW
JENNINGS
JOHNSON
GROVE
RIDGE
JENKINS
JACKSON VALLEY CT.
CULTIVATED FIELD

SOUTH

CHURCH DAY CARE

L.A.C.
SINGLE FAMILY DETACHED

BUFFER

COMMUNITY SERVICE CENTER

BOWIEVILLE MANSION
(HISTORIC SITE)

CLUBHOUSE

DEVELOPMENT PARCEL
F
SINGLE FAMILY ATTACHED

DEVELOPMENT PARCEL
G
SINGLE FAMILY ATTACHED

DEVELOPMENT PARCEL
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SINGLE FAMILY DETACHED

DEVELOPMENT PARCEL
I
SINGLE FAMILY DETACHED

DEVELOPMENT PARCEL
J
SINGLE FAMILY DETACHED

DEVELOPMENT PARCEL
K
SINGLE FAMILY DETACHED

DEVELOPMENT PARCEL
L
SINGLE FAMILY DETACHED

GOLF

OPEN SPACE

MASTER PLAN • A-44 R.O.W.

N/F ERNEST D. MAIER, Jr. et al
L. 3991 - F. 533

N/F EARL LOVELESS et al
L. 2711 F. 543
Zoned R-R

HERMAN and FLORENCE T. D'AULERIO
L. 4193 - F. 546
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Zoned R-A

W. SEATON BELT
JBB 6 /233
187.09 Acres
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ST. BARNABAS CEMETERY
THE VESTRY OF ST. BARNABAS CHURCH
(IN LANNE PARISH)
L. 1671 - F. 378
7.91 Acres
Zoned R-E

ROAD
CHURCH
OAK GROVE ROAD
BRANCH
BLACK
RAILROAD
PENNSYLVANIA RAILROAD
(FORMERLY B. & O. R.R.)
COLLINGTON

KEY
- PROPOSED LOCAL ROAD
- EXISTING COUNTY ROAD
- MASTER PLAN TRAIL
- GOLF CORRIDOR
- COMMUNITY FACILITY
- UNIQUE FEATURE

KEY
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  REFERENCE G&O 100 YEAR FLOODPLAIN COLLINGTON BRANCH STORMWATER MANAGEMENT FACILITY PLAN - JUNE 1985 - FLOODPLAIN SHOWN ON TRIBUTARIES TO BLACK BRANCH ARE APPROXIMATED
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SITE DATA

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R-L		L-A-C	
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LESS 50% FL. PL. (92 Acs.)	-46 Acres	COMMUNITY SERVICE CTR.	40,000 Sq.Ft.
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R - L 1.5 DU/Ac.	1,269 Units	BOWIEVILLE HISTORIC SITE	
PROPOSED DENSITY	1096 Units 1.3 DU/Acs.	DAY CARE	

BASIC PLAN

REVISIONS		
5	4-14-98	REVISED LAYOUT

MONTGOMERY / KONTGIAS ENTERPRISES, INC.

OAK CREEK CLUB
PRINCE GEORGE'S COUNTY, MD.
SCALE: 1" = 200' 2 2 OF

OAK CREEK CLUB
Title: Basic Plan
Sheet: 2 of 2
File: 31-100-03 D
ANNE PARRIS
B

Lenhart Traffic Consulting, Inc.

Transportation Planning & Traffic Engineering

Memorandum: ***Date:*** **August 8, 2024**

TO: M-NCPPC
Transportation Planning Division
1616 McCormick Drive
Largo, MD 20774

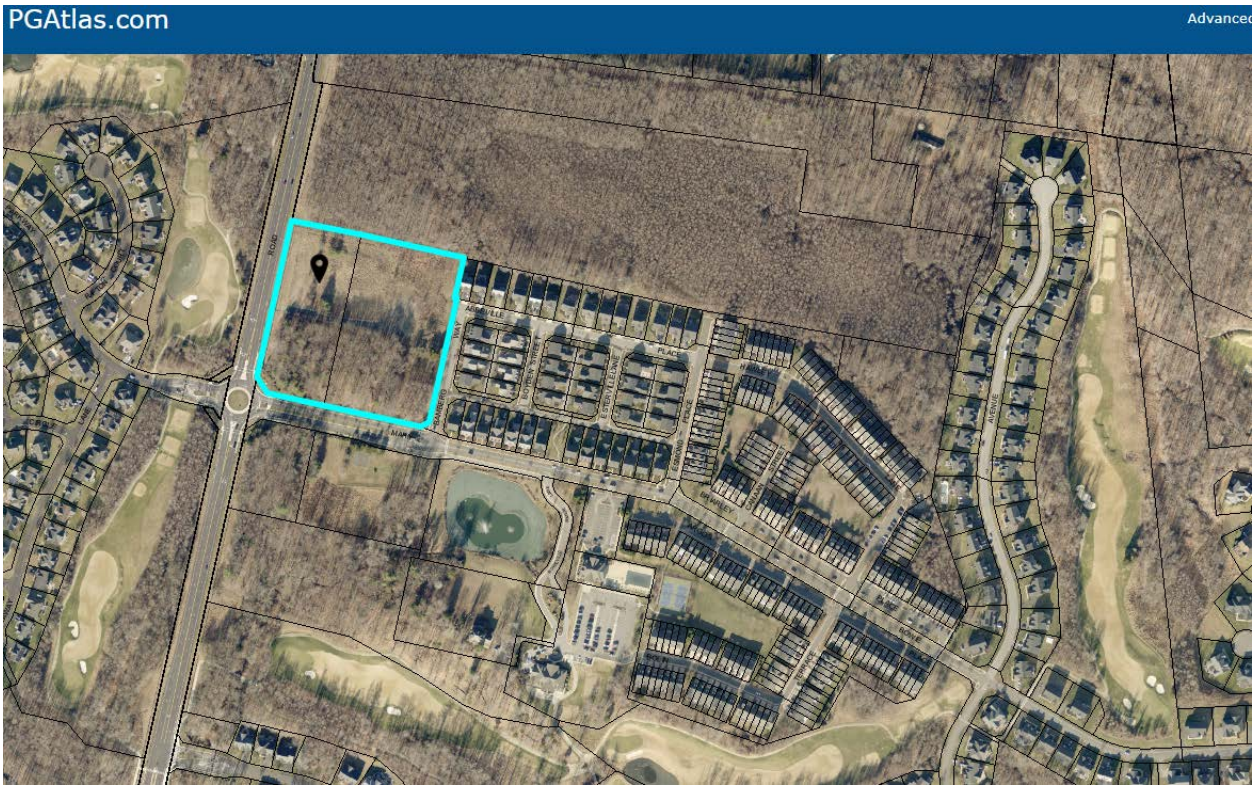
FROM: Mike Lenhart

RE: Oak Creek Club Landbay T Rezoning Application (A-8579-01)

The purpose of this memorandum is to provide a transportation related traffic brief for the referenced rezoning application.

The ZMA proposes to increase residential density in the R-L zone from 1.3 to 1.4 DU's per acre and to increase the DU's in the L-A-C from 52 to 76 DU's and eliminate the commercial development in the L-A-C zone located at the north east corner of Marie Bowie Parkway and South Church Road.

The location of the proposed rezoning is shown in the graphic below.



Lenhart Traffic Consulting, Inc.
645 B&A Blvd, Suite 214
Severna Park, MD 21146

Phone (410) 216-3333
Fax (443) 782-2288
email: mlenhart@lenharttraffic.com

The Zoning Map Amendment for the property does not require a Traffic Impact Analysis. However, if this amendment is approved, the application will require a Preliminary Plan of Subdivision, which will require a Traffic Impact Analysis for the purpose of assessing Adequate Public Facilities for Transportation.

A Transportation Pre-Application Checklist for the Preliminary Plan has been submitted to M-NCPPC and approved, and a Traffic Impact Assessment will be included with the Preliminary Plan of Subdivision. In addition, the Preliminary Plan of Subdivision will include a Bike and Pedestrian Impact Statement. The Scoping Agreement for the Bike and Pedestrian Impact Statement has been approved by M-NCPPC. A copy of the approved checklist and scoping agreement is included with this memorandum, and the reports will be submitted for the record with the Preliminary Plan of Subdivision.

It should be noted that the area of the proposed ZMA contains R-L and L-A-C zoning, and it was always considered that development would occur within this area. If the ZMA is approved, it is anticipated that the development in this area would be approximately 28 single family homes which is well within any trips that could otherwise be generated by the previously approved uses. Based on this information, it is our opinion that this ZMA will not have any adverse effect upon the adjacent properties and surround neighborhood. Additionally, it is our opinion that this ZMA will not have any detrimental effect on the health, safety, or welfare of pedestrians or motorists in the area. Furthermore, a full Adequate Public Facilities analysis will be required at the time of Preliminary Plan of Subdivision.

If you have any questions regarding this matter, please do not hesitate to contact me at the number below.

Thanks,
Mike

Lenhart Traffic Consulting, Inc.
645 B&A Blvd, Suite 214
Severna Park, MD 21146

Phone (410) 216-3333
Fax (443) 782-2288
email: mlenhart@lenharttraffic.com

The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department

14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

Transportation Pre-Submittal Checklist for Development Applications

The Checklist is for the purpose of determining whether a traffic study or counts will be needed in support of an application, and to ensure that basic access issues are considered early in the process. This Checklist is required ONLY for the following:

- Subdivisions (4-/PPS applications, or 5-/FPS applications pursuant to 24-111(c))
- Rezoning requests for a comprehensive design or a mixed-use zone (A-/ZMA applications)
- Comprehensive Design Plans (CDP- applications) • Conceptual Site Plans (CSP- applications)
- Detailed Site Plans ONLY within the Central US 1 Corridor Sector Plan area
- Special Exceptions involving the following uses:
  - Amusement Park
  - Asphalt Mixing Plant
  - Concrete Batching Plant
  - Concrete Mixing Plant
  - Surface Mining
  - Sand & Gravel Wet Processing Plant

In lieu of a signed Checklist, a signed Scoping Agreement may be provided to the Development Review Division.

Project Name: Oak Creek

Applicant's Name: Lenhart Traffic Consulting Inc.

Site Address or Tax ID: 0777144

Case Number (if available):

Application Type: Preliminary Plan

Phone No.: 410-980-2367

Contact/Agent E-mail: mlenhart@lenharttraffic.com

Please provide a concept plan on letter-sized paper. The concept plan must show a general layout of the proposed uses, proposed points of access, and sufficient detail of nearby public streets, properties, and/or environmental features to allow the property to be located and assessed by staff.

Please describe the current development proposal in terms of size and access:

Residential:

28	Single family residences (number)		Townhouse residences (number)
	Apartment or Condominium residences (number)		
	Number of residences that will be age-restricted (i.e. limited to elderly persons or families)		

Non-Residential:

	Square feet office	(describe)
	Square feet retail	(describe)
	Square feet industrial	(describe)

Other Uses:

This includes places of worship, day care facilities, private schools, hotels, and other types of proposals. Please describe the size of the proposal using square footage, number of units or students, or any other appropriate measure.

Access to the Site:

Describe how the site will be accessed. Indicate the number of access points, where they are proposed, if existing streets or aprons will be used, and if any streets or aprons will be modified. This should match your concept plan.

Access to the site will be provided via Bamberg Way

The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department

14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

DO NOT COMPLETE – For Staff Use Only

Estimated Trip Generation	AM: 21		PM: 26	Other:
Data Need	**Yes**	**No**	**Requirement for this Application**	
Traffic Study		X	If YES, have a traffic consultant scope the study using the Scoping Agreement and standards provided in "Transportation Review Guidelines, Part 1." The traffic study must be submitted during the pre-application review process.	
Traffic Count	X		If YES, counts in lieu of a full study are required at the intersection(s) identified on the comment line below. Counts must be taken in accordance with the procedures in "Transportation Review Guidelines, Part 1." Any required counts must be submitted during the pre-application review process.	
Other Transportation Study		x	If YES, please see comment line below.	
Transportation Adequacy Finding Not Required by Application or De Minimus		X	None, unless other information is requested by comments above.	
The site is proposed to have driveways accessing an arterial or higher-classification facility		X	If YES, it is recommended that the plan be revised to minimize access to the high-classification facility, as noted below. If that is not possible, a variation from Section 24-121(a)(3) must be reviewed and granted by the Planning Board during the subdivision process.	
Insufficient information to make determination		X	If YES, please see comment line below and resubmit with sufficient information.	

TPS Comments:

Peak hour traffic counts are required at all site access points and Mary Bowie Parkway / Church Road. Please provide analysis HCM and V/c ratio for all conditions.

Noelle Smith 5/30/2024

Transportation Staffperson Signature Date

Noelle Smith

Transportation Staffperson's Name (printed)

noelle.smith@ppd.mncppc.org

Transportation Staffperson's Phone and E-mail

This is an initial assessment of the data required to complete review of the application. However, if the development proposal changes or if new information is determined during a detailed review of the application after its formal acceptance, the transportation staff shall reserve the right to request additional information in accordance with the findings required for the application.

NOTE

Please submit this Checklist (both pages with the required concept plan) and any Scoping Agreements to the Transportation Planning Section. Please submit as a PDF by email, and send to noelle.smith@ppd.mncppc.org.

The rear side of this page should be completed by the Transportation Planning Section and returned to the applicant within five (5) working days.

Table 1: Bicycle and Pedestrian Impact Statement (BPIS) Scoping Agreement

This form must be completed prior to preparation of the Bicycle and Pedestrian Impact Statement (BPIS) and approved by Transportation Planning Section (TPS) staff as part of the scoping for transportation and pedestrian/bicycle adequacy for the acceptance of Certificate of Adequacy applications (ADQ). The completed scoping agreement will be reviewed by the Planning Department during the scoping meeting. TPS will return a signed copy when all comments provided in the scoping meeting have been addressed and returned to the consultant for inclusion in the BPIS. Failure to conduct the study in accordance with the Transportation Review Guidelines (TRG) and the signed scoping agreement may be grounds for rejection of the study and thereby necessitate an addendum or a new study prior to the start of staff review.

Application Name:	Oak Creek
Project	Oak Creek
Subject Property Address (or Tax Account ID #):	0777144
Is a finding of adequate public pedestrian and bikeway facilities required per Section 24-4506(b)(3) of the Subdivision Regulations or a General Plan Center of Corridor Name per Section 24-124.01 of the prior Subdivision regulations? If so, a BPIS is required. Please provide specific criteria for BPIS review or provide justification if a BPIS is not applicable.	LCD
Applicant (or Consultant) Contact Information:	Mike Lenhart
Date of Scoping Agreement Submission:	May 29, 2024

Project Description and Cost Cap

1. Proposed Use:	Single Family Residential
2. Gross square feet of commercial or retail development (SF):	0
3. Number of Dwelling Units (DU):	28 DU's

The cost cap for required off-site pedestrian and bikeway facilities shall not exceed thirty-five cents ($0.35) per gross square foot of commercial or retail development proposed and three hundred dollars ($300) per unit of residential development, indexed for inflation.

4. Base Cost Cap ($0.35 per SF + $300 per DU):	$8,400
5. Cost Cap Indexed for Inflation, using Bureau of Labor Statistics Consumer Price Index between June 2013 and Present: (https://www.bls.gov/data/inflation_calculator.htm)	$11,279

BPIS Scope

This agreement summarizes the geographic extent that is necessary for detailed review as part of the BPIS. Additional corridors or areas that are not listed below but are within walking or bicycling distance of the subject property may also be included in the BPIS. The submitted BPIS must also include pedestrian and bikeway facilities necessary to meet adequacy within the proposed subdivision (on-site).

6. **Date of Pre-Application Scoping Meeting:**	Submitted via email 5/29/24	
7. **BPIS Map Included:**	(Yes)	No
8. **Potential Pedestrian or Bicycle Trip Generators within 1 Mile of Subject Property:** (List all relevant generators.)	none	
9. **Proposed Corridors for BPIS Review within the Vicinity of the Subject Site:** (Provide the name of each roadway/shared-use path corridor and its extents.)	Central Ave side path Church Road Side Path Jennings Mill Drive Shared Road Jones Bridge Road shared road	
10. **Master Plan Pedestrian and/or Bicycle Facility Recommendations along Subject Property Frontage or along Proposed Corridors:** (See list above.)	Same as above	
11. **Have any discussions with relevant permitting agencies (Department of Permitting, Inspections and Enforcement (DPIE), SHA, Municipalities, Washington Metropolitan Area Transit Authority (WMATA), etc.) occurred?**	Yes	(No)
12. **If a bikeshare station is proposed for this application, has a written confirmation and approval for that bikeshare station from DPW&T staff been submitted?** **Prior to application acceptance, a written approval from DPW&T must be submitted.**	Yes	(No)

Scope Agreement and Approval

SIGNED: _____ **Date:** 5/29/24
Applicant Consultant

APPROVED: Noelle Smith **Date:** 6/4/2024
TPS Coordinator (or Supervisor)

For Staff Use Only		
Okay to Accept Certificate of Adequacy Application?	Yes	No
If NO, please provide the following additional information:		

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

November 19, 2024

Carrolton Oak Creek, LLC:
11785 Beltsville Drive
Beltsville, MD 20705

Re: Notification of Planning Board Action on
Amendment to a Basic Plan - A-8427-01
Oak Creek Club – Landbay T

Dear Applicant:

This is to advise you that, on **November 14, 2024,** the above-referenced application was acted upon by the Prince George's County Planning Board in accordance with the attached Resolution.

In accordance with Section 27-3408 of the Prince George's County Zoning Ordinance, the Planning Board's recommendation in this case has been forwarded to the District Council for Prince George's County. All persons of record will be notified of future public hearings. Please direct questions regarding this matter to Ms. Donna J. Brown, Clerk of the County Council, at 301-952-3600.

(You should be aware that you will have to reactivate any permits pending the outcome of this case. If the approved plans differ from the ones originally submitted with your permit, you are required to amend the permit by submitting copies of the approved plans. For information regarding reactivating permits, you should call the County's Permit Office at 301-636-2050.)

Sincerely,
Sherri Conner, Acting Chief
Development Review Division

By: Joshua Mitchum
Reviewer

Attachment: PGCPB Resolution No. **2024-112**

cc: Donna J. Brown, Clerk of the County Council
Persons of Record

THE MARYLAND-NATIONAL CAPITAL
Park and Planning Commission
Prince George's County Planning Board | Office of the Chairman

1616 McCormick Drive, Largo, MD 20774
301-952-3560
pgcpb@ppd.mncppc.org
www.pgplanningboard.org

PGCPB No. 2024-112 File No. A-8427-01

R E S O L U T I O N

WHEREAS, the Prince George's County Planning Board has reviewed Zoning Map Amendment (Basic Plan) Application No. A-8427-01, Oak Creek Club – Landbay T, requesting APPROVAL in accordance with Subtitle 27 of the Prince George's County Code; and

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 27-1704(a) of the Zoning Ordinance, Basic Plans approved prior to April 1, 2022 remain valid and may be amended; and

WHEREAS, pursuant to Section 27-1704(e) of the Zoning Ordinance, subsequent revisions or amendments to development approvals or permits grandfathered under the provisions of Section 27-1704 of the Zoning Ordinance shall be reviewed and decided under the prior Zoning Ordinance; and

WHEREAS, pursuant to Section 27-1704(g) 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 the effective date of this Ordinance, subject to the terms and conditions of the development approvals which it has received; 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, after consideration of the evidence presented at the public hearing on October 17, 2024, the Prince George's County Planning Board finds:

1. **Location and site description:** The subject property is located on the east and west sides of Church Road, north of Oak Grove Road. The area specific to this amendment is the portion of the Oak Creek development on the east side of Church Road, north of Mary Bowie Parkway, and west of Bamberg Way. The subject area of amendment, currently zoned Legacy Comprehensive Design (LCD), is approximately 8.09 acres and is composed of part of Parcel B and Parcel 3, within the Oak Creek Club subdivision. Parcel 3 is recorded by deed in the Prince George's County Land Records in Book 48450 page 299, and Parcel B is recorded in Plat Book REP 203 Plat 20. This application is being reviewed pursuant to the prior Prince George's County Zoning Ordinance, under which the area of amendment is zoned Local Activity Center (L-A-C) and Residential Low Development (R-L). The site is currently vacant and unimproved.

2. **History: Zoning Map Amendments (**Basic Plans) A-8427, A-8578, and A-8579 were approved by the Prince George's County District Council on November 26, 1991 (CR-120-1991) for the subject property. The basic plans rezoned the property from the Residential-Agricultural (R-A) and Rural Residential (R-R) Zones to the R-L and L-A-C Zones, respectively.

On July 24, 2000, the District Council approved amendments to Basic Plans A-8427, A-8578, and A-8579 (Zoning Ordinance No. 11-2000) for the Oak Creek Club subdivision, which introduced an 18-hole golf course, subject to 49 conditions and 10 considerations.

Preliminary Plan of Subdivision (PPS) 4-01032 was approved by the Prince George's County Planning Board on September 6, 2001 (PGCPB Resolution No. 01-178(C)(A)). PPS 4-01032 approved 1,148 lots and 36 parcels for the development of 1,148 single-family residential dwelling units, 26,000 square feet of retail use, and an 18-hole golf course on the overall property. Further subdivision of the property for new residential lots will require a new PPS.

Comprehensive Design Plans CDP-9902 (for the R-L Zone) and CDP-9903 (for the L-A-C Zone) were approved by the District Council on May 13, 2002, to develop a maximum of 1,148 dwelling units on 923 acres of land, including a golf course, a clubhouse, and a recreation center.

The first revision to CDP-9902, CDP-9902-01, was approved by the Planning Board on June 22, 2006, to reduce the attached single-family dwelling unit side yard setback from 5 feet to 0 feet.

A second revision, CDP-9902-02, was approved by the Planning Board on September 13, 2007 (PGCPB Resolution No. 07-172), to combine the community building and golf course clubhouse into a single facility, and to amend the location and the construction schedule for the recreational facilities.

A third revision, CDP-9902-03, was approved by the District Council on January 30, 2012, for amending prior Condition 27 regarding bonding and commencing construction of the golf course clubhouse.

A fourth revision, CDP-9902-05, was approved by the Planning Board on December 6, 2012 (PGCPB Resolution No. 12-110), to revise a prior condition of approval, to allow the approved clubhouse to be reduced in area from 25,000 square feet to 13,000 square feet.

The first revision to the above-referenced CDP-9903, CDP-9903-01, was approved by the Planning Board on September 13, 2007 (PGCPB Resolution No. 07-173 (C)), for a revision to a prior approved condition regarding the on-site recreational facilities.

A second revision, CDP-9903-02 was approved by the District Council on January 30, 2012, for a revision to a prior approved condition regarding the construction trigger of the approved golf course.

A third revision, CDP-9903-04 was approved by the Planning Board on December 6, 2012 (PGCPB Resolution No. 12-111), for a revision to reduce the proposed size of the approved golf course clubhouse. Amendments to CDP-9902 and CDP-9903 are anticipated for the increase to dwelling units, as proposed under these basic plan amendments, should they be approved.

PPS 4-01032 was approved by the Planning Board on September 6, 2001 (PGCPB Resolution No. 01-178(C)(A)). PPS 4-01032 approved 1,148 lots and 36 parcels for the development of

1,148 single-family residential dwelling units, 26,000 square feet of retail use, and an 18-hole golf course on the overall property. Further subdivision of the property for new residential lots will require a new PPS.

Numerous specific design plans have been approved for the Oak Creek Club development, as covered under the basic plans. Future development of the area proposed for increase of density under this application, if approved, will require specific design plan approval.

3. **Neighborhood and surrounding uses:** Neighborhood boundaries are normally defined by major roadways or environmental features. The following boundaries create the neighborhood for the subject property:

North — MD 214 (Central Avenue)

South — Oak Grove Road

East — New York Central Rail Line

West — Watkins Park Drive

The area immediately surrounding the subject area of amendment is comprised of the following roadways and existing development, which are all within the Oak Creek Club subdivision:

North — Vacant land owned by The Maryland-National Capital Park and Planning Commission (M-NCPPC), currently zoned LCD (prior R-L Zone).

South — Mary Bowie Parkway right-of-way.

East — Single-family detached residential dwelling units in the Lake View section of the Oak Creek Club subdivision. Currently zoned LCD (prior L-A-C).

West — Church Road right-of-way.

4. **Request:** The purpose of this request is to amend Basic Plans A-8427, A-8578, and A-8579, approved by the District Council on November 26, 1991, to allow for the additional development of 36 single-family detached dwelling units. The request specifically asks for an increase in density through the modification of Condition 1 of the prior approved basic plans. No other conditions of the approved basic plans are requested. Furthermore, the request does not involve a change in the overall land area of the approved basic plans. The development area specific to the density increase proposed is identified on the proposed amended basic plan as Development Parcel/Landbay T. The area in which the increase in residential density is proposed is currently shown on the approved basic plan for single-family detached residential dwelling units, church, and day care uses. The application requests an amendment of this land-use area for single-family detached development only. However, additional land in the L-A-C Zone to the south of Mary

Bowie Parkway is to retain the nonresidential future development component within Oak Creek Club, to satisfy the purposes of the L-A-C Zone.

This application was accepted by the Planning Department on May 23, 2024, and is being reviewed in accordance with the prior Prince George's County Zoning Ordinance, pursuant to Section 27-1704(h) of the Zoning Ordinance. This application is filed pursuant to Section 27-197(a) of the prior Zoning Ordinance.

Currently, Condition 1 of A-8427, A-8578 and A-8579 states the following:

1. In no event shall the maximum number of dwelling units exceed 1,096 in the R-L Zone, which equates to 1.3 dwelling units per adjusted gross acre, and 52 in the L-A-C Zone.

The revised condition is recommended for approval, as follows:

1. In no event shall the maximum number of dwelling units exceed 1,108 in the R-L Zone, which equates to 1.4 dwelling units per adjusted gross acre, and 76 in the L-A-C Zone.

5. **General Plan, Master Plan, and Sectional Map Amendment (SMA) Recommendations:**

General Plan – The 2014 *Plan Prince George's 2035 Approved General Plan* (General Plan) classifies the subject property in the Established Communities plan area. The vision for Established Communities is to create the most appropriate and context-sensitive infill for low- to medium-density development.

Master Plan - The 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan* (master plan) recommends residential low and neighborhood mixed-use land uses on the subject property. The R-L portion of the subject property is designated as residential low. Residential low land uses are defined as residential areas between 0.5 and 3.5 dwelling units per acre, with primarily single-family detached dwellings. The L-A-C portion of the subject property is designated as neighborhood mixed-use. Neighborhood mixed-use is defined as traditional retail/shopping areas that are transitioning to a mix of residential, shopping, eating, and drinking, and other neighborhood-serving amenities, with a residential density up to or equal to 48 dwelling units per acre.

6. **Development Proposal Analysis:** The applicant has filed these basic plan amendments and included a statement of justification (SOJ) dated August 2, 2024 (Hatcher to Mitchum), which sets forth the amendment sought by this application. The following provides further detail and analysis of the applicant's requested amendment.

The application requests an increase the permitted residential density cap in the R-L and L-A-C Zones, to allow for the development of a maximum of 1,108 dwelling units in the R-L Zone, and a maximum of 76 dwelling units in the L-A-C Zone. The following table represents the prior approved dwelling unit types and development maximums for the L-A-C Zone, and the amendments requested with this application:

A-4827, A-8578, A-8579	APPROVED	EVALUATED
Zone (R-L)	R-L	R-L
Total Acreage	892 acres	892 acres
Max. Dwelling Units	1096 units	**1,108 units**
Density Cap	1.3 d/u per acre	**1.4 d/u per acre**
Zone (L-A-C)	L-A-C	L-A-C
Total Acreage	33 acres	33 acres
Max. Dwelling Units	52 units	**76 units**

The table illustrates an increase of the density cap for the R-L Zone to 1.4 dwelling units per acre (an increase of 0.1), which increases the maximum permitted dwelling units to 1,108 units (an increase of 12 from 1,096). The application does not propose rezoning, or a change in the dwelling unit types.

7. **Basic Plan Compliance with the Zoning Ordinance:**

Section 27-197(a). Amendment of approved Basic Plan.

(1) If an amendment of an approved Basic Plan involves a change in land area or an increase in land use density or intensity for the overall area included in the approved Basic Plan, the Plan shall be amended only in accordance with all the provisions of this Subdivision which apply to the initial approval of the Basic Plan by Zoning Map Amendment application, except as provided in this Section.

The application does involve an increase in the residential dwelling unit density cap approved for the Oak Creek Club. The density will be added to the area noted on the submitted plan as Landbay T. The area is made up of a 100-foot buffer from Church Road that will remain, and vacant land in the R-L and L-A-C Zones. Landbay T is located east of Church Road, north of Mary Bowie Parkway, west of Bamberg Way and south of Parcel A (the park/school site owned by The Maryland-National Capital Park and Planning Commission). A condition is included herein for removal of the designation of the area as Landbay T, as this area was already designated for residential development under the approved basic plan.

The amendment requested requires that the criteria of an initial approval of a basic plan be met, per Section 27-195(b) of the prior Zoning Ordinance. The following is an analysis of the application's conformance to Section 27-195(b).

Section 27-195(b). Criteria for approval.

(1) Prior to approval of the application and Basic Plan, the applicant shall demonstrate, to the satisfaction of the District Council, that the entire development meets the following criteria:

(A) The proposed Basic Plan shall either conform to:

(i) The specific recommendations of a General Plan map or Area Master Plan map; or the principles and guidelines of the plan text which address the design and physical development of the property, the public facilities necessary to serve the development, and the impact which the development may have on the environment and surrounding properties;

(ii) The principles and guidelines described in the Plan (including the text) with respect to land use, the number of dwelling units, intensity or nonresidential buildings, and the location of land uses.

The master plan recommends residential low for the land area formally zoned R-L (Parcel B and the northern portion of Parcel 3) and neighborhood mixed-use for the land area formally zoned L-A-C (the southern portion of Parcel 3).

Residential low land uses are defined as residential areas between 0.5 and 3.5 dwelling units per acre with primarily single-family detached dwellings. Neighborhood mixed-use is defined as traditional retail/shopping areas that are transitioning to a mix of residential, shopping, eating, and drinking, and other neighborhood-serving amenities, with a residential density up to or equal to 48 dwelling units per acre (pages 49–50).

The requested development meets the definition for residential low, by staying below the maximum density recommended per the master plan residential low land-use classification (up to 3.5 dwelling units per acre).

With respect to the recommended neighborhood mixed-use land use, this basic plan amendment is recommended for approval only for single-family homes in a location approved for residential, church, and day care uses. However, the option for nonresidential development is retained in the L-A-C zoned portion of the overall development that is south of Mary Bowie Parkway, on land that is currently vacant and nearest to the golf course, clubhouse, and recreational facilities. Therefore, the requested basic plan amendment conforms to the master plan recommendation for neighborhood mixed-use.

The requested amendment to Condition 1 of the basic plans meets several of the purposes and recommendations of the General Plan and master plan. Furthermore, the increase in density from 1.3 dwelling units per acre to

1.4 dwelling units per acre does not represent a significant departure from the original condition of the prior approved basic plans.

The requested amendment will increase residential density on a portion of the subject site that was previously intended to be developed with future residential and nonresidential uses. The applicant states that, due to the County's shifting land-use priorities, low- and medium-density residential homes represent the most viable use for the subject site.

The approved NRI-136-2023 shows no regulated environmental features on-site. Approximately half of the site is covered in woodlands with 14 specimen trees. This woodland area is isolated, as it is not connected to the woodlands on the surrounding properties. The environmental impact that will most likely occur if this project proceeds will be the removal of the woodlands and specimen trees. PGAtlas shows that there is sensitive species and potential forest interior dwelling species (FIDS) on-site, however, in a letter dated November 8, 2023, the Maryland Department of Natural Resources Wildlife Heritage Services office determined that there are no sensitive species or FIDS on-site.

The Planning Board finds that this statement is in line with a policy recommendation of the General Plan (LU 4.4, page 113), which states "Identify additional strategies that may reduce the amount of residential and commercial development that is no longer economically viable and has been approved but not constructed throughout the County." In addition, while the land has been cleared and remains vacant, the subject site has not been developed for church/day care uses, and doing so would require significant investment and infrastructure to achieve financial viability. Accordingly, this basic plan amendment will provide the option of developing the site with additional residential units in this location. The applicant proposes to retain the option for future nonresidential development within Oak Creek Club.

(B) The economic analysis submitted for a proposed retail commercial area adequately justifies an area of the size and scope shown on the Basic Plan.

This analysis is not required because the application does not propose retail or commercial uses. Therefore, this section was not evaluated by the Planning Board.

(C) Transportation facilities (including streets and public transit) (i) which are existing, (ii) which are under construction, or (iii) for which one hundred percent (100%) of the construction funds are allocated within the adopted County Capital Improvement Program, within the current State Consolidated Transportation Program, or

will be provided by the applicant, will be adequate to carry the anticipated traffic generated by the development based on the maximum proposed density. The uses proposed will not generate traffic which would lower the level of service anticipated by the land use and circulation systems shown on the approved General or Area Master Plans, or urban renewal plans;

A PPS is required to subdivide the subject property, in order to implement the applicant's development proposal. Prior to approval of the PPS, the applicant must attain approval of a Certificate of Adequacy, which includes a finding that transportation facilities are adequate to serve the proposed development. However, Section 27-195(b) requires a transportation adequacy finding, which follows below.

The requested development is subject to the 2009 *Approved Countywide Master Plan of Transportation* (MPOT). The subject property has frontage along Church Road (C-300), along the western boundaries of the site. The MPOT refers to this section of Church Road as MC-300 and recommends a four-lane master collector road, with an ultimate right-of-way (ROW) of 90 feet. The subject application does not require ROW dedication or other recommendations to the aforementioned section of Church Road.

The Transportation Planning Section also notes that the portion of Church Road that fronts the subject site is currently constructed as a four-lane collector roadway. Furthermore, the subject site also has frontage along Mary Bowie Parkway, along its southern boundary, for which neither the MPOT nor the master plan contain ROW recommendations.

The Transportation Planning Section also notes that the increase in residential units is *de minimis* in nature and therefore will result in a *de minimis* increase in trips, not anticipated to result in any failing intersections, nor provoke additional mitigation. However, upon approval of the subject application, a PPS and a new determination of adequacy will be required.

The roadways needed to serve the requested increase in residential density have already been constructed, as recommended in the MPOT.

The MPOT also provides policy guidance regarding multimodal transportation, and the Complete Streets element of the MPOT recommends how to accommodate infrastructure for people walking and bicycling. To fulfill the intent of the MPOT, sufficient pedestrian and bicycle facilities shall be provided to serve the subject site.

Based on the preceding findings, the Transportation Planning Section concludes that the vehicular, pedestrian, and bicycle access and circulation for this subject application is acceptable, consistent with the site design guidelines pursuant to Section 27 of the prior Zoning Ordinance, and meets the findings for transportation purposes.

(D) Other existing or planned private and public facilities which are existing, under construction, or for which construction funds are contained in the first six (6) years of the adopted County Capital Improvement Program (such as schools, recreation areas, water and sewerage systems, libraries, and fire stations) will be adequate for the uses proposed;

The above requirement and the prior Zoning Ordinance provide no methodology for determining the adequacy of public facilities. Per Subtitle 24 of the County Code, methodology for testing adequate public facilities occurs at the time of PPS review, pursuant to the level of service (LOS) requirements contained therein. The LOS prescribed under Subtitle 24 is provided for evaluation purposes below, given that Section 27-195(b) requires a public facilities finding. Adequate public facilities will be further evaluated at the time of PPS, with the submittal of an application for a certificate of adequacy.

In a referral dated August 29, 2024 (Walker to Mitchum), the Special Projects Section offered an analysis of the existing planned private and/or public facilities.

Water and Sewer
The 2018 *Water and Sewer Plan* identifies the proposed development within the water and sewer Category 3 (Community System). Category 3 comprises all developed land (platted or built) on public water and sewer, and underdeveloped land with a valid preliminary plan approved for public water and sewer. In addition, the property is within Tier 1 of the Sustainable Growth Act.

Capital Improvement Program (CIP)
The subject property is located in Planning Area 74A (Mitchellville and Vicinity). The Prince George's County FY 2024–2029 Approved CIP identifies the Collington Athletic Complex as a proposed new public facility within the planning area.

Police
Per Section 24-4508 of the current Subdivision Regulations, the Planning Board's test for Police adequacy involves the following:

Section 24-4508. Police Facility Adequacy

(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

This project is served by Police District II, Bowie, located at 601 Crain Highway SW in Bowie. The site is further located in Police Sector E. Consistent with the provisions of Section 24-4508, correspondence was received from representatives of the Prince George's County Police Department dated September 4, 2024, 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/nonemergency response times is evaluated by reviewing the most recent annual report 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 percent above the respective response times, may mitigate. If one or both response times exceed 20 percent, 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 none, 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 times at the division level.

The current police response times for the site located in Division II, Sector E is 10 minutes for emergency calls and 15 minutes for nonemergency calls, which would pass the LOS standard. This will be further evaluated at the time of the PPS.

Fire and Rescue
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 minutes travel time for any residential uses. This project is served by the Kentland Volunteer Fire/EMS Company 846, located at 10400 Campus Way South, as the first due station. The "Guidelines for the Mitigation of Adequate Public Facilities: Public Safety Infrastructure" provides the following LOS standard:

The Fire Chief shall submit a statement that the response time for the first due station, in the vicinity of the property proposed for subdivision, is a maximum of seven minutes travel time.

The statement from the Fire Chief will be requested at the time of PPS.

Schools
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 Standard for Schools

(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.

This project is in School Cluster 4. There are three schools serving this area - Perrywood Elementary, Kettering Middle, and Dr. Henry A Wise, Jr. High.

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 of the affected elementary, middle, and high school clusters. Schools at all levels will continue to operate at a capacity below 105 percent and pass the LOS standard for schools' adequacy at all school levels.

Currently, according to the 2023-2024 Update of the Pupil Yield Factors and Public School Clusters, none of the schools' levels exceed the state-rated capacity and are operating below 100 percent of capacity. This will be further evaluated at the time of PPS.

Library
This area is served by the South Bowie Library, 15301 Hall Road Bowie, MD 20721.

(E) Environmental relationships reflect compatibility between the proposed general land use types, or if identified, the specific land use types, and surrounding land uses, so as to promote the health, safety, and welfare of the present and future inhabitants of the Regional District.

This basic plan amendment will provide the option of developing the site with additional residential units in a location previously approved for residential, church, and day care uses. These dwelling units will be compatible with the surrounding approved general land use types, so as to promote the health, safety, and welfare of the present and future inhabitants of the regional district.

The application's proposal, to increase the residential dwelling density cap from 1.3 to 1.4 dwelling units per acre strengthens the established golf-course centric and residential-focused community of Oak Creek Club. The increase in residential density is compatible and harmonious with the surrounding residential communities that abut the property, such as Lake View (primarily single-family detached dwellings), and Clubhouse Terrace (primarily townhouse dwellings). In addition, the proposed additional residential density will be located across Mary Bowie Drive from the area of Oak Creek Club that is approved for nonresidential, community-based uses. The additional residential density will complement these nonresidential uses.

To the north of the area, in which the additional dwelling units are proposed, is a school/park site that has yet to be developed. This site will support the additional residents by providing recreational and/or educational opportunities.

Environmental and open space features have been evaluated in a memorandum from the Environmental Planning Section, dated July 15, 2024 (Rea to Mitchum), incorporated by reference herein, and will remain unchanged by this proposal.

(2) Notwithstanding subparagraphs (C) and (D), above, where the application anticipates a construction schedule of more than six (6) years (Section 27-179), public facilities (existing or scheduled for construction within the first six (6) years) will be adequate to serve the development proposed to occur within the first six (6) years. The Council shall also find that public facilities probably will be adequately supplied for the remainder of the project. In considering the probability of future public facilities construction, the Council may consider such things as existing plans for construction, budgetary constraints on providing public facilities, the public interest and public need for the particular development, the relationship of the development to public transportation, or any other matter that indicates that public or private funds will likely be expended for the necessary facilities.

The application does not propose a construction schedule of more than six years; therefore, this section was not evaluated by the Planning Board.

(3) In the case of an L-A-C Zone, the applicant shall demonstrate to the satisfaction of the District Council that any commercial development proposed to serve a specific community, village, or neighborhood is either:

(A) Consistent with the General Plan, an Area Master Plan, or a public urban renewal plan; or

(B) No larger than needed to serve existing and proposed residential development within the community, village, or neighborhood.

A portion of the subject site is zoned L-A-C; however, this application does not propose additional commercial development from that previously approved. Therefore, this section was not evaluated by the Planning Board.

(4) In the case of a V-M or V-L Zone, the applicant shall demonstrate to the satisfaction of the District Council that the commercial development proposed to serve the village is no larger than needed to serve existing and proposed residential development within and immediately surrounding the village, within the parameters of Section 27-514.03(d)(1)(A).

The subject site is not zoned Village-Medium or Village-Low. Therefore, this section was not evaluated by the Planning Board.

Land Use
Through the original basic plans, the subject property was rezoned from the R-A and R-R Zones to the R-L and L-A-C Zones, respectively.

Section 27-494 of the prior Zoning Ordinance states the purpose of the L-A-C Zone. Section 27-494 is replicated below in **bold** text, and the Planning Board's analysis of the subject application's conformance follows, in plain text.

Section 27-494. – Purposes.

(a) The purposes of the L-A-C Zone are to:

(1) Establish (in the public interest) a plan implementation zone, in which (among other things):

(A) Permissible residential density and building intensity are dependent on providing public benefit features and related density/intensity increment factors; and

The increase in residential density is in compliance with the density and intensity increment factors contained in Section 27-496, as shown on the provided plan amendment to the prior approved basic plans.

(B) The location of the zone must be in accordance with the adopted and approved General Plan, Master Plan, Sector Plan, public renewal plan, or Sectional Map Amendment Zoning Change;

This purpose was met at the time of the initial basic plan approval and is not proposed to be amended.

(2) Establish regulations through which adopted and approved public plans and policies (such as the General Plan, Master Plans, Sector Plans, public urban renewal plans, and Sectional Map Amendment Zoning Changes for Community, Village, and Neighborhood Centers) can serve as the criteria for judging individual physical development proposals;

The requested basic plan amendment conforms to the vision of the General Plan by protecting environmentally sensitive areas, to which no amendment is proposed, while staying below the maximum density that the General Plan recommends, which conforms with the L-A-C Zone's purpose of establishing regulations and policies from the General Plan, master plans, and sector plans. Furthermore, the amendment reflects the General Plan's policy of identifying additional strategies that may reduce the amount of residential or commercial development that is no longer economically viable.

(3) Assure the compatibility of proposed land uses with existing and proposed surrounding land uses, and existing and proposed public facilities and services, so as to promote the health, safety and welfare of the present and future inhabitants of the Regional District;

The application's request to increase the residential dwelling density cap from 1.3 to 1.4 dwelling units per acre maintains a purpose of the L-A-C Zone in that it strengthens the established golf-course centric and residential-focused community of Oak Creek Club. The increase in residential density is compatible and harmonious with the surrounding residential communities that abut the property, such as Lake View (primarily single-family detached dwellings), and Clubhouse Terrace (primarily townhouse dwellings).

(4) Encourage and stimulate balanced land development;

The increase in residential density will encourage and stimulate balanced land development. Specifically, additional residential use at this site will support existing and planned commercial uses in the vicinity, including the approved Community Service Center, an area approved for commercial uses, within Oak Creek Club.

(5) Group uses serving public, quasi-public, and commercial needs together for the convenience of the populations they serve; and

This application does not request additional uses serving public, quasi-public, and commercial needs. It provides the option to develop additional residential use, rather than day care and church uses. The applicant proposes to retain the church and/or day care uses as an option for the nonresidential component within Oak Creek Club. Other uses serving public, quasi-public, and commercial needs within Oak Creek Club remain grouped together. Specifically, the Community Service Center, Bowieville Mansion, and the clubhouse are grouped together on the south side of Mary Bowie Parkway. In addition, a school/park site lies to the north of the location of the added dwelling units. This configuration will not change with this basic plan amendment application.

(6) Encourage dwelling integrated with activity centers in a manner which retains the amenities of the residential environment and provides the convenience of proximity to an activity center.

The future additional dwelling units will be located south of a park/school site and across Mary Bowie Parkway from approved nonresidential uses in the overall Oak Creek Club property. Should these approved, but unbuilt nonresidential uses be constructed, future residents will have convenient access to the nonresidential amenities, while retaining the amenities of the residential environment.

Section 27-514.08 of the prior Zoning Ordinance states the purpose of the R-L Zone. Section 27-514.08 is replicated below in **bold** text, and staff's analysis of the subject application's conformance to the section follows in plain text.

Section 27-514.08 - Purposes.

(a) The purposes of the Zone are to:

(1) Establish (in the public interest) a plan implementation Zone, in which (among other things):

(A) Permissible residential density is dependent upon providing public benefit features and related density increment factors; and

The increase in residential density is in compliance with the density and intensity increment factors contained in Section 27-496 of the prior Zoning Ordinance, as shown on the provided plan amendment to the prior approved basic plans.

(B) The location of the Zone must be in accordance with the adopted and approved General Plan, Master Plan, Sector Plan, or Sectional Map Amendment Zoning Change;

This purpose was met at the time of the initial basic plan approval, and the location of the zone remains unchanged by this request.

(2) Establish regulations through which adopted and approved public plans and policies (such as the General Plan, Master Plans, Sector Plans, or Sectional Map Amendment Zoning Changes) can serve as the criteria for judging individual development proposals;

As stated in Finding 7, the requested basic plan amendment conforms to the vision of the General Plan by protecting environmentally sensitive areas while staying below the maximum density that the General Plan recommends, which conforms with the R-L Zone's purpose of establishing regulations and policies from the General Plan, master plans, and sector plans. Furthermore, the amendment reflects the General Plan's policy of identifying additional strategies that may reduce the amount of residential or commercial development that is no longer economically viable.

(3) Assure the compatibility of proposed land uses with existing and proposed surrounding land uses, and existing and proposed public facilities and services, so as to promote the health, safety, and welfare of the present and future inhabitants of the Regional District;

The application's request, to increase the residential dwelling density cap from 1.3 to 1.4 dwelling units per acre, maintains a purpose of the R-L Zone in that it strengthens the established golf-course centric and residential-focused community of Oak Creek Club. The increase in residential density is compatible and harmonious with the surrounding residential communities that abut the property, such as Lake View (primarily single-family detached dwellings), and Clubhouse Terrace (primarily townhouse dwellings).

(4) Encourage amenities and public facilities to be provided in conjunction with residential development;

This application requests an increase in residential density in a location previously approved for development. No changes to the amenities and public facilities for Oak Creek Club, including the established golf course and approved school/park site, are requested with this basic plan amendment application.

(5) Encourage and stimulate balanced land development;

The increase in residential density will encourage and stimulate balanced land development. Specifically, additional residential use at this site will support existing and planned commercial uses in the vicinity, including the approved Community Service Center within Oak Creek Club.

(6) Improve the overall quality and variety of residential environments in the Regional District;

The introduction of more single-family detached dwelling units will improve the quality and variety of the residential environment of the regional district, will grow the established community that is attached to the existing infrastructure (which includes roads and utilities), and will further complete the remaining phases of the Oak Creek Club development.

(7) Encourage low-density residential development which provides for a variety of one-family dwelling types, including a large lot component, in a planned development;

The application encourages low-density residential development by requesting more single-family detached dwelling units, while remaining under the maximum recommended residential density cap established by the General Plan.

(8) Protect significant natural, cultural, historical, or environmental features and create substantial open space areas in concert with a unique living environment; and

The subject property is near Bowieville Historic Site 74A-018 but does not contain and is not adjacent to any designated Prince George's County historic sites or resources.

(9) Protect viewsheds and landscape/woodland buffers along the primary roadways and woodlands, open fields, and other natural amenities within the Zone.

Future development in the Oak Creek Club will utilize environmental site design to preserve and enhance tree canopy coverage on the subject property to the fullest extent possible, with the stated goal of decreasing stormwater runoff and protecting woodland buffers along primary roadways.

8. **Referrals:** The following referral memorandums were received, which discuss the proposed basic plan amendments, support the required findings above, are included as backup to this memorandum, and are incorporated herein by reference:

a. Subdivision Section, dated August 1, 2024 (Gupta to Mitchum)

b. Community Planning Section, dated July 10, 2024 (Lester to Mitchum)

c. Historic Preservation and Archeology Section, dated July 10, 2024 (Stabler, Smith, and Chisholm to Mitchum)

d. Transportation Planning Section, dated September 12, 2024 (Ryan to Mitchum)

e. Environmental Planning Section, dated July 15, 2024 (Rea to Mitchum)

f. Special Projects Section, dated September 10-, 2024 (Ray to Mitchum)

CONCLUSION

Based on the analysis and findings, the Planning Board recommends APPROVAL of Basic Plan Amendments A-8427-01, A-8578-01, and A-8579-01, Oak Creek Club, with the following land use quantities and subject to the original conditions and considerations, with amendment of Condition 1, as follows:

Land Use Quantities:

Gross Acreage	895 Acres
Less 50% Flood Plain	-46 Acres
Net site Area	846 Acres
R-L 1.0 DU/Ac	846 Units
R-L 1.5 DU/Ac	1,269 Units
Proposed Density	1,106 Units 1.4 DU/Ac
L-A-C Zone	
Gross Area	33 Acres
Community Service Center	40,000 Square feet
Village Housing	76 dwelling units
Bowenville Historic Site	
Total	1,182 dwelling units

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 recommends to the District Council for Prince George's County, Maryland:

A. APPROVAL of this amendment request, subject to the original conditions and considerations, with amendment of Condition 1, as follows:

A-8427-01, A-8578-01, and A-8579-01

Condition 1. In no event shall the maximum number of dwelling units exceed 1,108 in the R-L Zone, which equates to 1.4 dwelling units per adjusted gross acre, and 76 in the L-A-C Zone.

B. APPROVAL of this amendment request, subject to the following additional condition:

1. Remove the designation of Development Parcel/Landbay T from the amended basic plan.

* * * * * * * * * * * * *

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 Shapiro voting in favor of the motion, and with Commissioner Doerner absent at its regular meeting held on Thursday, October 24, 2024, in Largo, Maryland.

Adopted by the Prince George's County Planning Board this 14th day of November 2024.

Peter A. Shapiro
Chairman

By Jessica Jones
Planning Board Administrator

PAS:JJ:JM:tr

APPROVED AS TO LEGAL SUFFICIENCY

David S. Warner
M-NCPPC Legal Department
Date: November 12, 2024

CAMERON GROVE
Zoned R-E

NOTE:

The following is a list of recreational facilities to be included in the parkland;
- **2 Combo soccer/football fields**
- **2 youth soccer fields**
- **1 softball field**
- **1 gazebo with picnic tables**
- **1 playground for 2-12 years of age**
- **215 parking spaces**
- **8' wide trails in the park and stream valley**

RECREATION FACILITIES

EVANGEL TEMPLE, INC.
L. 6314 - F. 686,692
439.76 Acres
P. 21
Zoned R-L

0 50 100 150 200 400Ft.

LOCATION MAP

SCENIC POND

DEVELOPMENT PARCEL A
SINGLE FAMILY DETACHED

GOLF

DEVELOPMENT PARCEL B
SINGLE FAMILY DETACHED

GOLF

DEVELOPMENT PARCEL C
SINGLE FAMILY DETACHED

GOLF

BEALL HOUSE 3.0 ac.

DEVELOPMENT PARCEL D
SINGLE FAMILY DETACHED

DEVELOPMENT PARCEL E
SINGLE FAMILY DETACHED

GOLF

OPEN SPACE

QUEEN ANNE SCHOOL

ST. BARNABAS CHURCH

BEHNKE NURSERIES
L. 5031 - F. 191
80.0 Acres
Zoned R-E

KETTERING
PLAT # 28
R/B WWW 74 - P. 100
(R-E)

PERRYWOOD
L. 5552 - F. 463,466
94.3188 Acres
Zoned R-S

PERRYWOOD OUTPARCEL "A"
1.39 Acres
Zoned R-E

W.F. CHESLEY
L. 5437 - F. 836
Zoned R-R

THE VESTRY OF ST. BARNABAS CHURCH
QUEEN ANNE PARRISH
L. 4601 - F. 461
Zoned R-E

THE VESTRY OF QUEEN ANNE PARRISH
L. 3666 F. 57
Zoned R-E

THE VESTRY OF ST. BARNABAS CHURCH
QUEEN ANNE PARRISH
L. 1671 - F. 378
7.91 Acres
Zoned R-E

W. SEATON BELT
JBB 6 /233
187.09 Acres
P. 22
Zoned R-E

KEY
- EXISTING 100 YEAR FLOODPLAIN
  REFERENCE G&O 100 YEAR FLOODPLAIN COLLINGTON BRANCH STORMWATER MANAGEMENT FACILITY PLAN - JUNE 1985 - FLOODPLAIN SHOWN ON TRIBUTARIES TO BLACK BRANCH ARE APPROXIMATED
- APPROXIMATE LOCATION OF WETLANDS
- APPROXIMATE LOCATION OF WATERS OF THE USA

NOTE: ALL AREAS SUBJECT TO WRITTEN CONFIRMATION FROM THE U.S. ARMY CORPS OF ENGINEERS

BURLEIGH STREET
CLAIRBORNE STREET
TAMARACK CT.
HILLROD LANE
MACKERNUT CT.
WHITEBARK CT.
BRANCH
SOUTH ROAD
CHURCH ROAD
OAK GROVE ROAD
ANDEAN COURT
GOOSE WAY
WHISTLING SWAN DRIVE
HOTOMTOT
POCHARD CT.
GOOSE NENE DRIVE
DUCK DRIVE

OAK CREEK CLUB

Title: Basic Plan
Sheet 1 of 2
File: #31-100-03 D

BASIC PLAN

REVISIONS		
1	4-14-98	Rev. LAYOUT

OAK CREEK CLUB
PRINCE GEORGE'S COUNTY, MD.
SCALE 1" = 200'
01 2

MONTGOMERY / KONTOGIS ENTERPRISES INC.

0 50 100 150 200 400Ft.

EVALINA S. MITCHELL
L. 4515 - F. 172
135.50 Acres
P. 12
Zoned R-A

N/F C. HALL
L. HB12 - F. 340

N/F W.B. BINGER
L. 423 - F. 211

N/F M.N.C.P.& P.C.
L. 3711 - F. 243
Zoned R-A

N/F E. CZARCINSKI et ux
L. 3695 - F. 473

SCHOOL / PARK SITE

COLLINGTON STATION
Zoned R-R

JERRINGTON CT.
JANSMORE CT.
JORDON
JARVIS CREST CT.
JOHNSTONE
LANE
JANDLEWAY CT.
POND
DRIVE
JORDROK CT.
MILL
JAMESVIEW
JENNINGS
JOHNSON
GROVE
RIDGE
JENKINS
JACKSON VALLEY CT.
CULTIVATED FIELD

SOUTH

CHURCH DAY CARE

L.A.C.
SINGLE FAMILY DETACHED

BUFFER

COMMUNITY SERVICE CENTER

BOWIEVILLE MANSION
(HISTORIC SITE)

CLUBHOUSE

DEVELOPMENT PARCEL
F
SINGLE FAMILY ATTACHED

DEVELOPMENT PARCEL
G
SINGLE FAMILY ATTACHED

DEVELOPMENT PARCEL
H
SINGLE FAMILY DETACHED

DEVELOPMENT PARCEL
I
SINGLE FAMILY DETACHED

DEVELOPMENT PARCEL
J
SINGLE FAMILY DETACHED

DEVELOPMENT PARCEL
K
SINGLE FAMILY DETACHED

DEVELOPMENT PARCEL
L
SINGLE FAMILY DETACHED

GOLF

OPEN SPACE

MASTER PLAN • A-44 R.O.W.

N/F ERNEST D. MAIER, Jr. et al
L. 3991 - F. 533

N/F EARL LOVELESS et al
L. 2711 F. 543
Zoned R-R

HERMAN and FLORENCE T. D'AULERIO
L. 4193 - F. 546
P. 6
Zoned R-A

W. SEATON BELT
JBB 6 /233
187.09 Acres
P. 22
Zoned R-E

ST. BARNABAS CEMETERY
THE VESTRY OF ST. BARNABAS CHURCH
(IN LANNE PARISH)
L. 1671 - F. 378
7.91 Acres
Zoned R-E

ROAD
CHURCH
OAK GROVE ROAD
BRANCH
BLACK
RAILROAD
PENNSYLVANIA RAILROAD
(FORMERLY B. & O. R.R.)
COLLINGTON

KEY
- PROPOSED LOCAL ROAD
- EXISTING COUNTY ROAD
- MASTER PLAN TRAIL
- GOLF CORRIDOR
- COMMUNITY FACILITY
- UNIQUE FEATURE

KEY
- EXISTING 100 YEAR FLOODPLAIN
  REFERENCE G&O 100 YEAR FLOODPLAIN COLLINGTON BRANCH STORMWATER MANAGEMENT FACILITY PLAN - JUNE 1985 - FLOODPLAIN SHOWN ON TRIBUTARIES TO BLACK BRANCH ARE APPROXIMATED
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NOTE: ALL AREAS SUBJECT TO WRITTEN CONFIRMATION FROM THE U.S. ARMY CORPS OF ENGINEERS

SITE DATA

TOTAL SITE AREA = 925 Acres

R-L		L-A-C	
GROSS AREA	892 Acres	GROSS AREA	33 Acres
LESS 50% FL. PL. (92 Acs.)	-46 Acres	COMMUNITY SERVICE CTR.	40,000 Sq.Ft.
NET SITE AREA	846 Acres	VILLAGE HOUSING	52 Units
R - L 1.0 DU/Ac	846 Acres	CHURCH	
R - L 1.5 DU/Ac.	1,269 Units	BOWIEVILLE HISTORIC SITE	
PROPOSED DENSITY	1096 Units 1.3 DU/Acs.	DAY CARE	

BASIC PLAN

REVISIONS		
5	4-14-98	REVISED LAYOUT

MONTGOMERY / KONTGIAS ENTERPRISES, INC.

OAK CREEK CLUB
PRINCE GEORGE'S COUNTY, MD.
SCALE: 1" = 200' 2 2 OF

OAK CREEK CLUB
Title: Basic Plan
Sheet: 2 of 2
File: 31-100-03 D
ANNE PARRIS
B

0 50 100 150 200 400Ft.

EVALINA S. MITCHELL
L. 4515 - F. 172
135.50 Acres
P. 12
Zoned R-A

COLLINGTON STATION
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JERRINGTON CT.
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JORDROK CT.
MILL
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JENNINGS
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L. HB12 - F. 340

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M.N.C.P.& P.C.
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F
SINGLE FAMILY ATTACHED

DEVELOPMENT PARCEL
H
SINGLE FAMILY DETACHED

GOLF

MASTER PLAN - A-44 R.O.W.

OPEN SPACE

N/F ERNEST D. MAIER, Jr. et al
L. 3981 - F. 533

BUFFER

HOA OPEN SPACE

BOWIEVILLE MANSION
(HISTORIC SITE)

CLUBHOUSE

DEVELOPMENT PARCEL
G
SINGLE FAMILY ATTACHED

DEVELOPMENT PARCEL
I
SINGLE FAMILY DETACHED

ROAD

BRANCH

DEVELOPMENT PARCEL
J
SINGLE FAMILY DETACHED

OPEN SPACE

DEVELOPMENT PARCEL
L
SINGLE FAMILY DETACHED

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PENNSYLVANIA RAILROAD
(FORMERLY B.& O. R.R.)
1 TRACK R/W

BLACK BRANCH

DEVELOPMENT PARCEL
K
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N/F EARL LOVELESS et al
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L. 1671 - F. 378
7.91 Acres
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KEY
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- EXISTING COUNTY ROAD
- MASTER PLAN TRAIL
- GOLF CORRIDOR
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OAK CREEK CLUB
Title: Basic Plan
Sheet: 2 of 2
File: 81-100-03 D
ANNE PARRIS
BE

BASIC PLAN

REVISIONS		
	4-14-98	REVISED LAYOUT

MONTGOMERY / KONTGAS ENTERPRISES INC.

OAK CREEK CLUB
PRINCE GEORGE'S COUNTY, MD.
SCALE: 1" = 200' 2 2 OF

This Form Is To Be Filed With:

STATE ETHICS COMMISSION
45 CALVERT STREET, 3RD FLOOR
ANNAPOLIS, MD 21401
410-260-7770
1-877-669-6085

CLERK OF THE COUNTY COUNCIL
COUNTY ADMINISTRATION BUILDING
ROOM 2198
UPPER MARLBORO, MD 20772
301-952-3600

Business Entity[1] Affidavit

(Form PG 2)

General Information

The Prince George's County land use ethics law (General Provisions Article, §§ 5-833 to 5-839, Annotated Code of Maryland) ("Public Ethics Law") requires this affidavit to be filed where a business entity is deemed to be an applicant in an application filed with the District Council. This can occur, for example, when a business entity is a title owner or contract purchaser of land that is the subject of an application, a trustee having an interest in the land (except those described in a mortgage or deed of trust), or the holder of 5 percent or more interest in an entity having an interest in the land (provided that it has substantive involvement in the disposition of the land, or substantive activities pertaining specifically to land development in Prince George's County). Applicant can also include a business entity in which a 5 percent or greater interest is held by another applicant.

In completing this form, you should also review §§ 5-833 to 5-839 of the Public Ethics Law. These provisions include the affidavit requirement, define applicants and agents, set out District Council member disqualification requirements, and specify ex parte disclosure procedures. Please note that there may be situations where there is more than one applicant involved, requiring one or more submissions of this form (or Form PG 1 Individual Applicant Affidavit). You may direct questions about the affidavit or other requirements of the Law to the State Ethics Commission office by phone, at 410-260-7770, or in writing, at the above address. Copies of the Public Ethics Law may be obtained at the Commission's website http://ethics.maryland.gov/public-ethics-law/. Additionally, there is a Special Ethics Law Memo on the Prince George's County land use ethics law at http://ethics.maryland.gov/download/local-gov/local-gov-forms/PG%20County%20Zoning%20Memo.pdf, that contains additional filing information, including timing requirements.

If the applicant business entity is a corporation listed on a national stock exchange or regulated by the Securities Exchange Commission, then its officers, its directors, or its shareholders having a 5 percent or greater interest in the corporation are required to file an affidavit **only if** these persons have made a payment or have solicited a payment as outlined in the Public Ethics Law **and** if the corporation itself completes Part B of the affidavit. If required to file, these persons will file the Individual Applicant Affidavit, Form PG 1.

Filing Deadline

You must file a signed original of this affidavit with the Clerk of the County Council no later than 30 days prior to the District Council's consideration of the application. You must file a supplemental affidavit as expeditiously as possible whenever a payment/contribution is made after the original affidavit was filed and prior to Council's consideration. Please note that under § 5-835(a) of the Public Ethics Law, payments/contributions during the pendency of an application are generally prohibited.

PART A. Business Entity Applicant

Identifying Information

Name of Applicant Carrollton Oak Creek LLC Case No. (where applicable) A-8427-01

Address of Applicant 11785 Beltsville Drive, Beltsville MD, 20705

Identity of the Property/ Subject of Application Oak Creek Club Parcel B, Tax Id# 36369255 and Parcel 3, Tax Id# 0777144 Type of Application (see § 5-833(d)) Basic Plan Amendment

[1]Section 5-833 of the Public Ethics Law defines a business entity as a corporation, a general partnership, a joint venture, a limited liability company, a limited partnership or a sole proprietorship.

Applicant Payment/Contribution to Member Information (check or complete applicable blanks)

1. Was a payment/contribution made by the applicant to a treasurer or a continuing committee, either directly or through a political action committee (PAC), during the 36 months before the application was filed or during the pendency of the application? _____ Yes __X__ No

   If the answer to #1 above is yes, list below the name of the member or members and the date or dates of the payment/contribution:

Name of Member	Date

   If the payment/contribution was through a PAC, identify the PAC and the date of the transfer to the treasurer or continuing committee:

Solicitation and other Payment/Contribution Information

2. Did the applicant solicit a person or business entity to make a payment/contribution to a member during the 36 months before the application filing or during the pendency of the application?
   _____ Yes __X__ No

   If the answer to #2 above is yes, and a contribution was made, list below the name of the member or members, the date or dates of the payment/contribution, and the name of the contributor:

Name of Member	Date	Name of Contributor

PART B. Directors, Officers and Stockholders (see § 5-838(b)) (For Corporations Only)

***Note: For a corporation's application to be processed, this section must be completed in full (place a check at the beginning of each question to indicate the action has been completed).**

1. _____All directors, officers, and stockholders with a 5 percent or greater interest have been notified of the disclosure requirement as provided in the Law and are identified as follows (list name and title – if the corporation has no directors, officers or stockholders with a 5 percent or greater interest, so state):

2. _____Affidavits (Form PG 1 Individual Applicant Affidavit) from those individuals identified in question #1 above, who have made or solicited contributions and are therefore required to disclose, are either attached or on file with the Clerk of the County Council **OR** there are no individuals required to file affidavits.

I hereby make oath or affirmation that the contents of this affidavit are true and correct to the best of my knowledge, information and belief.

Signature (original to be filed with the Clerk) — Date: 3/8/2024

DAN KELLY

Printed Name of Signer

MANAGER

Title of Signer (Authorized to sign for the business entity)

This Form Is To Be Filed With:

STATE ETHICS COMMISSION
45 CALVERT STREET, 3RD FLOOR
ANNAPOLIS, MD 21401
410-260-7770
1-877-669-6085

CLERK OF THE COUNTY COUNCIL
COUNTY ADMINISTRATION BUILDING
ROOM 2198
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301-952-3600

Business Entity[1] Affidavit

(Form PG 2)

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In completing this form, you should also review §§ 5-833 to 5-839 of the Public Ethics Law. These provisions include the affidavit requirement, define applicants and agents, set out District Council member disqualification requirements, and specify ex parte disclosure procedures. Please note that there may be situations where there is more than one applicant involved, requiring one or more submissions of this form (or Form PG 1 Individual Applicant Affidavit). You may direct questions about the affidavit or other requirements of the Law to the State Ethics Commission office by phone, at 410-260-7770, or in writing, at the above address. Copies of the Public Ethics Law may be obtained at the Commission's website http://ethics.maryland.gov/public-ethics-law/. Additionally, there is a Special Ethics Law Memo on the Prince George's County land use ethics law at http://ethics.maryland.gov/download/local-gov/local-gov-forms/PG%20County%20Zoning%20Memo.pdf, that contains additional filing information, including timing requirements.

If the applicant business entity is a corporation listed on a national stock exchange or regulated by the Securities Exchange Commission, then its officers, its directors, or its shareholders having a 5 percent or greater interest in the corporation are required to file an affidavit **only if** these persons have made a payment or have solicited a payment as outlined in the Public Ethics Law **and** if the corporation itself completes Part B of the affidavit. If required to file, these persons will file the Individual Applicant Affidavit, Form PG 1.

Filing Deadline

You must file a signed original of this affidavit with the Clerk of the County Council no later than 30 days prior to the District Council's consideration of the application. You must file a supplemental affidavit as expeditiously as possible whenever a payment/contribution is made after the original affidavit was filed and prior to Council's consideration. Please note that under § 5-835(a) of the Public Ethics Law, payments/contributions during the pendency of an application are generally prohibited.

PART A. Business Entity Applicant

Identifying Information

Name of Applicant Carrollton Oak Creek LLC Case No. (where applicable) A-8578-01

Address of Applicant 11785 Beltsville Drive, Beltsville MD, 20705

Identity of the Property/ Subject of Application Oak Creek Club Parcel B, Tax Id# 36369255 and Parcel 3, Tax Id# 0777144

Type of Application (see § 5-833(d)) Basic Plan Amendment

[1]Section 5-833 of the Public Ethics Law defines a business entity as a corporation, a general partnership, a joint venture, a limited liability company, a limited partnership or a sole proprietorship.

Applicant Payment/Contribution to Member Information (check or complete applicable blanks)

1. Was a payment/contribution made by the applicant to a treasurer or a continuing committee, either directly or through a political action committee (PAC), during the 36 months before the application was filed or during the pendency of the application? _____ Yes __X__ No

If the answer to #1 above is yes, list below the name of the member or members and the date or dates of the payment/contribution:

Name of Member	Date

If the payment/contribution was through a PAC, identify the PAC and the date of the transfer to the treasurer or continuing committee:

Solicitation and other Payment/Contribution Information

2. Did the applicant solicit a person or business entity to make a payment/contribution to a member during the 36 months before the application filing or during the pendency of the application?
_____ Yes __X__ No

If the answer to #2 above is yes, and a contribution was made, list below the name of the member or members, the date or dates of the payment/contribution, and the name of the contributor:

Name of Member	Date	Name of Contributor

PART B. Directors, Officers and Stockholders (see § 5-838(b)) (For Corporations Only)

***Note: For a corporation's application to be processed, this section must be completed in full (place a check at the beginning of each question to indicate the action has been completed).**

1. _____All directors, officers, and stockholders with a 5 percent or greater interest have been notified of the disclosure requirement as provided in the Law and are identified as follows (list name and title – if the corporation has no directors, officers or stockholders with a 5 percent or greater interest, so state):

2. _____Affidavits (Form PG 1 Individual Applicant Affidavit) from those individuals identified in question #1 above, who have made or solicited contributions and are therefore required to disclose, are either attached or on file with the Clerk of the County Council **OR** there are no individuals required to file affidavits.

I hereby make oath or affirmation that the contents of this affidavit are true and correct to the best of my knowledge, information and belief.

Ian Kelly — Signature (original to be filed with the Clerk)

3/8/2024 — Date

IAN KELLY — Printed Name of Signer

MANAGER — Title of Signer (Authorized to sign for the business entity)

This Form Is To Be Filed With:

STATE ETHICS COMMISSION
45 CALVERT STREET, 3RD FLOOR
ANNAPOLIS, MD 21401
410-260-7770
1-877-669-6085

CLERK OF THE COUNTY COUNCIL
COUNTY ADMINISTRATION BUILDING
ROOM 2198
UPPER MARLBORO, MD 20772
301-952-3600

Business Entity[1] Affidavit

(Form PG 2)

General Information

The Prince George's County land use ethics law (General Provisions Article, §§ 5-833 to 5-839, Annotated Code of Maryland) ("Public Ethics Law") requires this affidavit to be filed where a business entity is deemed to be an applicant in an application filed with the District Council. This can occur, for example, when a business entity is a title owner or contract purchaser of land that is the subject of an application, a trustee having an interest in the land (except those described in a mortgage or deed of trust), or the holder of 5 percent or more interest in an entity having an interest in the land (provided that it has substantive involvement in the disposition of the land, or substantive activities pertaining specifically to land development in Prince George's County). Applicant can also include a business entity in which a 5 percent or greater interest is held by another applicant.

In completing this form, you should also review §§ 5-833 to 5-839 of the Public Ethics Law. These provisions include the affidavit requirement, define applicants and agents, set out District Council member disqualification requirements, and specify ex parte disclosure procedures. Please note that there may be situations where there is more than one applicant involved, requiring one or more submissions of this form (or Form PG 1 Individual Applicant Affidavit). You may direct questions about the affidavit or other requirements of the Law to the State Ethics Commission office by phone, at 410-260-7770, or in writing, at the above address. Copies of the Public Ethics Law may be obtained at the Commission's website http://ethics.maryland.gov/public-ethics-law/. Additionally, there is a Special Ethics Law Memo on the Prince George's County land use ethics law at http://ethics.maryland.gov/download/local-gov/local-gov-forms/PG%20County%20Zoning%20Memo.pdf, that contains additional filing information, including timing requirements.

If the applicant business entity is a corporation listed on a national stock exchange or regulated by the Securities Exchange Commission, then its officers, its directors, or its shareholders having a 5 percent or greater interest in the corporation are required to file an affidavit **only if** these persons have made a payment or have solicited a payment as outlined in the Public Ethics Law **and** if the corporation itself completes Part B of the affidavit. If required to file, these persons will file the Individual Applicant Affidavit, Form PG 1.

Filing Deadline

You must file a signed original of this affidavit with the Clerk of the County Council no later than 30 days prior to the District Council's consideration of the application. You must file a supplemental affidavit as expeditiously as possible whenever a payment/contribution is made after the original affidavit was filed and prior to Council's consideration. Please note that under § 5-835(a) of the Public Ethics Law, payments/contributions during the pendency of an application are generally prohibited.

PART A. Business Entity Applicant

Identifying Information

Name of Applicant Carrollton Oak Creek LLC Case No. (where applicable) A-8579-01

Address of Applicant 11785 Beltsville Drive, Beltsville MD, 20705

Identity of the Property/ Subject of Application Oak Creek Club Parcel B, Tax Id# 36369255 and Parcel 3, Tax Id# 0777144 Type of Application (see § 5-833(d)) Basic Plan Amendment

[1]Section 5-833 of the Public Ethics Law defines a business entity as a corporation, a general partnership, a joint venture, a limited liability company, a limited partnership or a sole proprietorship.

Applicant Payment/Contribution to Member Information (check or complete applicable blanks)

1. Was a payment/contribution made by the applicant to a treasurer or a continuing committee, either directly or through a political action committee (PAC), during the 36 months before the application was filed or during the pendency of the application? _____ Yes __X__ No

   If the answer to #1 above is yes, list below the name of the member or members and the date or dates of the payment/contribution:

Name of Member	Date

   If the payment/contribution was through a PAC, identify the PAC and the date of the transfer to the treasurer or continuing committee:

Solicitation and other Payment/Contribution Information

2. Did the applicant solicit a person or business entity to make a payment/contribution to a member during the 36 months before the application filing or during the pendency of the application?
   _____ Yes __X__ No

   If the answer to #2 above is yes, and a contribution was made, list below the name of the member or members, the date or dates of the payment/contribution, and the name of the contributor:

Name of Member	Date	Name of Contributor

PART B. Directors, Officers and Stockholders (see § 5-838(b)) (For Corporations Only)

***Note: For a corporation's application to be processed, this section must be completed in full (place a check at the beginning of each question to indicate the action has been completed).**

1. _____All directors, officers, and stockholders with a 5 percent or greater interest have been notified of the disclosure requirement as provided in the Law and are identified as follows (list name and title – if the corporation has no directors, officers or stockholders with a 5 percent or greater interest, so state):

   _____
   _____
   _____

2. _____Affidavits (Form PG 1 Individual Applicant Affidavit) from those individuals identified in question #1 above, who have made or solicited contributions and are therefore required to disclose, are either attached or on file with the Clerk of the County Council **OR** there are no individuals required to file affidavits.

I hereby make oath or affirmation that the contents of this affidavit are true and correct to the best of my knowledge, information and belief.

_____ 1/8/2024
Signature (original to be filed with the Clerk) Date

IAN KELLY
Printed Name of Signer

MANAGER
Title of Signer (Authorized to sign for the business entity)

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMISSION
Prince George's County Planning Department

Development Review Division
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772
Contact: DRDapplications@ppd.mncppc.org

APPLICATION FORM

APPLICATION TYPE: Basic Plan Amendment per Section 27-195(c) ☐Revision of Case # _____

Companion Cases: A-8427-01, A-8578-01, A-8579-01, CDP-9902-06, CDP-9903-05, 4-24004+ADQ-2024-004

Payment option: ☐Credit Card ☐Check (payable to M-NCPPC) *Do not submit payment until requested by staff*

PROJECT NAME: Oak Creek Club, Landbay T

Complete address (if applicable) 800 Church Road S, Upper Marlboro, MD 20774

Geographic Location (distance related to or near major intersection)
Northeast of intersection of Church Road and Mary Bowie Pkwy

Total Acreage: 8.09	Aviation Policy Area: N/A	Election District: 7
Tax Map/Grid: 069E4/076F1	Current Zone(s): LCD	Council District: 6
WSSC Grid: 201SE12	Existing Lots/Blocks/Parcels: Part Pcl 3, Part Pcl B	Dev. Review District: 7
Planning Area: 74A	In Municipal Boundary: None	Is development exempt from grading permit pursuant to 32-127(a)(6)(A)? ☐ Yes ☑ No
Tax Account #: 3636925 & 0777144	Police District #: 10	General Plan Growth Policy: Established Communities

Proposed Use of Property and Request of Proposal:
Expand the exisiting residential development by amending Condition #1 and removing Condition #2 of the Basic Plan, as provided in Zoning Ordinance No. 11-2000

Please list previously approved applications affecting the subject property:
Basic Plan A-8427, A-8578, A-8579
CDP-9902-05 (R-L) and CDP-9903-04(L-A-C)
PPD #4-01032, SDP-0308-07, TCP2-109-03-06

Applicant Name, Address & Phone:
Mark Allison
11785 Beltsville Drive
Beltsville, MD 20705
mallison@carrolltonenterprises.com
301-572-7800

Owner Name, Address & Phone:
(if same as applicant indicate same/corporation see Disclosure)
Carrollton Oak Creek LLC
11785 Beltsville Dr
Beltsville, MD 20705
301-572-7800

Consultant Name, Address & Phone:
Charles P. Johnson & Associates, Inc.
1751 Elton Road, #300
Silver Spring, MD 20903
301-434-7000

Contact Name, Phone & E-mail:
Andrew P. Funsch
301-434-7000
afunsch@cpja.com

SIGNATURE (Sign where appropriate; include Application Form Disclosure for additional owner's signatures):

Owner's Signature (signed)	Date	Applicant's Signature (signed)	Date
Carrollton Enterprises Management Services, LLC, its' Manager Ian C Kelly		Mark Allison	
Contract Purchaser's Signature (signed)	Date	Applicant's Signature (signed)	Date

FOR STAFF USE ONLY	Application No.(s):

SUBDIVISION CASES: Preliminary Plan of Subdivision/Conservation Sketch Plan

Type of Application (Check all that apply): ☑Conventional Subdivision ☐Conservation Subdivision
☐ Conservation Sketch Plan ☐ Subdivision Ordinance Interpretation ☐ Vacation Petition

Variation, Variance or Alternative Compliance Request(s): ☐Yes ☑ No	Applicable Zoning/Subdivision Regulation Section(s): LCD - Legacy Comprehensive Design

Total Number of Proposed:
Lots 28 Outlots _____ Parcels _____ Outparcels _____

Number of Dwelling Units: Attached_____ Detached 28 Multifamily_____	Gross Floor Area (Nonresidential portion only): _____

SUBDIVISION CASES: Final Plat

Water/Sewer: ☐DPIE ☐Health Department	Number of Plats: _____
Detailed Site Plan No.: _____	WSSC Authorization No.: _____
Approval Date of Preliminary Plan: _____	Check box if a hearing is requested: ☐

URBAN DESIGN AND ZONING CASES

Type of Application (Check all that apply): ☐Certification of Nonconforming Use ☐ Conservation Plan
☐ Detailed Site Plan ☐ Planned Development ☐ Secondary Amendment ☐ Special Exception
☐ Zoning Map Amendment ☐ Zoning Ordinance Interpretation

Details of Request:	Applicable Zoning Ordinance Section(s):

Total Number of Proposed:
Lots _____ Outlots _____ Parcels _____ Outparcels _____

Number of Dwelling Units: Attached_____ Detached_____Multifamily_____	Gross Floor Area (Nonresidential portion only): _____
Variance Request: ☐Yes ☐No	Applicable Zoning/Subdivision Regulation Section(s): _____
Departure Request: ☐Yes ☐No	Application Filed: ☐Yes ☐No
Alternative Compliance Request: ☐Yes ☐No	Application Filed: ☐Yes ☐No

APPLICATION FORM DISCLOSURE

List all persons having at least five percent (5%) interest in the subject property ONLY required for Special Exception and Zoning Map Amendment Applications.

Owner(s) Name (printed)	**Signature and Date**	**Residence Address**
N/A		

If the property is owned by a corporation, please fill in below.

Officers	**Date Assumed Duties**	**Residence Address**	**Business Address**

Officers	**Date Assumed Duties**	**Date Term Expires**	**Residence Address**	**Business Address**

CPJ Associates
Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
Silver Spring, MD • Gaithersburg, MD • Frederick, MD • Fairfax, VA

May 20, 2024

Jeremy Hurlbutt
Zoning Section
Development Review Division
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

Re: Amendment to Basic Plan A-8427-01, A-8578-01, and A-8579-01
800 Church Road
Oak Creek Club – Landbay T

Dear Jeremy;

The following is a point-by-point response to your review comments for the above-referenced Amendment to Basic Plan dated April 18, 2024:

Pre-Acceptance review comments:

1. Revise application form to include all proposed amended conditions.

Response:
The application form has been revised accordingly.

2. Submit signed/ stamped copy of the approved basic plan.

Response:
The approved basic plan is included in the submission.

3. Submit application fees to the Applications Section and payable to M-NCPPC, in the amounts shown below using the fee schedule with calculations of one half of the original fee paid which was $500 for each case plus sign posting fee of $30.00 x 8. Separate payments for each Basic Plan Amendment as shown: A-8427-01 $250. +$240=$490; A-8578-01=$250; A-8579.01=$250. A single posting will apply for the three combined cases.

Response:
The application fees will be hand-delivered to the Applications Section upon resubmission.

4. Provide additional information on how the policies found in section IX Natural Environment of the 2022 Approved Bowie-Mitchellville and Vicinity Master Plan will be met.

Response:
Additional information has been included in the statement of justification.

5. Separate the file into MNCPPC standard naming convention.

Response: **The files have been renamed to follow the MNCPPC standard naming convention.**

6. Provide additional justification for why commercial is not feasible.

Response:
Members of the Ownership Group have been in retail development in and around Prince George's County for 60+ years. The Ownership group owns, manages and leases no less than 8 very successful commercial shopping centers in Prince George's County. The Ownership group regularly attends relevant retail conferences, including ICSC, to stay connected to the current retail market.

Additionally, Ownership and the Oak Creek HOA agree that the most compatible use for this parcel is single-family residential. Furthermore, the size of the parcel isn't sufficient for an anchor tenant, and the traffic along Church Road isn't sufficient to create a demand for unanchored space that would attract quality tenants and sufficient tenant sales to justify the rents required to support ground up retail development.

If any further clarification is necessary, please feel free to contact me at (301) 434-7000 or at afunsch@cpja.com. Thank you for your assistance.

Sincerely,

Andrew P. Funsch, PLA
Senior Landscape Architect
Planning Department

Forest Stand Delineation Report

for

Oak Creek Golf Club, Landbay T, Upper Marlboro

Certification

This plan complies with the current requirements of Subtitle 25 and the Woodland and Wildlife Conservation Technical Manual.

Signature Andrew Funsch Date: 2023.11.02 10:54:32-04'00' Date November 2, 2023

Prepared by:
Charles P. Johnson and Associates, Inc.
1751 Elton Road, Suite 300
Silver Spring, MD 20903
Phone: (301) 434-7000

CPJ Associates

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Site Location and Conditions

The subject site is located in Upper Marlboro, Maryland at the northeast corner of Church Road South and Mary Bowie Parkway. The project area totals approximately 8.09 acres from parts of both Parcel 3 (4.88 ac.) and Parcel B (3.21 ac.). The study area in Parcel B is zoned LCD (Legacy Comprehensive Design) under the current zoning ordinance. Under the prior ordinance, this area was zoned R-L (Residential Low Development). The study area in Parcel 3 is zoned LCD under the current ordinance and was previously zoned L-A-C (Local Activity Center). The current land use within Parcel B is Parks and Open Space, and the current land use within Parcel 3 is Vacant. Surrounding land uses include Parks & Open Space and Residential – Single Family.

Field work for the Natural Resource Inventory and Forest Stand Delineation was conducted on September 22, 2023, by qualified staff at Charles P. Johnson and Associates, Inc. (CPJ). The species and condition of all specimen trees (measured 30 inches or more at diameter at breast height (DBH) located on-site and within 100 feet beyond the property line were recorded. The overall composition of the canopy, understory, and herbaceous layers were also documented.

Sampling Methodology

Variable forest sample plots were chosen within the forest stand. The placement of forest sample plots was determined based on its overall representation of the entire forest stand. Plant species observed within the forest stand were inventoried to gather a general representation of the forest community. Surveying equipment was used to determine the precise location of existing specimen trees within the forest stand. CPJ field staff determined individual tree species and verified DBH measurements using a standard logger measuring tape. A 10-factor wedge prism was used to determine the basal area.

Stand Description

One (1) mixed deciduous forest stand was identified and delineated within the limit of the study area.

Forest Stand ‘A’ covers an area of 3.08 acres, with a canopy coverage of 80%, a basal area of 290 square feet per acre, and an average DBH of 17.3 inches.

The dominant tree species in Forest Stand ‘A’, averaging in the 12–20-inch DBH size class, are *Liriodendron tulipifera* (Tulip Poplar) and *Liquidambar styraciflua* (Sweetgum). Co-dominant species are Red Maple, Pin Oak, Pine sp., and Black Cherry. The forest association is classified as Tulip Poplar in the young successional stage. Common understory species include Tulip Poplar, Sweetgum, Pin Oak, Red Maple, Black Gum, Pine sp., Beech, Chestnut Oak, Northern Red Oak, and Black Cherry. Ten (10) tree species provide 80% canopy coverage and 45% understory coverage. Common herbaceous species, such as ferns and assorted grasses, provide approximately 13% herbaceous coverage near ground level. Invasive species, such as *Smilax rotundifolia* (Greenbrier), *Rosa multiflora* (Multiflora Rose), and *Microstegium vimineum* (Japanese Stiltgrass) are found to occur in the herbaceous layer only, with coverage of approximately 13%.

The condition of the canopy coverage is above average. Fourteen (14) specimen trees are present within the study area or located within one-hundred feet of the project boundary. Invasive species on-site were observed sporadically throughout the ground cover.

The forest stand structure is determined to be average, and stand condition is ranked slightly above-average based on field analysis.

History and Impact of Future Development

Historical aerial imagery from Prince George's County GIS and PGAtlas shows the site existed in 1938 as vacant and bare, with an east-west dirt and gravel road bisecting the site. In 1965, the southern half of the site was maintained and vegetated, while the northern half remained undisturbed. By 1977, the southern half of the site was completely vegetated and remained that way until 2005 when sales trailers were constructed in the vacant, undisturbed area. Adjacent to the sales trailers were parking lots, landscaping, putting greens, and a stormwater management facility. By 2007, all but one of the sales trailers were removed and replaced by construction equipment and shipping containers for the development of Oak Creek Golf Club and the surrounding communities. The site has generally maintained an undisturbed status since 2007, with the northern half being vacant scrubland and the southern half being almost completely vegetated. By 2018, all the trailers and equipment had been removed from the property.

Proposed future development consists of expanding the existing residential development. The retention potential, priority for preservation, and priority for restoration of the existing forest stand is high, based on its average stand structure, slightly above-average stand condition, and excellent stand location. The stand functions as visual screening and wildlife habitat, as it is located between the road and residential development, and is a potential habitat for Forest Interior Dwelling Species (FIDS).

Soil Description

The dominant soil within the site is Collington-Wist complex (CnB). It is a well-drained soil that is non-hydric and capable of 2-5% slopes. Other soils include Collington-Wist complex (CnC) which is well-drained, non-hydric, and capable of 5-10% slopes, and Shrewsbury loam (SrA) which is poorly drained, hydric, and capable of 0-2% slopes.

Wetland and Floodplain

Per a floodplain information request (23587-2023-FINQ), the Prince George's County Department of Permitting, Inspections and Enforcement has stated that no county regulated 100-year floodplain is located on-site, as of October 9, 2023.

No wetlands or streams are located on-site as field verified by Charles P. Johnson & Associates staff in September 2023.

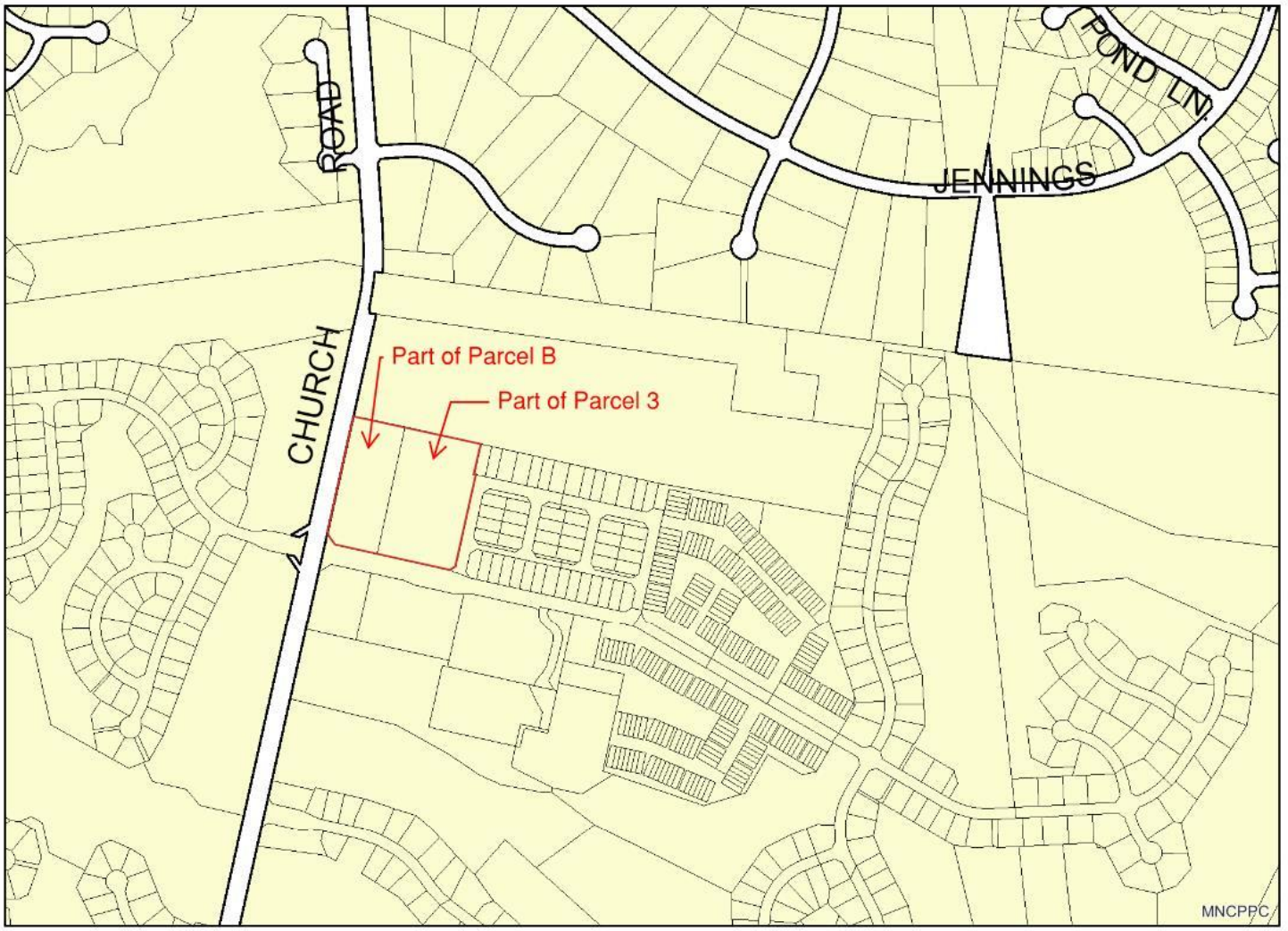
Summary

The subject site is located in Upper Marlboro, Maryland at the northeast corner of Church Road South and Mary Bowie Parkway. The project area totals approximately 8.09 acres from parts of both Parcel 3 (4.88 ac.) and Parcel B (3.21 ac.). The 8.09-acre site contains approximately 3.08 acres of forested area and is currently zoned LCD (Legacy Comprehensive Design). The current land use for Part of Parcel B is Parks and Open Space, and the current land use for Part of Parcel 3 is Vacant. The southern halves of both parcels are forested, and the northern halves of both parcels consist of scrub/shrub and non-woodland areas. Fourteen (14) specimen trees were identified onsite or observed within one-hundred feet beyond the property line. Steep slopes, wetlands, and streams were not observed onsite. Overall, the forest is comprised of one, young forest stand. Canopy coverage is above average, understory coverage is average, and herbaceous coverage is below average. The dominant tree species average in size between 12-20 inches DBH, and invasive species, such as Greenbrier, Multiflora Rose, and Japanese Stiltgrass are only evident in low numbers in the herbaceous level of the forest.

APPENDIX

A. Site Location Map

Parcels 0000 & 0003



Data provided by Prince George's County Planning Department - 1

APPENDIX

B. Soil Map

Custom Soil Resource Report
Soil Map
76° 45' 30" W
76° 45' 19" W
38° 53' 23" N
38° 53' 11" N
347500
347540
347580
347620
347660
347700
347740
4306030
4306090
4306150
4306210
4306270
4306330
4306390
4306450
4306510
4306570
4306630
4306690
4306750
4306810
4306870
4306930
SrA
CnB
CnC
Church Rd
Soil Map may not be valid at this scale.
Map Scale: 1:1,810 if printed on A portrait (8.5" x 11") sheet.
Meters
0 25 50 100 150
Feet
0 50 100 200 300
N
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

6

APPENDIX

C. National Wetlands Inventory Map

U.S. Fish and Wildlife Service
National Wetlands Inventory

Oak Creek Club

September 18, 2023

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

APPENDIX

D. MD DNR Wetland Guidance Map (MERLIN)

MERLIN Online

9/26/2023, 4:46:39 PM

1:2,257

0 0.01 0.03 0.06 mi

0 0.02 0.04 0.09 km

- Parcel Boundaries
- Lakes - Detailed
- Rivers and Streams - Detailed
- Wetlands - Linear - Special State Concern
- Wetlands - Polygon - Special State Concern

Wetlands - National Wetlands Inventory

- Estuarine
- Lacustrine
- Marine
- Palustrine
- Riverine

MD iMAP, MDP, SDAT, MD iMAP, DNR, USFW, County of Anne Arundel, M-NCPPC, VITA, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, MD iMAP, DNR, SHA, USGS

County of Anne Arundel, M-NCPPC, VITA, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | MD iMAP | MD iMAP, DoIT | MD iMAP, USDA | MD iMAP, USGS | MD iMAP, COMMERCE,

APPENDIX

E. State Wildlife Letter

APPENDIX

F. Forest Sample Plot Data Sheet

NRI-17.Forest Sample Plot Field Data Sheet (Blank)

Forest Sample Plot Field Data Sheet

Property: Oak Creek Golf Club Landbay T Prepared by: LMM, JNH

Stand #: A Plot#: 1 Plot Size: 0.1 AC. Date: 9/22/23

Basal Area in sf/acre: 50

Size Class of Trees within sample plot

Tree Species	# of Trees 2-5.9" dbh			#of Trees 6-9.9" dbh			# of Trees 10-17.9"dbh			# of Trees 18-29.9" dbh			# of Trees > 30" dbh			Total
Crown Position	DOM	COD	OTH	DOM	COD	OTH	DOM	COD	OTH	DOM	COD	OTH	DOM	COD	OTH	
Tulip Poplar							2									2
Black Cherry								1								1
Beech													1			1
Pin Oak													1			1
Total Number of Trees per Size Class	0			0			3			0			2			5
Number of standing dead trees 6" dbh or greater	0			0			0			0			0			0

1/100 Ac. Samples:

List of Common Understory Species 3'-20'	% Canopy Coverage						% Invasive Cover					
	C	N	E	S	W	Total	C	N	E	S	W	Total
Beech, Red Maple	90	90	90	90	90	90	5	5	5	5	5	5
List of Herbaceous Species 0'-3'	**% Understory Cover 3'-20'**						**% Herbaceous/ Woody Cover 0'-3'**					
	C	N	E	S	W	Total	C	N	E	S	W	Total
N/A	50	50	50	50	50	50	0	0	0	0	0	0

List of Invasive Species	Plot Successional Stage:
Japanese Stiltgrass, Multiflora Rose	Young

Comments: Groundcover is mostly leaves.

Total number of tree species>6": 4

sheet 1 of 4

NRI-17.Forest Sample Plot Field Data Sheet (Blank)

Forest Sample Plot Field Data Sheet

Property: Oak Creek Golf Club Landbay T Prepared by: LMM, JNH

Stand #: A Plot#: 2 Plot Size: 0.1 AC. Date: 9/22/23

Basal Area in sf/acre: 90

Size Class of Trees within sample plot

Tree Species	# of Trees 2-5.9" dbh			#of Trees 6-9.9" dbh			# of Trees 10-17.9"dbh			# of Trees 18-29.9" dbh			# of Trees > 30" dbh			Total
Crown Position	DOM	COD	OTH	DOM	COD	OTH	DOM	COD	OTH	DOM	COD	OTH	DOM	COD	OTH	
Red Maple								1								1
Tulip Poplar		1			1			1								3
Pine								3								3
Pin Oak								1						1		2
Dead Tree						1										1
Total Number of Trees per Size Class	1			1			6			0			1			9
Number of standing dead trees 6" dbh or greater	0			1			0			0			0			1

1/100 Ac. Samples:

List of Common Understory Species 3'-20'	% Canopy Coverage						% Invasive Cover					
	C	N	E	S	W	Total	C	N	E	S	W	Total
Beech, Holly, Red Maple	80	80	80	80	80	80	5	5	5	5	5	5
List of Herbaceous Species 0'-3'	**% Understory Cover 3'-20'**						**% Herbaceous/ Woody Cover 0'-3'**					
	C	N	E	S	W	Total	C	N	E	S	W	Total
N/A	60	60	60	60	60	60	10	10	10	10	10	10

List of Invasive Species	Plot Successional Stage:
Greenbrier, Multiflora Rose	Young

Comments: Groundcover is mostly leaves.

Total number of tree species>6": 4

sheet 2 of 4

NRI-17.Forest Sample Plot Field Data Sheet (Blank)

Forest Sample Plot Field Data Sheet

Property: Oak Creek Golf Club Landbay T Prepared by: LMM, JNH

Stand #: A Plot#: 3 Plot Size: 0.1 AC. Date: 9/22/23

Basal Area in sf/acre: 60

Size Class of Trees within sample plot

Tree Species	# of Trees 2-5.9" dbh			#of Trees 6-9.9" dbh			# of Trees 10-17.9"dbh			# of Trees 18-29.9" dbh			# of Trees > 30" dbh			Total
Crown Position	DOM	COD	OTH	DOM	COD	OTH	DOM	COD	OTH	DOM	COD	OTH	DOM	COD	OTH	
Tulip Poplar											1					1
Pin Oak											1			1		2
Beech			1													1
Pine						1										1
Northern Red Oak					1											1
Total Number of Trees per Size Class	1			2			0			2			1			6
Number of standing dead trees 6" dbh or greater	0			0			0			0			0			0

1/100 Ac. Samples:

List of Common Understory Species 3'-20'	% Canopy Coverage						% Invasive Cover					
	C	N	E	S	W	Total	C	N	E	S	W	Total
Beech, Sugar Maple, Sweetgum, Sassafras, Pine, Holly, Red Maple	70	70	70	70	70	70	20	20	20	20	20	20
List of Herbaceous Species 0'-3'	**% Understory Cover 3'-20'**						**% Herbaceous/ Woody Cover 0'-3'**					
	C	N	E	S	W	Total	C	N	E	S	W	Total
Pawpaw, Sugar Maple	50	50	50	50	50	50	30	30	30	30	30	30

List of Invasive Species		Plot Successional Stage:
Greenbrier		Young

Comments: Groundcover is mostly leaves.

Total number of tree species>6": 4

sheet 3 of 4

NRI-17.Forest Sample Plot Field Data Sheet (Blank)

Forest Sample Plot Field Data Sheet

Property: Oak Creek Golf Club Landbay T Prepared by: LMM, JNH

Stand #: A Plot#: 4 Plot Size: 0.1 AC. Date: 9/22/23

Basal Area in sf/acre: 90

Size Class of Trees within sample plot

Tree Species	# of Trees 2-5.9" dbh			#of Trees 6-9.9" dbh			# of Trees 10-17.9"dbh			# of Trees 18-29.9" dbh			# of Trees > 30" dbh			Total
Crown Position	DOM	COD	OTH	DOM	COD	OTH	DOM	COD	OTH	DOM	COD	OTH	DOM	COD	OTH	
Sweetgum				1									1			2
Blackgum									1							1
Red Maple											1					1
Tulip Poplar														2		2
Northern Red Oak									1			1				2
Chestnut Oak			1													1
Dead Tree						1										1
Total Number of Trees per Size Class	1			1			2			2			3			9
Number of standing dead trees 6" dbh or greater	0			1			0			0			0			1

1/100 Ac. Samples:

List of Common Understory Species 3'-20'	% Canopy Coverage						% Invasive Cover					
	C	N	E	S	W	Total	C	N	E	S	W	Total
Beech, Sweetgum	85	85	85	85	85	85	20	20	20	20	20	20
List of Herbaceous Species 0'-3'	**% Understory Cover 3'-20'**						**% Herbaceous/ Woody Cover 0'-3'**					
	C	N	E	S	W	Total	C	N	E	S	W	Total
Fern	20	20	20	20	20	20	10	10	10	10	10	10

List of Invasive Species	Plot Successional Stage:
Japanese Stiltgrass, Multiflora Rose, Greenbrier	Pole-sapling

Comments: Groundcover is mostly leaves.

Total number of tree species>6": 6

sheet 4 of 4

APPENDIX

G. Forest Stand Summary Sheet, Forest Analysis, and Stand Function

FOREST STAND 'A' SUMMARY TABLE				
1	Dominant species		Tulip Poplar, Sweetgum	
2	Codominant species		Red Maple, Tulip Poplar, Pin Oak, Pine sp., Black Cherry	
3	Forest Association		Tulip Poplar	
4	Successional Stage		Young	
5	Basal area in s.f. per acre		290	
6	Size class of dominant species		12-20 Inches	
7	Percent canopy coverage		80%	
8	Number of tree species		10	
9	Common understory species		Tulip Poplar, Sweetgum, Pin Oak, Red Maple, Black Gum, Pine sp., Beech, Chestnut Oak, Northern Red Oak, Black Cherry.	
10	Percent of understory coverage - 3' to 20' tall		45%	
11	Number of woody plant species - 3' to 20' tall		7	
12	Common herbaceous species		Fern sp., assorted grasses.	
13	Percent herbaceous plant coverage - 0' to 3' tall		13%	
14	List of major invasive plant species and percent of coverage	Overstory	0%	None
		Understory	0%	None
		Herbaceous	13%	Greenbrier, Multiflora Rose, Japanese Stiltgrass
15	Number of standing dead trees 6" DBH +		2	
16	Comments		Not many invasives. Groundcover mostly leaves.	
17	Number of trees per acre		290	
18	Average Diameter at Breast Height (DBH)		17.3	inches

SUMMARY TABLE: FOREST ANALYSIS AND PRIORITIES

	Part A	Part B	Part C				
	Structure (Out of 20)	Condition (Out of 20)	Location (Out of 20)	Total (Out of 60)		Priority for Preservation (H, M or L)	Priority for Restoration (H, M or L)
Stand							
A	10	13	20	43		H	H

PART D: STAND FUNCTION

Stand	Water Quality Protection	Visual Screening	Wildlife Habitat	Energy Conservation	Personal Woodlot	Other Function
A		x	x			

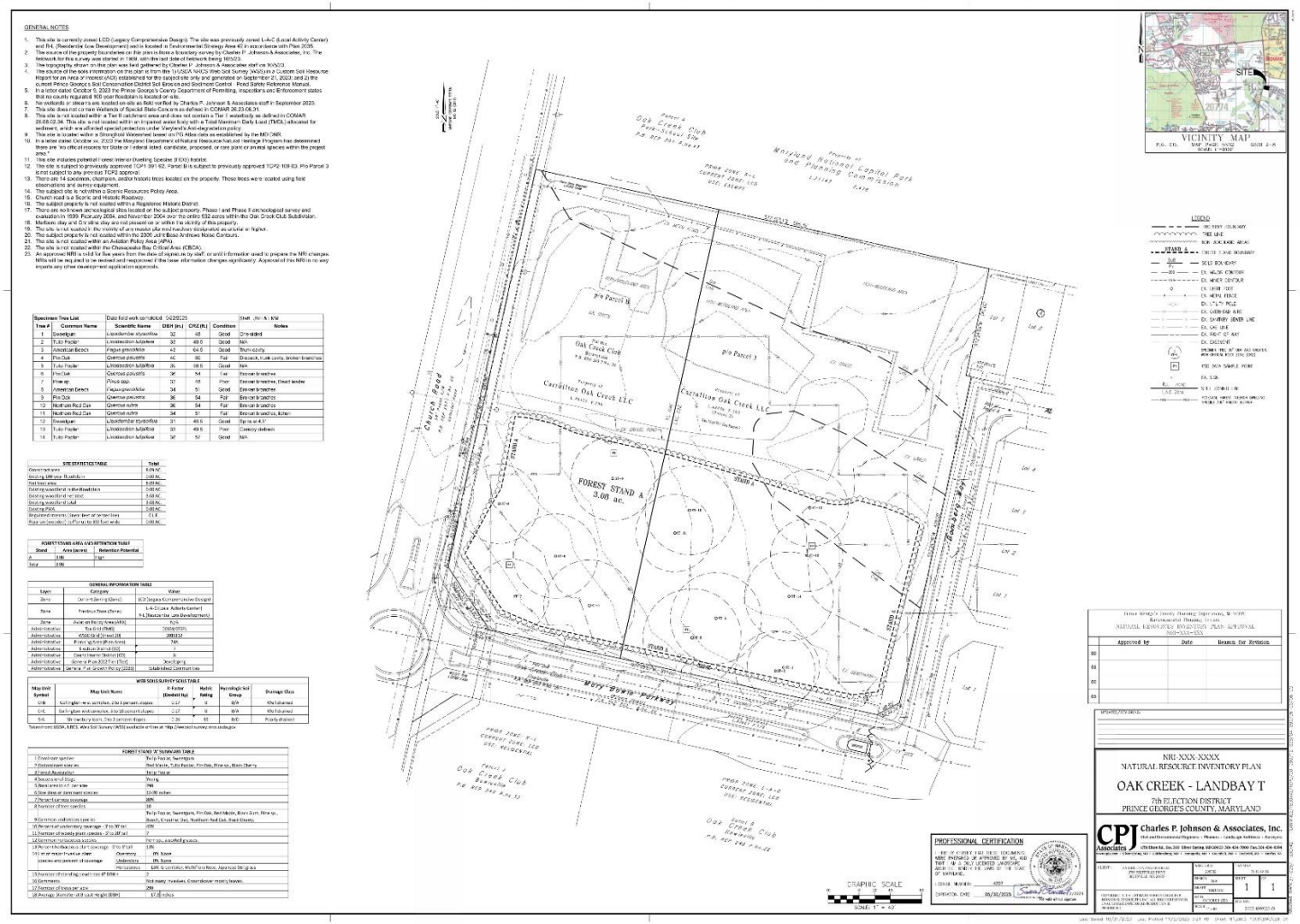
APPENDIX

H. Specimen Tree List

Project Name: Oak Creek Golf Club, Part of Parcel 3, Part of Parcel B						
Specimen Tree List			Date field work completed: 9/22/2023		Staff: JNH & LMM	
Tree #	**Common Name**	**Scientific Name**	**DBH (in.)**	**CRZ (ft.)**	**Condition**	**Notes**
1	Sweetgum	*Liquidambar styraciflua*	32	48	Good	One-sided
2	Tulip Poplar	*Liriodendron tulipifera*	33	49.5	Good	N/A
3	American Beech	*Fagus grandifolia*	43	64.5	Good	Trunk cavity
4	Pin Oak	*Quercus palustris*	40	60	Fair	Dieback, trunk cavity, broken branches
5	Tulip Poplar	*Liriodendron tulipifera*	39	58.5	Good	N/A
6	Pin Oak	*Quercus palustris*	36	54	Fair	Broken branches
7	Pine sp.	*Pinus spp.*	32	48	Poor	Broken branches, Dead leader
8	American Beech	*Fagus grandifolia*	34	51	Good	Broken branches
9	Pin Oak	*Quercus palustris*	36	54	Fair	Broken branches
10	Northern Red Oak	*Quercus rubra*	36	54	Fair	Broken branches
11	Northern Red Oak	*Quercus rubra*	34	51	Fair	Broken branches, lichen
12	Sweetgum	*Liquidambar styraciflua*	31	46.5	Good	Splits at 4.5'
13	Tulip Poplar	*Liriodendron tulipifera*	33	49.5	Poor	Canopy dieback
14	Tulip Poplar	*Liriodendron tulipifera*	38	57	Good	N/A

APPENDIX

H. Natural Resource Inventory (NRI) Plan


GENERAL NOTES
1. This site is currently zoned LCD (Legacy Comprehensive Design). The site was previously zoned L-A-C (Local Activity Center) and R-L (Residential Low Development) and is located in Environmental Strategy Area 4E in accordance with Plan 2035.
2. The source of the property boundaries on this plan is from a boundary survey by Charles P. Johnson & Associates, Inc. The fieldwork for this survey was started in 1969, with the last date of fieldwork being 10/5/23.
3. The topography shown on this plan was field gathered by Charles P. Johnson & Associates staff on 10/5/23.
4. The source of the soils information on this plan is from the 1) USDA NRCS Web Soil Survey (WSS) in a Custom Soil Resource Report for an Area of Interest (AOI) established for the subject site only and generated on September 21, 2023; and 2) the current Prince George's Soil Conservation District Soil Erosion and Sediment Control - Field Series Reference Manual.
5. In a letter dated October 5, 2023 the Prince George's County Department of Permitting, Inspections and Enforcement states that no county regulated 100-year floodplain is located on site.
6. No wetlands or streams are located on site as field verified by Charles P. Johnson & Associates staff in September 2023.
7. This site does not contain Wetlands of Special State Concern as defined in COMAR 26.23.06.01.
8. This site is not located within a Tier II catchment area and does not contain a Tier 1 waterbody as defined in COMAR 26.08.02.04. This site is not located within an impaired water body with a Total Maximum Daily Load (TMDL) allocated for sediment, and/or are affected special protection under Maryland's Anti-degradation policy.
9. This site is located within a Sensitive Species Project Review Area (SSPRA) as established by the MD DNR.
10. In a letter dated October xx, 2023 the Maryland Department of Natural Resources Natural Heritage Program has determined there are "no official records for State or Federal listed, candidate, proposed, or rare plant or animal species within the project area."
11. This site includes potential Forest Interior Dwelling Species (FIDS) habitat.
12. The site is subject to previously approved TCP1-091-92. Parcel B is subject to previously approved TCP2-108-93. Pro Parcel 3 is not subject to any previous TCP2 approval.
13. There are 14 specimen, champion, and/or historic trees located on the property. Those trees were located using field observations and survey equipment.
14. The subject site is not within a Scenic Resources Policy Area.
15. Church road is a Scenic and Historic Roadway.
16. The subject property is not located within a Registered Historic District.
17. There are no known archeological sites located on the subject property. Phase I and Phase II archeological survey and evaluation in 1999. Plat.uary 2004, and November 2004 over the entire 532 acres within the Oak Creek Club Subdivision.
18. Marlboro clay and Christiana clay are not present on or within the vicinity of this property.
19. The site is not located in the vicinity of any master plan road nor does coordinates as a collector or higher.
20. The subject property is not located within the 2006 Joint Base Andrews Noise Contours.
21. The site is not located within an Aviation Policy Area (APA).
22. The site is not located within the Chesapeake Bay Critical Area (CBCA).
23. An approved NRI is valid for five years from the date of signature by staff, or until information used to prepare the NRI changes. NRIs will be required to be revised and reapproved if the base information changes significantly. Approval of this NRI in no way imparts any other development application approvals.
Specimen Tree List
Date field work completed: 10/20/2023
Unit: (IN / A / SM)
Tree # | Common Name | Scientific Name | DBH (in.) | CRZ (ft.) | Condition | Notes
1 | Sweetgum | Liquidambar styraciflua | 32 | 48 | Good | One-sided
2 | Tulip Poplar | Liriodendron tulipifera | 30 | 49.5 | Good | N/A
3 | American Beech | Fagus grandifolia | 43 | 64.5 | Good | Thin-crotty
4 | Pin Oak | Quercus palustris | 40 | 60 | Fair | Dieback, fuller canty, broken branches
5 | Tulip Poplar | Liriodendron tulipifera | 35 | 58.5 | Good | N/A
6 | Pin Oak | Quercus palustris | 34 | 54 | Fair | Broken branches
7 | Pine sp. | Pinus sp. | 30 | 45 | Poor | Fenced branches, Dead leader
8 | American Beech | Fagus grandifolia | 34 | 51 | Good | Broken branches
9 | Pin Oak | Quercus palustris | 36 | 54 | Fair | Broken branches
10 | Northern Red Oak | Quercus rubra | 36 | 54 | Fair | Broken branches
11 | Northern Red Oak | Quercus rubra | 34 | 51 | Fair | Broken branches, Ichen
12 | Sweetgum | Liquidambar styraciflua | 31 | 46.5 | Good | Spins at 4.5'
13 | Tulip Poplar | Liriodendron tulipifera | 30 | 49.5 | Poor | Canopy dieback
14 | Tulip Poplar | Liriodendron tulipifera | 34 | 51 | Good | N/A
SITE STATISTICS TABLE | Total
Gross tract area | 8.09 AC
Existing 100-year floodplain | 0.00 AC.
Net tract area | 8.09 AC.
Existing woodland in the floodplain | 0.00 AC
Existing woodland-net tract | 3.08 AC
Existing woodland-total | 3.08 AC.
Existing PMA | 3.08 AC.
Regulated streams (Stream Beds of center line) | 0.0
Riparian (wooded) buffers to 100 feet wide | 0.00 AC.
FOREST STAND AREA GAS ATTENTION TABLE
Stand | Area (acres) | Retention Potential
A | 3.08 | Yes
Total | 3.08
GENERAL INFORMATION TABLE
Layer | Category | Value
Zone | Zoning Ordinance (Zone) | RCD (Legacy Comprehensive Design)
Zone | Previous Zone (Zone) | L-A-C (Local Activity Center) R-L (Residential Low Development)
Zone | Zoning Ordinance Area (ARA) | N/A
Administrative | Tax ID # (TMS) | 0656781551
Administrative | 4/5/6 Grid Sheet (GS) | 208NE04
Administrative | Police Districts (Police Area) | 7th
Administrative | Election District (ED) | 7
Administrative | Council District (CD) | 6
Administrative | Zoning Plan 2022 Tier (Tier) | Developing
Administrative | Sensitive Fish Species Policy (2035) | Established Communities
WEB SOILS SURVEY SOILS TABLE
Map Unit Symbol | Map Unit Name | K Factor (Erodibility) | Hydric Rating | Hydrologic Soil Group | Drainage Class
CrB | Collington-wist complex, 2 to 5 percent slopes | 0.37 | 0 | B/A | Well drained
CrC | Collington and complex, 5 to 10 percent slopes | 0.37 | 0 | B/A | Well drained
SnB | Shrewsbury sand, 0 to 5 percent slopes | 0.24 | 0 | B/D | Poorly drained
Taken from USDA, NRCS, Web Soil Survey (WSS) website online at: http://websoilsurvey.sc.egov.usda.gov
FOREST STAND 'A' SUMMARY TABLE
1 | Dominant species | Tulip Tree or Sweetgum
2 | Predominant species | Red Maple, Tulip Poplar, Pin Oak, Pine sp., Black Cherry
3 | Forest Association | Piedmont
4 | Structure of Stand | Young
5 | Stand area in ac. per site | 3.08
6 | Size class of dominant species | 12-30 inches
7 | Percent basimetric coverage | 80%
8 | Number of tree species | 10
9 | Common understory species | Tulip Tree or, Sweetgum, Pin Oak, Red Maple, Black Gum, Pine sp.,
10 | Number understory species | Beech, Eastern Red Cedar, Northern Red Oak, Black Cherry,
11 | Percent of understory coverage - 3' to 30' ht | 40%
12 | Number of exotic plant species - 3' to 30' ht | 0
13 | Common invasive species | Porcelain, Autumn Olive
14 | Percent of the species in the stand - 3' to 30' ht | 1.25
15 | Most invasive plant species | Overstory: 0% Cover
Understory: 0% Cover
Herbaceous: 1.25 % cover (i.e. Multiflora Rose, Japanese Stilt grass
16 | Number of standing dead trees 6" DBH + | 0
17 | Comments | Not many invasives. Groundcover mostly invasive.
17 | Number of trees per acre | 260
18 | Average diameter at 4.5' and height (DBH) | 17.0 inches
VICINITY MAP
SCALE: 1" = 2000'
SITE
LEGEND
EX. PROPERTY BOUNDARY
EX. LOT LINE
EX. ADJACENT PROPERTY BOUNDARY
EX. MAJOR CONTOUR
EX. MINOR CONTOUR
EX. TREE LINE
EX. METAL FENCE
EX. UTILITY POLE
EX. OVERHEAD WIRE
EX. SANITARY SEWER LINE
EX. WATER LINE
EX. RIGHT OF WAY
EX. DRIVEWAY
PERC TEST PIT OR SOIL BORING WITH SOIL TYPE
PIT
PIT
PERC TEST PIT OR SOIL BORING WITH SOIL TYPE
EX. TREE
SOIL TYPE
LOT LINE
STREAM WITH BUFFER
PROPOSED WATER SERVICE
PROPOSED SEWER SERVICE
Approved by | Date | Reason for Revision
NRI-XXX-XXXX
NATURAL RESOURCE INVENTORY PLAN
OAK CREEK - LANDBAY T
7th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND
Charles P. Johnson & Associates, Inc.
PROFESSIONAL CERTIFICATION
GRAPHIC SCALE
SCALE: 1" = 40'

AMENDMENT OF BASIC PLAN OF OAK CREEK CLUB

A-8427; A-8578; A-8579

STATEMENT OF JUSTIFICATION

I. INTRODUCTION

Carrollton Oak Creek LLC (the "**Applicant**") submits this Basic Plan Amendment ("**BPA**") Justification Statement to demonstrate that the proposed development is in compliance with the applicable provisions of Subtitle 27 of the Prince George's County Code in effect prior to April 1, 2022 (the "**Prior Zoning Ordinance**"), the 2022 Approved Bowie-Mitchellville and Vicinity Master Plan (the "**Master Plan**"), and other applicable review requirements and criteria. The subject property consists of approximately ±8.09 acres located at 800 South Church Road, Bowie, Maryland (the "**Property**"). The Property is composed of part of Parcel B Bowieville (consisting of ±3.21 acres) ("**Parcel B**") and Parcel 003 (previously known as Parcel 00) (consisting of ±4.88 acres) ("**Parcel 3**") within the Oak Creek Club subdivision.

The Property is currently zoned LCD (Legacy Comprehensive Design) pursuant to the Prince George's County Zoning Ordinance implemented on April 1, 2022 (the "**Current Zoning Ordinance**"). Parcel B and Parcel 003 were previously zoned L-A-C (Local Activity Center, Comprehensive Design) and R-L (Residential Low Development, Comprehensive Design), respectively, pursuant to the Prior Zoning Ordinance. Development on the Property is subject to the recommendations of the Master Plan and the Property is located within the Established Communities Growth Policy Area of the *Plan Prince George's 2035 Approved General Plan* (the "**General Plan**").

As described in detail herein and demonstrated throughout the subject application, the Applicant proposes to amend the Basic Plan to allow the development of the Property with 28 single-family detached housing units on-site. Specifically, this application seeks to amend the Basic Plan applicable to Zoning Map Amendments A-8427, A-8578, and A-8579, as amended pursuant to Zoning Ordinance No. 11-2000 (the "**Basic Plan**") to raise the density cap on housing allowing the Property to be developed into housing, which will complete the Oak Creek Club Development. The Applicant respectfully requests approval of this BPA application. Planning

Department Staff has approved the Natural Resources Inventory of the Property (NRI-136-2023).

II. PROPERTY DATA

Location:	Located on the east side of S. Church Road, between Oak Grove Road and MD 214 (Central Avenue).
Tax Map #:	76-E1; 69-E4.
Frontage:	South Church Road (to the west). Mary Bowie Parkway (to the south). Bamberg Way (to the east).
Election District:	7.
Legislative District:	23.
Councilmanic District:	6.
Municipality:	N/A.
Acreage:	±8.11 Acres.
Prior Zoning:	R-L (Residential Low Development; L-A-C (Local Activity Center Zone.
Current Zoning:	LCD (Legacy Comprehensive Design)
Subdivision:	Parcels B and 003 in the Oak Creek Club subdivision.
Previous Approvals:	A-8427 and A-8578 (R-L Zone); A-8579 (L-A-C).
Existing Water Company:	W-3.
Existing Sewer Company:	S-3.
Historic:	N/A.

Master Plan & SMA:	*The 2022 Approved Bowie-Mitchellville and Vicinity Master Plan and Sectional Map Amendment.*
General Plan:	*Plan 2035 Prince George's Approved General Plan.*

III. EXISTING AREA AND SURROUNDING NEIGHBORHOOD

The Property is bounded by vacant land to be developed as an M-NCPPC-owned park to the north; and the Oak Creek Club Development of single-family detached residential homes and golf course to the south, east, and west.

The Property is located directly to the east of and bounded by South Church Road. It is currently unimproved and surrounded by vacant land and single-family homes.

The proposed project is subject to the requirements of CDP-9902 and CDP-9903. CDP-9902 was approved for the larger Oak Creek Club project on May 13, 2011, by District Council orders affirming the Planning Board's decision regarding CDP-9902 and CDP-9903. The order regarding CDP-9902 related to the R-L portion of the site, subject to 56 conditions, and the order regarding CDP-9903 related to the L-A-C portion of the site.

IV. PROPOSED DEVELOPMENT

As described in detail herein, the Applicant proposes to develop the Property with 28 single family attached homes, in compliance with the Zoning Ordinance and applicable review criteria (the "**Proposed Development**"). The Proposed Development will comply with the Zoning Ordinance's Transitional Provisions and applicable development standards of the prior R-L and L-A-C Zones to efficiently utilize the ±8.09-acre through compatible, context-sensitive infill development. Accordingly, the Applicant respectfully requests Planning Board approval of this BPA application.

With its submittal of the amended Basic Plan (the "**Amended Basic Plan**") and this Statement, the Applicant requests to the amend the following conditions to the Basic Plan approval, as provided in Zoning Ordinance No. 11-2000:

1. Applicant requests to amend Condition #1 as follows:

Condition #1 (current): *In no event shall the maximum number of dwelling units exceed 1,096 in the R-L Zone, which equates to 1.3 dwelling units per adjusted gross acre, and 52 in the L-A-C Zone.*

Condition #1 (amended): *In no event shall the maximum number of dwelling units exceed 1,108 in the R-L Zone, which equates to **1.4** dwelling units per adjusted gross acre, and **76** in the L-A-C Zone.*

2. Applicant requests the removal of Condition #2, which states:

Condition #2: *Approval of the L-A-C Zone for 33 acres with the provision that the maximum square footage of the proposed commercial component shall be determined at Comprehensive Design Plan (CDP) review. Should it be determined at that time that adequate market support does not exist for the proposed 40,000 square feet of commercial development, a staging plan shall be approved providing for the development of a Neighborhood Activity Center in accordance with the Master Plan and Zoning Ordinance requirements for such centers and the subsequent expansion of the center at such time as the necessary market support can be determined.*

Due to current market conditions, as well as the conditions and occurrences of the twenty-four (24) years since approval of the Basic Plan, such as the effects of COVID-19, adequate market support does not exist for 40,000 square feet of commercial development at the Property. Accordingly, Applicant requests that Condition #2 be removed from the Basic Plan conditions.

V. LAND USE OVERVIEW

A. Applicable Previous Approvals

On November 26, 1991, the Prince George's County District Council approved the basic plans for Zoning Map Amendments A-8427, A-8578, and A-8579 (County Council Resolution CR-120-1991) for the Property. This Zoning Map Amendment rezoned the property from the R-A (Residential-Agricultural) and R-R (Rural

Residential) Zones to the R-L (Residential Low Development) and L-A-C (Local Activity Center) Zone, respectively. On July 24, 2000, the District Council approved amended basic plans for Zoning Map Amendments A-8427, A-8578, and A-8579 (Zoning Ordinance No. 11-2000) for Oak Creek Club. The amended basic plans provided for generally the same number of residential units and types of recreational/public amenities but included an 18-hole golf course. The basic plans are subject to 49 conditions and 10 considerations.

B. Plan Prince George's 2035 General Plan

The Property is located within the General Plan's Established Communities Growth Policy Area. The General Plan stipulates that Established Communities are "most appropriate for context-sensitive infill and low- to medium-density development." The siting and scale of the Proposed Development facilitated by this BPA application are compatible with the surrounding low- to medium-density residential communities and representative of appropriate context-sensitive infill.

C. The 2022 Approved Bowie-Mitchellville and Vicinity Master Plan

The Proposed Development is subject to the recommendations and objectives outlined in the Master Plan. While not providing any specific recommendations for the Property, the Master Plan maintains a residential low density future land use designation for the Property. The Proposed Development will efficiently utilize vacant land to provide low density housing complementary to those previously approved, surrounding residential uses. Additionally, the Proposed Development advances the following Master Plan – Natural Environment Element goals, policies and strategies:

- ***Natural Environment Element – Natural Environment Goal 1:*** *Preserve, enhance, and restore the green infrastructure network and its ecological functions.*

Comment: Environmental site design will be utilized within the Proposed Development to preserve, enhance and restore the green infrastructure network to the fullest extent practicable using methods such as on-site and off-site woodland

conservation, street and shade tree plantings, preservation of specimen trees and stormwater management.

- ***Natural Environment Element – Natural Environment Goal 3:*** *Best management practices associated with environmental site design (ESD) are implemented to the fullest extent required and practical, in new development areas, and through stormwater management retrofits and stream restoration projects.*

Comment: Environmental site design will be utilized within the Proposed Development, and effective stormwater management will be provided in connection with the Proposed Development.

- ***Natural Environment Element – Natural Environment Goal 4:*** *Effective stormwater management is maintained to improve water quality and environmental health.*

Comment: Environmental site design will be utilized within the Proposed Development to provide stormwater management, which will better protect and preserve the nearby stream valley.

- ***Natural Environment Element – Natural Environment Goal 5:*** *An increase in tree canopy coverage continues to mitigate the urban heat island effect, decrease stormwater runoff, increase water quality, and create a conducive environment for active transportation for walking and bicycling.*

Comment: Environmental site design will be utilized within the Proposed Development to preserve and enhance tree canopy coverage on the Property to the fullest extent practicable, with the goals of decreasing stormwater runoff and creating a conducive environment for active transportation for walking and bicycling, while enhancing the existing beauty of the neighborhood and the Oak Creek Club subdivision.

- ***Natural Environment Element – Policy NE 1 – Green Infrastructure:*** *Ensure that areas of connectivity and ecological functions are maintained, restored, or established during development or redevelopment.*

Comment: Environmental site design will be utilized within the Proposed Development to maintain, restore and/or establish, as applicable, connectivity and ecological functions of the Property to the fullest extent practicable.

- ***Natural Environment Element – Policy NE 3 – Stormwater Management:*** *Proactively address stormwater management in areas where current facilities are inadequate.*

Comment: Environmental site design is utilized within the Proposed Development to provide stormwater management, which will better protect and preserve the nearby stream valley.

- ***Natural Environment Element – Policy NE 4 – Forest Cover / Tree Canopy Coverage:*** *Support street tree plantings along transportation corridors and streets, reforestation programs, and retention of large tracts of woodland to the fullest extent possible to create a pleasant environment for active transportation users including bicyclists and pedestrians.*

Comment: Existing natural features on the Property – as identified in the Natural Resources Inventory (NRI-136-2023) – are preserved to the fullest extent practicable within the Proposed Development. Further, the Proposed Development will preserve specimen trees and maintain and restore tree canopy coverage to the fullest extent practicable, creating a pleasant environment for transportation users. and none of the proposed lots will impact regulated environmental features.

VI. ANALYSIS

A. Development Pursuant to Prior Ordinance

This application will be processed and reviewed consistent with the Prior Zoning Ordinance, pursuant to Sec. 27-1704 "Projects Which Received Development or Permit Approval Prior to the Effective Date of this Ordinance" of the Current Zoning Ordinance. As it relates to this BPA application, Sec. 27-1704(e) of the Current Zoning Ordinance allows for subsequent revisions or amendments to development approvals or permits "grandfathered" consistent with the Current

Zoning Ordinance's Transitional Provisions (Sec. 27-1700) to be reviewed pursuant to the Prior Zoning Ordinance. Pursuant to Sec. 27-1704(a) of the Current Zoning Ordinance, this BPA application's parent approvals, A-8427, A-8578, and A-8579, are "grandfathered" and remain valid for a period of twenty years from April 1, 2022. Accordingly, as an amendment to a "grandfathered" development approval, the BPA application may be reviewed and decided under the Zoning Ordinance under which the original development approval was approved (i.e., the Prior Zoning Ordinance), unless the Applicant elects to have its application reviewed under the Current Zoning Ordinance. The Applicant formally elects to have this BPA application reviewed consistent with the Prior Zoning Ordinance, pursuant to Sections 27-1704 and 27-1900 of the Current Zoning Ordinance.

Consistent with the requirements of the Current Zoning Ordinance, the Applicant participated in a Pre-Application Conference with Planning Staff on January 26, 2024. Analysis of the subject application's conformance with Sec. 27-1900 "Development Pursuant to Prior Ordinance" is provided below:

Analysis of the subject application's conformance with Sec. 27-1900 "Development Pursuant to Prior Ordinance" is provided below:

1. §27-1904 – Procedures

In order to proceed with development under the Prior Zoning Ordinance, the following procedures shall apply:

(a) If the development proposal will require an evidentiary hearing before the Planning Board, the applicant shall schedule and participate in a pre-application conference.

Comment: The Applicant participated in a pre-application conference with M-NCPPC Staff on January 26, 2024. The Applicant provided an overview of the subject DSP application and received comments from several applicable M-NCPPC Sections, including Urban Design, Subdivision, Zoning, and Environmental Planning Staff.

(b) The applicant shall provide a statement of justification which shall explain why the applicant has elected not to develop a

specific property pursuant to the provisions of this Zoning Ordinance.

Comment: This Statement is submitted as an explanation of the conformance of the BPA application and Amended Basic Plan with the Prior Zoning Ordinance, the Current Zoning Ordinance's procedures concerning development pursuant to the Prior Ordinance, and other applicable review criteria. The BPA application and Amended Basic Plan conforms with the Prior Zoning Ordinance's applicable regulations, as well as relevant findings and conditions associated with the previous approval of the Basic Plan. Accordingly, for reasons related to application continuity, conformance with the Prior Zoning Ordinance, and consistency with applicable prior development approvals, the Applicant has elected to develop the Property pursuant to the prior R-L and L-A-C Zones.

B. Compliance with Prior Zoning Ordinance – Amendment of Approved Basic Plan

1. §27-197 – Amendment of approved Basic Plan.

(a) (1) If an amendment of an approved Basic Plan involves a change in land area or an increase in land use density or intensity for the overall area included in the approved Basic Plan, the Plan shall be amended only in accordance with all the provisions of this Subdivision which apply to the initial approval of the Basic Plan by Zoning Map Amendment application, except as provided in this Section.

Comment: This BPA application involves an increase in land use density or intensity for the overall area included in the Basic Plan. Accordingly, and as described in further detail below, this BPA application is submitted in accordance with all the provisions of the Prior Zoning Ordinance which apply to the initial approval of the Basic Plan by Zoning Map Amendment application.

2. §27-179. – Applications – Comprehensive Design Zones.

(a) General.

(1) An application for a Zoning Map Amendment to a Comprehensive Design Zone shall be filed with the Planning Board by the owner (or his authorized representative) of the property.

Comment: The Applicant is the owner of the Property and has filed an application for the amendment to the Basic Plan with Planning Staff.

(3) No application shall be filed requesting more than one (1) zone.

Comment: The Applicant requests amendments to the Basic Plan under A-8427, A-8479, and A-8578 (R-L Zone); A-8579 (L-A-C). No new zones are requested with this Basic Plan Amendment.

(4) All applications shall be on forms provided. All information shall be typed, except for signatures.

Comment: The Applicant has filed the completed, type-written, and signed forms which were provided by Planning Staff.

(5) If two (2) or more pieces of property are included in one (1) application, they must be adjoining. Separate applications are required for each property if they are not adjoining. In this Section, the word "adjoining" shall include those properties which are separated by a public right-of-way, stream bed, or the like.

Comment: The Property subject to this BPA application consists of Parcels B and 003, which are adjoined (i.e., not separated by a public right-of-way, stream bed, or the like).

(6) The reclassification, through a Zoning Map Amendment, of property located partially or completely within the Safety Zones of the Military Installation Overlay Zone to a Comprehensive Design Zone is prohibited.

Comment: No portion of the Property is located within the Safety Zones of the Military Installation Overlay Zone.

(b) Contents of application form.

(1) The following information shall be included on the application:

(A)The name, address, and telephone number of the applicant, and an indication of the applicant's status as contract purchaser, agent, or owner;

Comment: The Applicant's name is Carrollton Oak Creek LLC. The Applicant's address is 9821 Rhode Island Ave, College Park, MD 20740. All additional information is contained on the plans.

(B)The existing and requested zoning classifications of the property;

Comment: The Property is currently zoned LCD (Legacy Comprehensive Design) pursuant to the Current Zoning Ordinance. Parcel B and Parcel 003 were previously zoned L-A-C (Local Activity Center, Comprehensive Design) and R-L (Residential Low Development, Comprehensive Design), respectively, pursuant to the Prior Zoning Ordinance.

(C)The street address of the property; name of any municipality the property is in; name and number of the Election District the property is in;

Comment: The street address of the Property is 800 South Church Road (Tax Parcel 003).

(D)The total area of the property (in either acres or square feet);

Comment: As described above and shown on the Amended Basic Plan, the Property consists of ±8.09 acres.

(E) The property's lot and block numbers, subdivision name, and plat book and page number, if any; or a description of its acreage, with reference to liber and folio numbers;

Comment: The Property is composed of p/o Parcel B Bowieville (consisting of ±3.21 acres) and Tax Parcel 003 (designated as Parcel 00 on Preliminary Plan 4-01032) within the Oak Creek Club subdivision.

> *(F) The name, address, and signature of each owner of record of the property, except as provided for in Subsection (a), above. Applications for property owned by a corporation shall be signed by an officer empowered to act for the corporation; and*

Comment: The Property is solely owned by the Applicant, as provided in Subsection (a), above. Accordingly, this provision is inapplicable to this BPA application.

> *(G)The name, address, and telephone number of the correspondent.*

(c) Other submission requirements.

(1) Along with the application, the applicant shall submit the following:

> *(A) Four (4) copies of an accurate plat, prepared, signed, and sealed by a registered engineer or land surveyor.*

Comment: Along with this BPA application, the Applicant has submitted four (4) copies of a boundary survey plan of the Property, prepared, signed, and sealed by a registered engineer or land surveyor.

> *The plat shall show:*
>
> > *(i) The present configuration of the property, including bearings and distances (in feet);*

Comment: As shown on the Plat, the Plat shows the present configuration of the property, including bearings and distances.

> > *(ii) The names of owners of record, or subdivision lot and block numbers, of adjoining properties;*

Comment: As shown on the Plat, the Plat shows the names of owners of record, or subdivision lot and block numbers, of adjoining properties.

(iii) The name, location, distance to the center line, and present right-of-way width of all abutting streets. If the property is not located at the intersection of two (2) streets, the distance to, and the name of, the nearest intersecting street shall be indicated;

Comment: As shown on the Plat, the Plat shows the name, location, distance to the center line, and present right-of-way width of all abutting streets.

(iv) The (subdivision) lot and block number of the subject property (if any);

Comment: As shown on the Plat, the Property is composed of p/o Parcel B Bowieville (consisting of ±3.21 acres) and Tax Parcel 003 (previously known as Parcel 00 and consisting of 4.88 acres) within the Oak Creek Club subdivision.

(v) A north arrow and scale (not smaller than one (1) inch equals four hundred (400) feet);

Comment: As shown on the Plat, the Plat shows a north arrow and scale.

(vi) The total area of the property (in either square feet or acres);

Comment: As shown on the Plat, the Property consists of ±8.09 acres.

(vii) The location of all existing buildings on the property;

Comment: As shown on the Plat, the Plat shows the location of all existing buildings on the property. There are no existing buildings. Accordingly, this provision is inapplicable.

(viii) The subject property outlined in red; and

Comment: As shown on the Plat, the Plat shows the Property outlined in red.

(ix) If a designated Historic Site is located within the subject property, the boundaries of the established environmental setting shall be identified.

Comment: No designated Historic Site is located within the Property. Accordingly, this provision is inapplicable.

(B)Four (4) copies of the appropriate Zoning Map page on which the property is plotted to scale and outlined in red;

Comment: Along with this BPA application, the Applicant has submitted four (4) copies of the appropriate Zoning Sketch Map page on which the property is plotted to scale and outlined in red.

(C)Three (3) copies of a typewritten statement of justification in support of the request. The statement shall set forth the legal basis by which the requested amendment can be approved, and factual reasons showing why approval of the request will not be detrimental to the public health, safety and welfare. This statement may be accompanied by three (3) copies of any material which (in the applicant's opinion) is necessary to clarify or emphasize the typewritten statement. This additional material, if not foldable, shall be not larger than eighteen (18) by twenty-four (24) inches;

Comment: Along with this BPA application, the Applicant has submitted three (3) copies of this Statement in support of the Amended Basic Plan.

(D) A reproducible copy of a Basic Plan. The Basic Plan shall include the following, presented in a general, schematic manner:

Comment: Along with this BPA application, the Applicant has submitted a reproducible copy of the Amended Basic Plan.

(i) Existing streams and their associated buffers; nontidal wetlands and their associated buffers; slopes greater or equal to fifteen percent (15%); and the one-hundred (100) year floodplain;

Comment: There are no streams, wetlands, slopes greater than or equal to fifteen percent (15%), or 100 year floodplain on or adjacent to the site.

(ii) The general types of land uses proposed (such as residential, commercial-retail, commercial-office, institutional, and industrial), the delineation of general development envelopes, and in the Village Zones, designation of the required land use areas;

Comment: The proposed residential use conforms to the designated required land use.

(iii) The range of dwelling unit densities and commercial or industrial intensities proposed;

Comment: The density of dwelling units conforms to the parameters of the land use requirements.

(iv) General vehicular and pedestrian circulation pattern and general location of major access points;

Comment: Vehicular circulation, pedestrian circulation, and location of access points are shown on the plan.

(v) Areas not proposed to be developed with residential, commercial, institutional, or industrial uses;

Comment: Proposed development is a residential use consisting of min. 6,000 sq. ft. SFD lots in the L-A-C zone and 8,000 sq. ft. SFD lots in the R-L zone.

(vi) The relationship of the proposed development on the subject property to existing and planned development on surrounding properties; and

Comment: The proposed development will extend the adjacent Lake View neighborhood, it will include a similar mix of rear-loaded village units and standard front-load SFD units.

(vii) A forest stand delineation prepared in conformance with Division 2 of Subtitle 25 and the Woodland and Wildlife Habitat Conservation Technical Manual.

Comment: A forest stand delineation in conformance with Division 2 of Subtitle 25 and the Woodland and Wildlife Habitat Conservation Technical Manual has been prepared. See approved NRI-136-2023.

(E) Where the application requests the M-A-C, L-A-C, V-L, V-M, or E-I-A Zone, or is for rezoning of one hundred (100) or more acres to the R-L, R-S, R-M, or R-U Zone, the applicant shall submit an estimated construction schedule setting forth the following . . .

Comment: This BPA application is for an amendment to the Basic Plan and does not request a rezoning to the M-A-C, L-A-C, V-L, V-M, E-I-A, R-L, R-S, R-M, or R-U Zone. Accordingly, this provision is inapplicable.

(F) An economic analysis justifying any proposed retail sales area, except in the case of an application for the M-A-C Zone;

Comment: This BPA application is for an amendment to the Basic Plan and does not request a rezoning to the M-A-C Zone. Accordingly, this provision is inapplicable.

(G) A statement listing the names, and the business and residential addresses, of all individuals having at least a five percent (5%) financial interest in the subject property;

Comment: The Applicant is the sole owner of the Property.

(H) If any owner is a corporation, a statement listing the officers of the corporation, their business and residential addresses, and the date on which they assumed their respective offices. The statement shall also list the current Board of Directors, their business and residential addresses, and the dates of each Director's term. An owner that is a corporation listed on a national stock exchange shall be exempt from the requirement to provide residential addresses of its officers and directors;

Comment: The Applicant is the sole owner of the Property and is not a corporation. Accordingly, this provision is inapplicable.

> *(I) If the owner is a corporation (except one listed on a national stock exchange), a statement containing the names and residential addresses of those individuals owning at least five percent (5%) of the shares of any class of corporate security (including stocks and serial maturity bonds);*

Comment: The Applicant is the sole owner of the Property and is not a corporation. Accordingly, this provision is inapplicable.

> *(J) A list containing the names and addresses of all adjoining property owners and the owners of those properties directly across a street, alley, or stream, and each municipality if any part of the property in the application is located within the municipal boundaries, or is located within one (1) mile of the municipality, and a set of preaddressed envelopes or mailing labels.*

Comment: A list with names and addresses of adjoining property owners, including those across streets and municipalities has been received from Park and Planning Information Services. A complete mailing list and affidavit of mailing is provided. Preaddressed envelopes and mailing labels are also prepared.

> *(K) Any other data or explanatory material deemed necessary by the District Council, Zoning Hearing Examiner, or Planning Board (submitted in triplicate).*

(2) For the purposes of (G), (H), and (I), above, the term "owner" shall include not only the owner of record, but also any contract purchaser.

(3) If the applicant elects to submit a Comprehensive Design Plan or Specific Design Plan for concurrent consideration with the Basic Plan, the Plans shall be submitted in accordance with Part 8, Division 4.

Comment: Any Comprehensive Design Plan or Specific Design Plan submitted by the Applicant for concurrent consideration with this BPA application will be submitted in accordance with Part 8, Division 4.

3. §27-195 – Map Amendment Approval (including Basic Plan).

(b) Criteria for approval.

(1) Prior to the approval of the application and the Basic Plan, the applicant shall demonstrate, to the satisfaction of the District Council, that the entire development meets the following criteria:

(A)The proposed Basic Plan shall either conform to:

(i) The specific recommendation of a General Map plan, Area Master Plan map, or urban renewal plan map; or the principles and guidelines of the plan text which address the design and physical development of the property, the public facilities necessary to serve the proposed development, and the impact which the development may have on the environment and surrounding properties;

Comment: The Proposed Development facilitated by this BPA application addresses several of the purposes and recommendations of the General Plan and Master Plan. First, the Amended Basic Plan repurposes land that was intended to be commercially used.[1] As the County's land-use priorities have shifted, the highest and best use of the Subject Property is for low-medium density single-family homes connected to Oak Creek, an established community. Although the land is cleared and vacant, any commercial use of the property will require significant investment that will require significant use of infrastructure to make it financially viable.[2] Further, the Property is located outside of the County's Regional Transit Districts and Local Centers. [3] Although the land has been cleared and platted, it has never developed for commercial uses. Finally, the Proposed Development facilitated by the Amended Basic Plan will strengthen the established community of Oak Creek.[4] The cleared and

[1] "Identify additional strategies that may reduce the amount of residential and commercial development that is no longer economically viable and has been approved but not constructed throughout the County." General Plan, LU 4.4 .

[2] "Limit the expansion of new commercial zoning outside of the Regional Transit Districts and Local Centers to encourage reinvestment and growth in designated centers and in existing commercial areas." General Plan, Policy 9.

[3] "Reevaluate mixed-use land use designations outside of the Regional Transit Districts and Local Centers as master plans are updated." General Plan, LU 7.1.

[4] "Revise and update the Zoning Ordinance, Subdivision Ordinance, and other County regulations to ensure they help protect, strengthen, and revitalize the Established Communities." General Plan, LU 8.4.

vacant land will add neighbors to the established community attached to existing infrastructure, including roads, utilities, and a Homeowners Association, and complete the remaining phase of the Oak Creek Club development.[5]

> *(ii)The principles and guidelines described in the Plan (including the text) with respect to land use, the number of dwelling units, intensity of nonresidential buildings, and the location of land uses; or*

Comment: As described above, the Property is located within the General Plan's Established Communities Growth Policy Area. The siting and scale of the Proposed Development facilitated by this BPA application are compatible with the surrounding low- to medium-density residential communities and representative of appropriate context-sensitive infill. In addition, the Proposed Development is subject to the recommendations and objectives outlined in the Master Plan, which provides for a residential low density future land use designation for the Property. The Proposed Development will efficiently utilize vacant land to provide low density housing complementary to those previously approved, surrounding residential uses.

> *(iii) The regulations applicable to land zoned R-S and developed with uses permitted in the E-I-A Zone as authorized pursuant to Section 27-515(b) of this Code.*

Comment: No portion of the Property is not located within the R-S nor E-I-A Zone. Accordingly, this provision is inapplicable.

> *(B) The economic analysis submitted for a proposed retail commercial area adequately justifies an area of the size and scope shown on the Basic Plan;*

Comment: This BPA application does not propose a retail commercial area on the Property. Accordingly, this provision is inapplicable.

> *(C)Transportation facilities (including streets and public transit)*

[5] "Future Land Use recommends creating strategic opportunities for infill housing and commercial land uses within Established Communities, served by existing infrastructure." Master Plan, LU 3.

(i) which are existing,

(ii) which are under construction, or

(iii) for which one hundred percent (100%) of the construction funds are allocated within the adopted County Capital Improvement Program, within the current State Consolidated Transportation Program, or will be provided by the applicant, will be adequate to carry the anticipated traffic generated by the development based on the maximum proposed density. The uses proposed will not generate traffic which would lower the level of service anticipated by the land use and circulation systems shown on the approved General or Area Master Plans, or urban renewal plans;

Comment: A transportation checklist signed by Park and Planning Transportation Section will be provided.

(D) Other existing or planned private and public facilities which are existing, under construction, or for which construction funds are contained in the first six (6) years of the adopted County Capital Improvement Program (such as schools, recreation areas, water and sewerage systems, libraries, and fire stations) will be adequate for the uses proposed;

Comment: ADQ-2024-004 Oak Creek Club - Landbay T. Will address all adequacy of all private & public facilities.

(E) Environmental relationships reflect compatibility between the proposed general land use types, or if identified, the specific land use types, and surrounding land uses, so as to promote the health, safety, and welfare of the present and future inhabitants of the Regional District.

Comment: The proposed development is environmentally compatible with both existing and proposed adjacent land uses.

(2) Notwithstanding subparagraphs (C) and (D), above, where the application anticipates a construction schedule of more than six (6)

years (Section 27-179), public facilities (existing or scheduled for construction within the first six (6) years) will be adequate to serve the development proposed to occur within the first six (6) years. The Council shall also find that public facilities probably will be adequately supplied for the remainder of the project. In considering the probability of future public facilities construction, the Council may consider such things as existing plans for construction, budgetary constraints on providing public facilities, the public interest and public need for the particular development, the relationship of the development to public transportation, or any other matter that indicates that public or private funds will likely be expended for the necessary facilities.

Comment: The proposed development construction will not span more than six (6) years.

(3) In the case of an L-A-C Zone, the applicant shall demonstrate to the satisfaction of the District Council that any commercial development proposed to serve a specific community, village, or neighborhood is either . . .

Comment: This BPA application proposes developing the property with residential uses and does not propose any commercial development to serve a specific community, village or neighborhood. Accordingly, this provision is inapplicable to this BPA application.

(4) In the case of a V-M or V-L Zone, the applicant shall demonstrate to the satisfaction of the District Council that the commercial development proposed to serve the village is no larger than needed to serve existing and proposed residential development within and immediately surrounding the village, within the parameters of Section 27-514.03(d)(1)(A).

Comment: No portion of the Property is or proposed to be located within a V-M or V-L Zone. Accordingly, this provision is inapplicable to this BPA application.

II. CONCLUSION

The Applicant respectfully requests that the Planning Board grant approval of this application to amend the Basic Plan applicable to Zoning Map Amendments A-

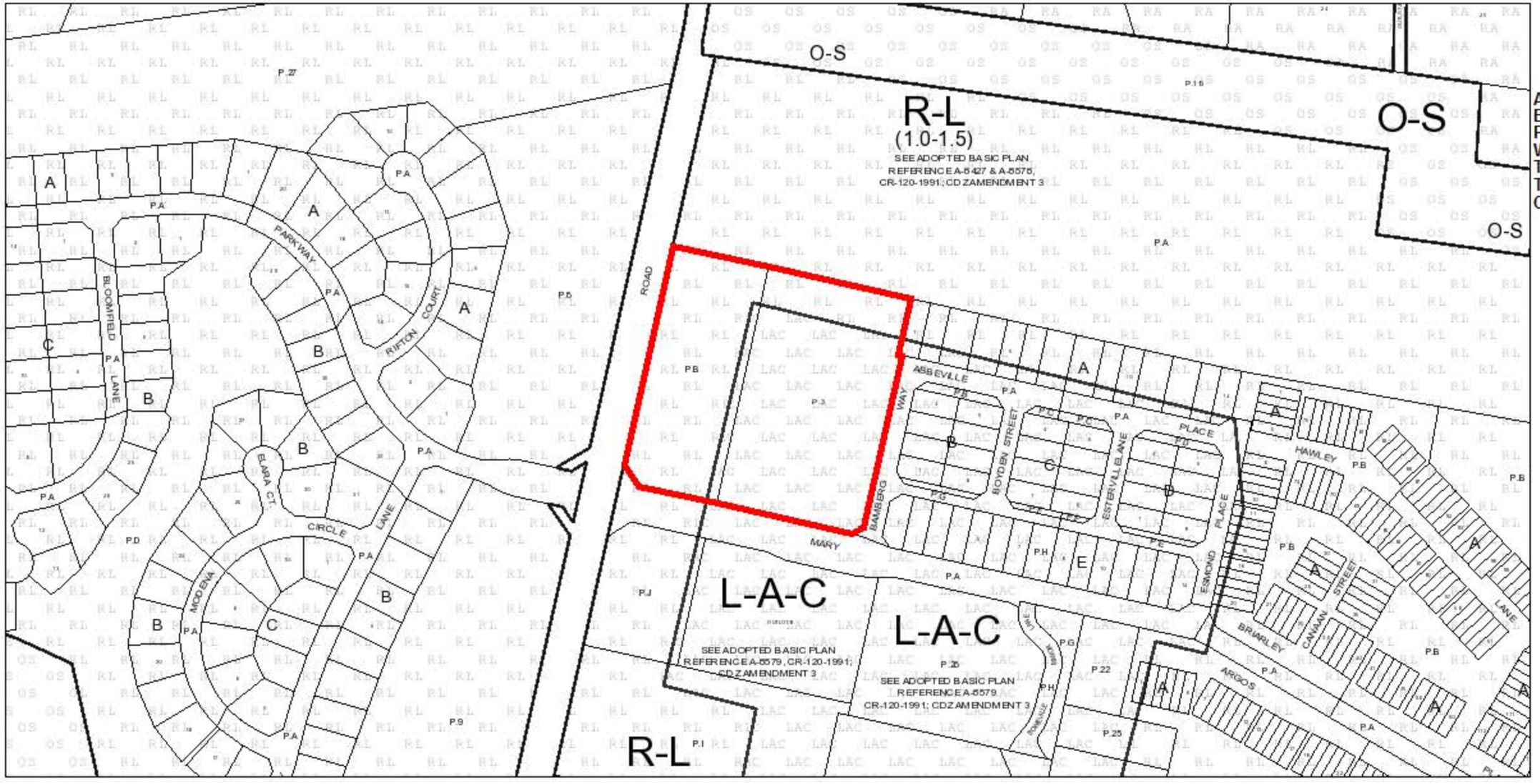
8427, A-8578, and A-8579. The above analysis and submitted plans establish that this application satisfies the required findings that the Planning Board must make to approve a BPA application.

Respectfully submitted,

CLHATCHER LLC

By: _____

Christopher L. Hatcher, Esq.
14401 Sweitzer Lane, Suite 570
Laurel, Maryland 20707
Attorney for Applicant



PRIOR ZONING SKETCH MAP

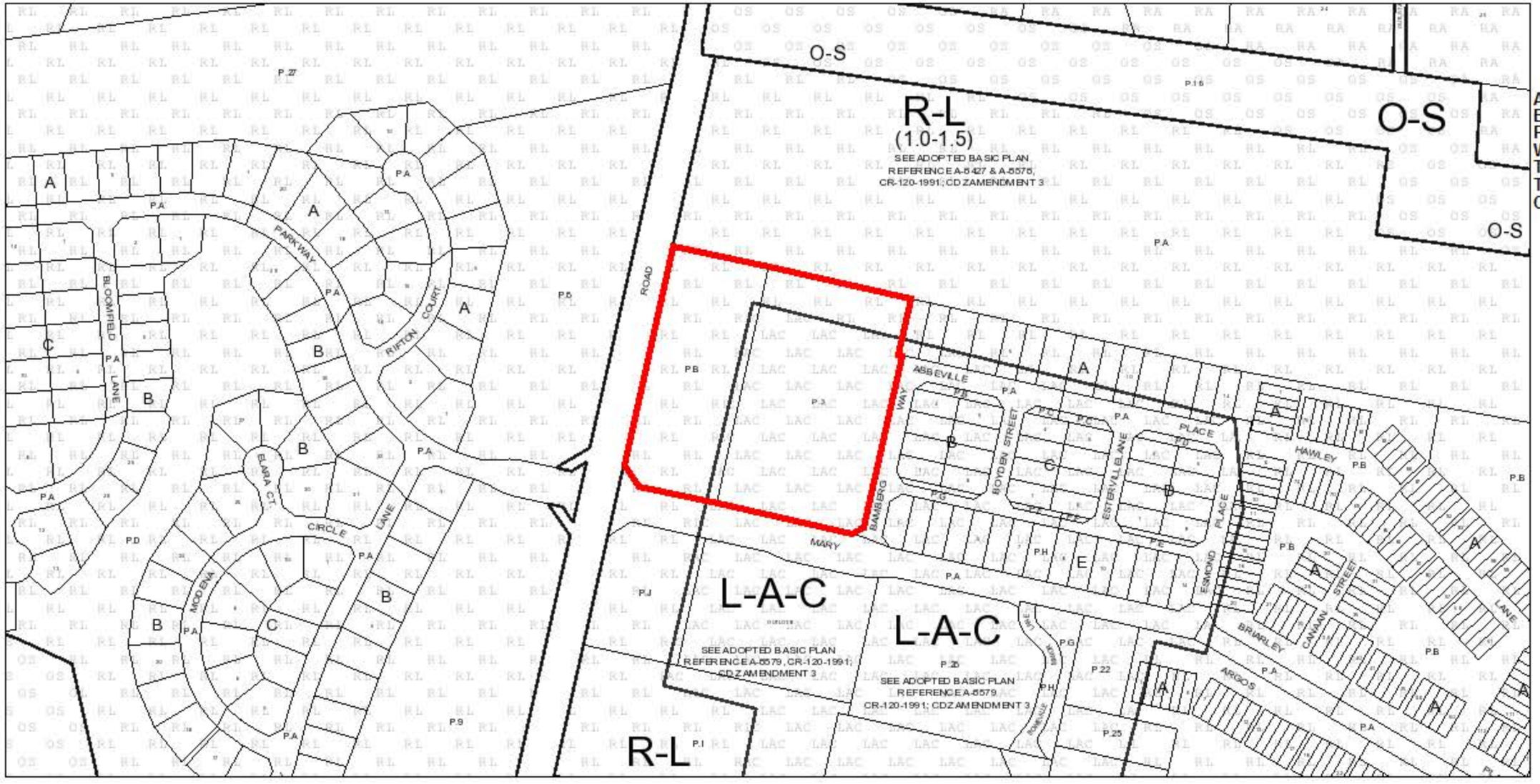
APP NO: A-8427-01
EXISTING ZONE: _____
PLANNING AREA: 74A
WSSC GRID: 201SE13
TAX MAP: 69
TAX GRID: E4
COUNCIL DISTRICT: 6

0 300
ft

1 inch = 300 feet

The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Geographic Information System

Created: 1/26/2024



PRIOR ZONING SKETCH MAP

APP NO: A-8578-01
EXISTING ZONE: _____
PLANNING AREA: 74A
WSSC GRID: 201SE13
TAX MAP: 69
TAX GRID: E4
COUNCIL DISTRICT: 6

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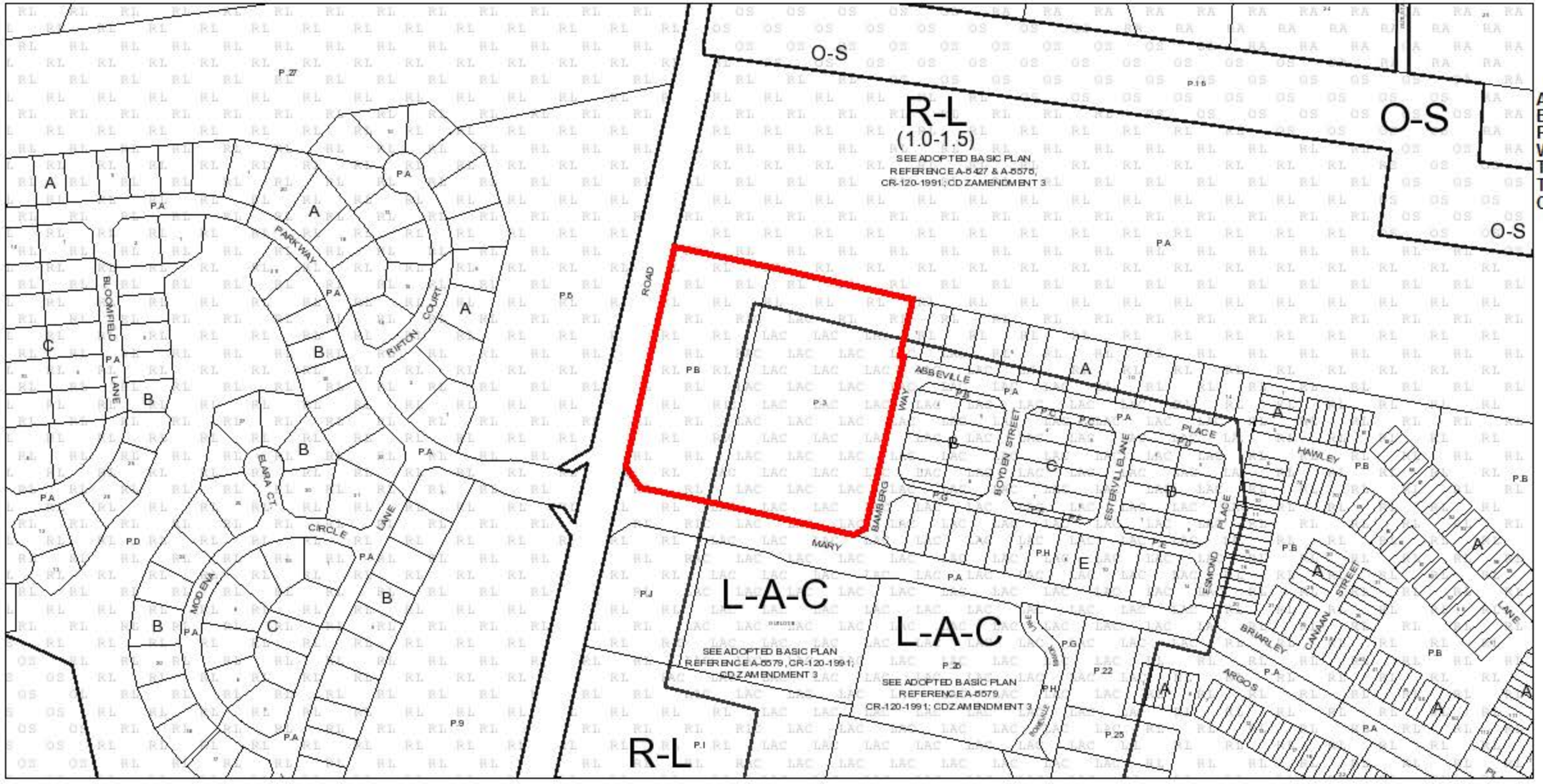
ft

1 inch = 300 feet

The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Geographic Information System

Created: 1/26/2024



PRIOR ZONING SKETCH MAP

APP NO: A-8579-01
EXISTING ZONE: _____
PLANNING AREA: 74A
WSSC GRID: 201SE13
TAX MAP: 69
TAX GRID: E4
COUNCIL DISTRICT: 6

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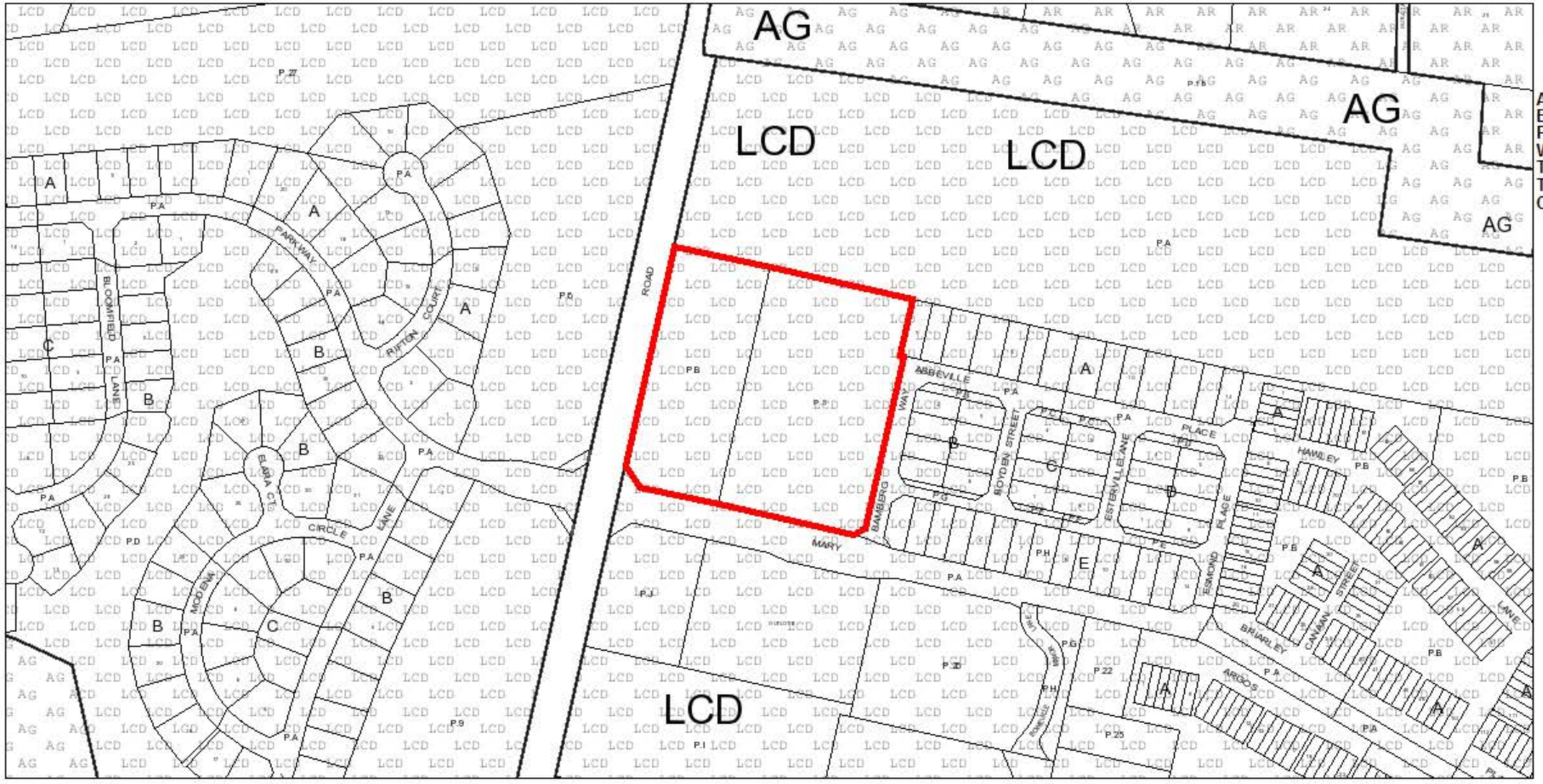
ft

1 inch = 300 feet

The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Geographic Information System

Created: 1/26/2024



ZONING SKETCH MAP

APP NO: CDP-9902-06
EXISTING ZONE: _____
PLANNING AREA: 74A
WSSC GRID: 201SE13
TAX MAP: 69
TAX GRID: E4
COUNCIL DISTRICT: 6

0 300
ft

1 inch = 300 feet

The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Geographic Information System

Created: 1/26/2024

GENERAL NOTES

1. This site is currently zoned LCD (Legacy Comprehensive Design). The site was previously zoned L-A-C (Local Activity Center) and R-L (Residential Low Development) and is located in Environmental Strategy Area #2 in accordance with Plan 2035.
2. The source of the property boundaries on this plan is from a boundary survey by Charles P. Johnson & Associates, Inc. The fieldwork for this survey was started in 1989, with the last date of fieldwork being 10/5/23.
3. The topography shown on this plan was field gathered by Charles P. Johnson & Associates staff on 10/5/23.
4. The source of the soils information on this plan is from the 1) USDA NRCS Web Soil Survey (WSS) in a Custom Soil Resource Report for an Area of Interest (AOI) established for the subject site only and generated on September 21, 2023; and 2) the current Prince George's Soil Conservation District Soil Erosion and Sediment Control - Pond Safety Reference Manual.
5. In a letter dated October 9, 2023 the Prince George's County Department of Permitting, Inspections and Enforcement states that no county regulated 100-year floodplain is located on-site.
6. No wetlands or streams are located on-site as field verified by Charles P. Johnson & Associates staff in September 2023.
7. This site does not contain Wetlands of Special State Concern as defined in COMAR 26.23.06.01.
8. This site is not located within a Tier II catchment area and does not contain a Tier II waterbody as defined in COMAR 26.08.02.04. This site is not located within an impaired water body with a Total Maximum Daily Load (TMDL) allocated for sediment, which are afforded special protection under Maryland's Anti-degradation policy.
9. This site is located within a Stronghold Watershed based on PG Atlas data as established by the MD DNR.
10. In a letter dated November 8, 2023 the Maryland Department of Natural Resource Natural Heritage Program has determined there are "no official records for State or Federal listed, candidate, proposed, or rare plant or animal species within the project area."
11. This site includes potential Forest Interior Dwelling Species (FIDS) habitat.
12. The site is subject to previously approved TCP1-091-92. Parcel B is subject to previously approved TCP2-109-03. P/o Parcel 3 is not subject to any previous TCP2 approval.
13. There are 14 specimen, champion, and/or historic trees located on the property. These trees were located using field observations and survey equipment.
14. The subject site is not within a Scenic Resources Policy Area.
15. Church road is a Scenic and Historic Roadway.
16. The Bowieville Historic Site (74A-018) is in the vicinity of the subject property but is not adjacent.
17. There are no known archeological sites located on the subject property. Phase I and Phase II archeological survey and evaluation in 1999, February 2004, and November 2004 over the entire 932 acres within the Oak Creek Club Subdivision.
18. Marlboro clay is present on the site, Christina clay is not present on or within the vicinity of this site.
19. The site is not located in the vicinity of any master planned roadway designated as arterial or higher.
20. The subject property is not located within the 2009 Joint Base Andrews Noise Contours.
21. The site is not located within an Aviation Policy Area (APA).
22. The site is not located within the Chesapeake Bay Critical Area (CBCA).
23. An approved NRI is valid for five years from the date of signature by staff, or until information used to prepare the NRI changes. NRIs will be required to be revised and reapproved if the base information changes significantly. Approval of this NRI in no way imparts any other development application approvals.

Specimen Tree List		Date field work completed: 9/22/2023				Staff: JNH & LMM
Tree #	Common Name	Scientific Name	DBH (in.)	CRZ (ft.)	Condition	Notes
1	Sweetgum	*Liquidambar styraciflua*	32	48	Good	One-sided
2	Tulip Poplar	*Liriodendron tulipifera*	33	49.5	Good	N/A
3	American Beech	*Fagus grandifolia*	43	64.5	Good	Trunk cavity
4	Pin Oak	*Quercus palustris*	40	60	Fair	Dieback, trunk cavity, broken branches
5	Tulip Poplar	*Liriodendron tulipifera*	39	58.5	Good	N/A
6	Pin Oak	*Quercus palustris*	36	54	Fair	Broken branches
7	Pine sp.	*Pinus spp.*	32	48	Poor	Broken branches, Dead leader
8	American Beech	*Fagus grandifolia*	34	51	Good	Broken branches
9	Pin Oak	*Quercus palustris*	36	54	Fair	Broken branches
10	Northern Red Oak	*Quercus rubra*	36	54	Fair	Broken branches
11	Northern Red Oak	*Quercus rubra*	34	51	Fair	Broken branches, lichen
12	Sweetgum	*Liquidambar styraciflua*	31	46.5	Good	Splits at 4.5'
13	Tulip Poplar	*Liriodendron tulipifera*	33	49.5	Poor	Canopy dieback
14	Tulip Poplar	*Liriodendron tulipifera*	38	57	Good	N/A

SITE STATISTICS TABLE	Total
Gross tract area	8.09 AC.
Existing 100-year floodplain	0.00 AC.
Net tract area	8.09 AC.
Existing woodland in the floodplain	0.00 AC.
Existing woodland net tract	3.08 AC.
Existing woodland total	3.08 AC.
Existing PMA	0.00 AC.
Regulated streams (linear feet of centerline)	0 L.F.
Riparian (wooded) buffer up to 300 feet wide	0.00 AC.

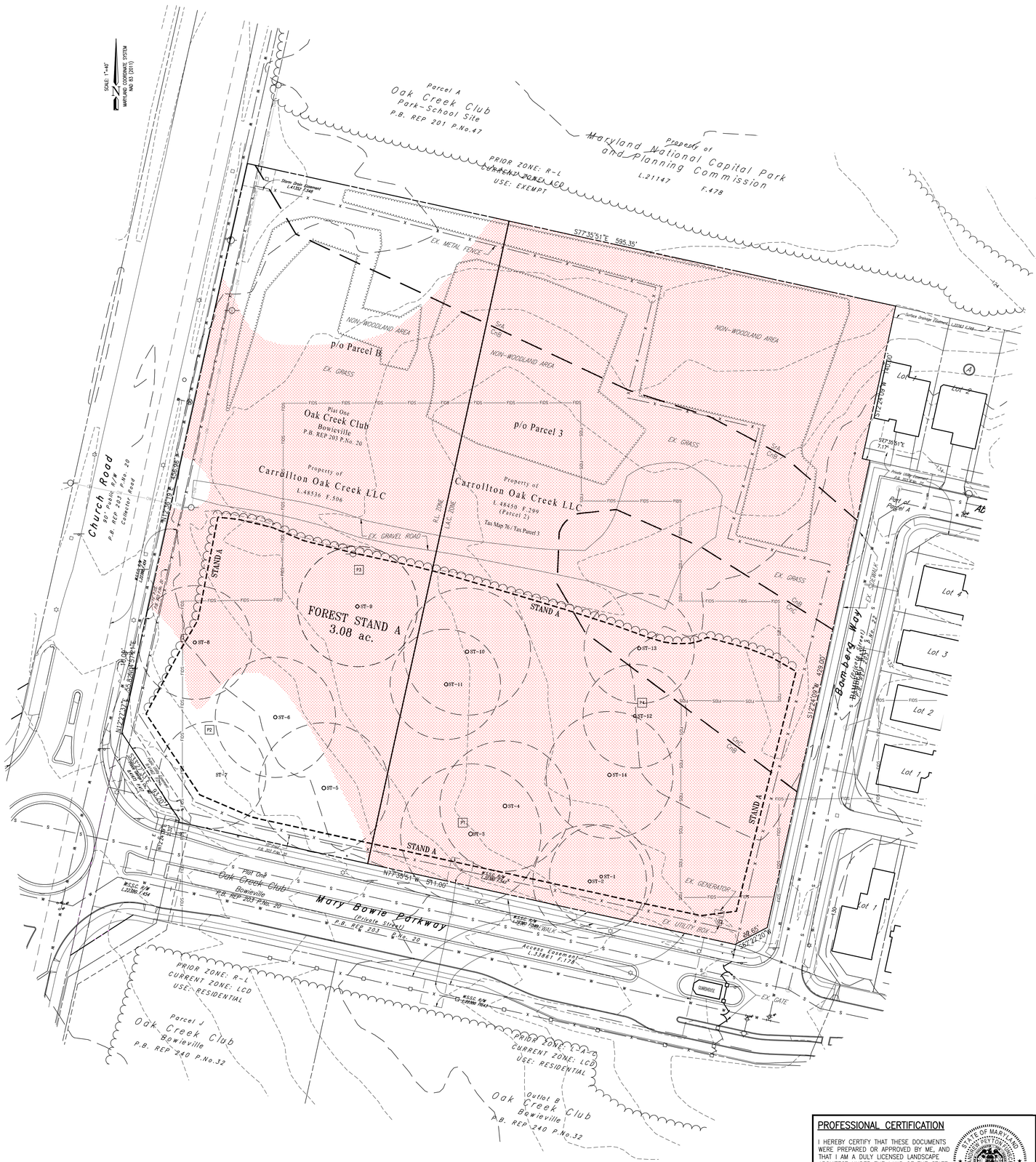
FOREST STAND AREA AND RETENTION TABLE		
Stand	Area (acres)	Retention Potential
A	3.08	High
Total	3.08	

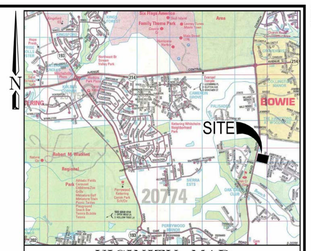
GENERAL INFORMATION TABLE		
Layer	Category	Value
Zone	Current Zoning (Zone)	LCD (Legacy Comprehensive Design)
Zone	Previous Zone (Zone)	L-A-C (Local Activity Center) R-L (Residential Low Development)
Zone	Aviation Policy Area (APA)	N/A
Administrative	Tax Grid (TMG)	069E4/076F1
Administrative	WSSC Grid (Sheet 20)	201SE12
Administrative	Planning Area (Plan Area)	74A
Administrative	Election District (ED)	7
Administrative	Councilmanic District (CD)	6
Administrative	General Plan 2002 Tier (Tier)	Developing
Administrative	General Plan Growth Policy (2035)	Established Communities

WEB SOILS SURVEY SOILS TABLE					
Map Unit Symbol	Map Unit Name	K-Factor (Erodability)	Hydric Rating	Hydrologic Soil Group	Drainage Class
CnB	Collington-wist complex, 2 to 5 percent slopes	0.17	0	B/A	Well drained
CnC	Collington-wist complex, 5 to 10 percent slopes	0.17	0	B/A	Well drained
SrA	Shrewsbury loam, 0 to 2 percent slopes	0.24	85	B/D	Poorly drained

Taken from: USDA, NRCS, Web Soil Survey (WSS) available online at http://websoilsurvey.nrcs.usda.gov

FOREST STAND 'A' SUMMARY TABLE			
1	Dominant species		Tulip Poplar, Sweetgum
2	Codominant species		Red Maple, Tulip Poplar, Pin Oak, Pine sp., Black Cherry
3	Forest Association		Tulip Poplar
4	Successional Stage		Young
5	Basal area in s.f. per acre		290
6	Size class of dominant species		12-20 Inches
7	Percent canopy coverage		80%
8	Number of tree species		10
9	Common understory species		Tulip Poplar, Sweetgum, Pin Oak, Red Maple, Black Gum, Pine sp., Beech, Chestnut Oak, Northern Red Oak, Black Cherry.
10	Percent of understory coverage - 3' to 20' tall		45%
11	Number of woody plant species - 3' to 20' tall		7
12	Common herbaceous species		Fern sp., assorted grasses.
13	Percent herbaceous plant coverage - 0' to 3' tall		13%
14	List of major invasive plant species and percent of coverage	Overstory	0% None
		Understory	0% None
		Herbaceous	13% Greenbrier, Multiflora Rose, Japanese Stiltgrass
15	Number of standing dead trees 6" DBH +		2
16	Comments		Not many invasives. Groundcover mostly leaves.
17	Number of trees per acre		290
18	Average Diameter at Breast Height (DBH)		17.3 Inches





VICINITY MAP
P.G. CO. MAP PAGE 5532 GRID J-8
SCALE: 1"=2000'

LEGEND

- PROPERTY BOUNDARY
- TREE LINE
- NON-WOODLAND AREAS
- STAND A — FOREST STAND BOUNDARY
- BuB / Px — SOILS BOUNDARY
- 200 — EX. MAJOR CONTOUR
- 198 — EX. MINOR CONTOUR
- EX. LIGHT POST
- EX. METAL FENCE
- EX. UTILITY POLE
- OW — EX. OVERHEAD WIRE
- S — EX. SANITARY SEWER LINE
- G — EX. GAS LINE
- EX. RIGHT OF WAY
- EX. EASEMENT
- ST-1 — SPECIMEN TREE 30" DBH AND GREATER, WITH CRITICAL ROOT ZONE (CRZ)
- P1 — FSD DATA SAMPLE POINT
- EX. SIGN
- R.L. ZONE / L.A.C ZONE — SPLIT ZONING LINE
- FIDS — POTENTIAL FOREST INTERIOR DWELLING SPECIES 300' HABITAT BUFFER
- EX. MARLBORO CLAY (PER PG ATLAS)

Prince George's County Planning Department, M-NCPPC
Environmental Planning Section
NATURAL RESOURCES INVENTORY PLAN APPROVAL
NRI-136-2023

	Approved by	Date	Reason for Revision
00	Mary Rea	12/7/2023	
01			
02			
03			

UPDATES/REVISIONS:

NRI-136-2023
NATURAL RESOURCE INVENTORY PLAN

OAK CREEK - LANDBAY T

7th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND,

LICENSE NUMBER: 4207

EXPIRATION DATE: 05/30/2025

STATE OF MARYLAND — ANDREW FRANKLIN MEA — REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT — No. 4207

Andrew Franklin Mea 2023.10.07 09:59:37 -04'00'

Not valid without signature

CPJ Associates
Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
1754 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9304
www.cpja.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

CLIENT: CARROLLTON OAK CREEK LLC.
11785 BELTSVILLE DRIVE
BELTSVILLE, MD, 20705

WSSC GRID: 201SE12
TAX MAP: 76-F1, 69-E4
DESIGN: N/A
DRAFT: JNH/LMM
DATE: OCTOBER 2023
SCALE: 1" = 40'
SHEET 1 OF 1
FILE NO: 2003-1099\20-01

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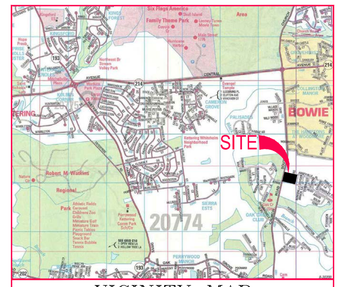

VICINITY MAP
P.G. CO. MAP PAGE 5532 GRID J-8
SCALE: 1"=2000'

Parcel A
Oak Creek Club
Park-School Site
P.B. REP 201 P.No.47

Property of
Maryland National Capital Park
and Planning Commission
L.21147 F.478
Tax Map 69 Grid E1
Zone: LCD

MARYLAND COORDINATE SYSTEM NAD83/91
SCALE: 1"=50'

S77°35'51"E 595.35'

Combined Area
352,317 s.f. or 8.09 Ac.

p/o Parcel B
139,815 s.f. or 3.21 Ac.

Plat One
Oak Creek Club
Bowieville
P.B. REP 203 P.No. 20
Tax Map 69 / Grid E4
Zone: LCD

Property of
Carrollton Oak Creek LLC
L.48536 F.506

Tax Parcel 3
212,502 s.f. or 4.88 Ac.

Property of
Carrollton Oak Creek LLC
L.48450 F.299
(Parcel 2)
Tax Map 76 / Tax Parcel 3
Zone: LCD

N12°36'19"E 456.86'

N12°27'37"E 3,172.45'ON 80'01
55.82'

S33°27'53"E 93.20'

N12°24'09"E 2.32'

N77°35'51"W 511.00'

S12°24'09"W 140.00'

S77°35'51"E 7.17'

S12°24'09"W 429.00'

S62°22'20"W 32.65'

Lot 1 | Lot 2 | Lot 3 | Lot 4
Tax Map 69 Grid E4 Zone: LCD
Plat One
Oak Creek Club
Lake View
P.B. REP 203 P.No. 22

Abbeville Place
(Private Street)

Parcel B
Lot 4
Lot 3
Lot 2
Lot 1
Parcel G
Part of Parcel A Tax Map 69 Grid E4 Zone: LCD
Plat One
Oak Creek Club
Lake View
P.B. REP 203 P.No. 22

Bamberg Way
(Private Street)
P.B. REP 203 P.No. 22

Lot 1 | Lot 2 | Lot 3

Church Road
90' Public R/W
P.B. REP 203 P.No. 20

p/o Parcel B
Plat Twelve
Oak Creek Club
Golf Course
P.B. REP 201 P.No. 59
Tax Map 69 Grid E4

Plat One
Oak Creek Club
Pine Valley
P.B. REP 203 P.No. 17
Tax Map 76 Grid E1
Zone: LCD

Mary Bowie Parkway
(Private Street)
P.B. REP 203 P.No. 20

Plat One
Oak Creek Club
Bowieville
P.B. REP 203 P.No. 20
Tax Map 76 Grid E1
Zone: LCD

Parcel J
Oak Creek Club
Bowieville
P.B. REP 240 P.No.32

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON WAS OBTAINED USING ACCEPTED LAND SURVEYING PRACTICES; THAT THE BOUNDARY INFORMATION SHOWN HEREON IS TAKEN FROM AVAILABLE DEEDS AND RECORDS; THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE PREPARED UNDER MY RESPONSIBLE CHARGE AND ARE IN COMPLIANCE WITH COMAR REGULATION 09.13.06.12.

DATE: Nov. 13, 2023

Daniel F. DeBolt
Property Line Surveyor
MD LIC. # 526 EXP. 02/17/25

STATE OF MARYLAND · DANIEL FRANCIS DEBOLT · 526 · PROPERTY LINE SURVEYOR

Engineering Boundary Survey
the property of
Carrollton Oak Creek LLC

Oak Creek Club - Landbay T

Bowieville (7th District
Prince George's County, Maryland

CPJ Associates
Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers · Planners · Landscape Architects · Surveyors
1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394
www.cpja.com · Silver Spring, MD · Gaithersburg, MD · Annapolis, MD · Greenbelt, MD · Frederick, MD · Fairfax, VA

CLIENT : Carrollton Oak Creek LLC, 11785 Beltsville Drive, Beltsville MD. 20705

TAX MAP/WSSC | SITE PLAN NO:
DESIGN DFD | SHEET 1 OF 1
DRAFT DFD
DATE 11/13/23
SCALE 1" = 50'
FILE NO : 2003-1099-97.01

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Attached Xrefs: TB24x36 BSD/TB24x36

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.pgplanning.org

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

April 18, 2024

REFERRAL MEMORANDUM:

TO: The Prince George's County Planning Board
The Prince George's County District Council

FROM: Jeremy Hurlbutt, Supervisor, Zoning Section
Development Review Division

SUBJECT: Amendment to Basic Plan A-8427-01, A-8578-01 and A-8579-01, Oak Creek Club
REQUEST: Increase residential density in the R-L from 1,096 or 1.3 dwellings per acre to 1,108 or 1.4 dwelling units per acre. As well as an increase in dwelling units in the L-A-C from 52 to 76 dwelling units and the elimination of commercial development in L-A-C.

RECOMMENDATION: Pursuant to the March 23, 2024 submittal to the Development Review Division, for the pre-acceptance review for a request to amend the approved Basic Plan for the above referenced cases, staff finds the application is sufficient for acceptance in accordance with Section 27-197(c)(1) of the Zoning Ordinance.

All sections have agreed the subject application is ready for Acceptance. Sections included- Zoning, Subdivision, Environmental Planning, Transportation Planning, Historic Preservation, and Community Planning Sections. Pre-Acceptance review comments are below:

- Revise application form to include all proposed amended conditions,
- Submit signed/stamped copy of approved Basic Plan
- Submit application fees to the Applications Section and payable to M-NCPPC, , in the amounts shown below using the fee schedule with calculations of one half of the original fee paid which was $500 for each case plus sign posting fee of $30.00 x 8. Separate payments for each Basic Plan Amendment as shown: A-8427-01 $250.+$240.=$490; A-8578-01= $250; A-8579.01 = $250. A single posting will apply for the three combined cases.
- Provide additional information on how the policies found in Section IX Natural Environment of the 2022 Approved Bowie-Mitchellville and Vicinity Master Plan will be met.
- Separate the file into MNCPPC standard naming convention.
- Provide additional justification for why commercial is not feasible.

Please contact me at jeremy.hurlbutt@ppd.mncppc.org should you have any questions..

THE PRINCE GEORGE'S COUNTY GOVERNMENT

Office of the Clerk of the Council
301-952-3600

May 29, 2024

M E M O R A N D U M

TO: Maurene Epps McNeil, Chief Zoning Hearing Examiner

FROM: Donna J. Brown, Clerk of the Council

Re: **Request for Amendment of Basic Plan for A-8427-01, A-8578-01, & A-8579-01 Oak Creek Club – Landbay T**

Pursuant to Section 27-197(c) of the Zoning Ordinance, enclosed is a request to amend the approved Basic Plan for the above referenced cases. The request was deemed complete by Technical Staff and has been referred to the People's Zoning Counsel and Planning Board for comments, which should be transmitted to you by July 29, 2024.

The Zoning Hearing Examiner shall schedule a public hearing on this matter. The property may have to be posted; however, the need of a posting fee should be determined. Should you have additional questions, please call me.

Enclosures

cc: Chris L. Hatcher, Esq. Attorney for Applicant
Stan D. Brown, Esq., People's Zoning Counsel
Peter A. Shapiro, Chairman, Prince George's County Planning Board
James Hunt, Division Chief, Development Review, M-NCPPC
Jeremy Hurlbutt, Supervisor, Development Review Division, M-NCPPC
Cheryl Summerlin, Supervisor, Development Review Division, M-NCPPC

THE PRINCE GEORGE'S COUNTY GOVERNMENT

Office of the Clerk of the Council
301-952-3600

May 29, 2024

Chris L. Hatcher, Esq.
Attorney for Applicant
14401 Sweitzer Lane, Suite 570
Laurel, MD 20707

Re: **Request for Amendment of Basic Plan for A-8427-01, A-8578-01, & A-8579-01 Oak Creek Club – Landbay T**

Dear: Mr. Hatcher

Pursuant to the provisions of Section 27-197(c) of the Zoning Ordinance, please be advised that the Technical Staff found the request to be complete.

Sincerely,

Donna J. Brown
Clerk of the Council

cc: Stan D. Brown, Esq., People's Zoning Counsel
Maurene Epps McNeil, Chief Zoning Hearing Examiner
Peter A. Shapiro, Chairman, Prince George's County Planning Board
James Hunt, Division Chief, Development Review, M-NCPPC
Cheryl Summerlin, Supervisor, Development Review Division, M-NCPPC
Jeremy Hurlbutt, Supervisor, Development Review Division, M-NCPPC

THE PRINCE GEORGE'S COUNTY GOVERNMENT

Office of the Clerk of the Council
301-952-3600

May 29, 2024

Stan D. Brown, Esq.
People's Zoning Counsel
County Administration Building
Upper Marlboro, Maryland 20772

Re: Request for Amendment of Basic Plan for A-8427-01, A-8578-01, & A-8579-01 Oak Creek Club – Landbay T

Dear Mr. Brown:

Pursuant to the provisions of Section 27-197(c) of the Zoning Ordinance, enclosed is a request to amend the approved Basic Plan for the above referenced cases, which will require Planning Board review. Comments are required to be submitted to the Zoning Hearing Examiner, the petitioner, and all persons of record no later than July 29, 2024.

The Zoning Hearing Examiner is expected to schedule a public hearing on this matter. Your cooperation in the timely submission of your comments will be appreciated.

Sincerely,

Donna J. Brown
Clerk of the Council

Enclosures

cc: Chris L. Hatcher, Esq. Attorney for Applicant
Maurene Epps McNeil, Chief Zoning Hearing Examiner
Peter A. Shapiro, Chairman, Prince George's County Planning Board
James Hunt, Division Chief, Development Review, M-NCPPC
Jeremy Hurlbutt, Supervisor, Development Review Division, M-NCPPC
Cheryl Summerlin, Supervisor, Development Review Division, M-NCPPC

THE PRINCE GEORGE'S COUNTY GOVERNMENT

Office of the Clerk of the Council
301-952-3600

May 29, 2024

Peter A. Shapiro, Chairman
Prince George's County Planning Department
1616 McCormick Drive
Largo, Maryland 20774

Re: Request for Amendment of Basic Plan for A-8427-01, A-8578-01, & A-8579-01 Oak Creek Club – Landbay T

Dear Chairman Shapiro:

Pursuant to the provisions of Section 27-197(c) of the Zoning Ordinance, enclosed is a request to amend the approved Basic Plan for the above referenced cases, which will require Planning Board review. Comments are required to be submitted to the Zoning Hearing Examiner, the petitioner, and all persons of record no later than July 29, 2024.

The Zoning Hearing Examiner is expected to schedule a public hearing on this matter. Your cooperation in the timely submission of your comments will be appreciated.

Sincerely,

Donna J. Brown
Clerk of the Council

Enclosures

cc: Chris L. Hatcher, Esq. Attorney for Applicant
Stan D. Brown, Esq., People's Zoning Counsel
Maurene Epps McNeil, Chief Zoning Hearing Examiner
James Hunt, Division Chief, Development Review, M-NCPPC
Jeremy Hurlbutt, Supervisor, Development Review Division, M-NCPPC
Cheryl Summerlin, Supervisor, Development Review Division, M-NCPPC

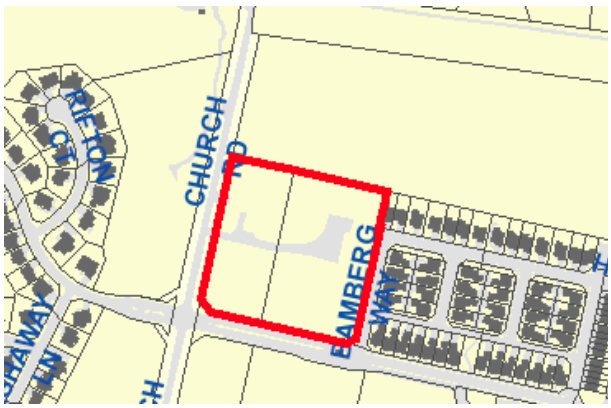
Note: Staff reports can be accessed at https://www.mncppc.org/883/Watch-Meetings

Amendment to a Basic Plan
Oak Creek Club – Landbay T

A-8427-01
A-8578-01
A-8579-01

REQUEST	STAFF RECOMMENDATION
This case was continued from the Planning Board hearing date of October 17, 2024 to October 24, 2024. Amendments to Basic Plans A-8427-01, A-8578-01 and A-8579-01, to increase residential density.	With the conditions recommended herein: • APPROVAL of Basic Plan Amendment A-8427-01 • APPROVAL of Basic Plan Amendment A-8578-01 • APPROVAL of Basic Plan Amendment A-8579-01

Location: At the northeast corner of the intersection of Mary Bowie Parkway and South Church Road.	
Gross Acreage:	8.09
Zone:	LCD
Prior Zone:	L-A-C/R-L
Reviewed per prior Zoning Ordinance:	Section 27-1704(h)
Dwelling Units:	0
Gross Floor Area:	0
Planning Area:	74A
Council District:	06
Election District:	07
Municipality:	N/A
200-Scale Base Map:	201SE12
Applicant/Address: Carrolton Oak Creek, LLC: 11785 Beltsville Drive Beltsville, MD 20705	
Staff Reviewer: Joshua Mitchum **Phone Number:** 301-952-4132 **Email:** Joshua.Mitchum@ppd.mncppc.org	



Planning Board Date:	10/24/2024
Planning Board Action Limit:	N/A
Staff Report Date:	09/17/2024
Date Accepted:	05/23/2024
Informational Mailing:	N/A
Acceptance Mailing:	N/A
Sign Posting Deadline:	08/06/2024

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: Basic Plan Amendments A-8427-01, A-8578-01, and A-8579-01
Oak Creek Club – Landbay T

Zoning staff has reviewed the basic plan amendment application for the subject property and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions, as described in the Recommendation section of this report.

EVALUATION CRITERIA

The subject property is within the Legacy Comprehensive Design (LCD) Zone and was previously located within the Local Activity Center (L-A-C) and Residential Low Development (R-L) Zones. This application is being reviewed and evaluated in accordance with the Prince George's County Zoning Ordinance effective prior to April 1, 2022 ("prior Zoning Ordinance"), pursuant to Section 27-1704(h) of the Zoning Ordinance, which provides: "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, subject to the terms and conditions of the development approvals which it has received." Accordingly, staff has considered the following in reviewing this basic plan amendment application:

a. The requirements of Basic Plans A-8427, A-8578, and A-8579;

b. The 2014 *Plan Prince George's 2035 Approved General Plan*;

c. The 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan*;

d. The requirements of the prior Prince George's County Zoning Ordinance; and

e. Referral comments;

FINDINGS

1. Location and site description: The subject property is located on the east and west sides of Church Road, north of Oak Grove Road. The area specific to this amendment is the portion of the Oak Creek development on the east side of Church Road, north of Mary Bowie Parkway, and west of Bamberg Way. The subject area of amendment, currently zoned Legacy Comprehensive Design (LCD), is approximately 8.09 acres and is composed of part of Parcel B and Parcel 3, within the Oak Creek Club subdivision. Parcel 3 is recorded by deed

in the Prince George's County Land Records in Book 48450 page 299, and Parcel B is recorded in Plat Book REP 203 Plat 20. This application is being reviewed pursuant to the prior Prince George's County Zoning Ordinance, under which the area of amendment is zoned Local Activity Center (L-A-C) and Residential Low Development (R-L). The site is currently vacant and unimproved.

2. **History:** Basic Plans A-8427, A-8578, and A-8579 ("basic plans") were approved by the Prince George's County District Council on November 26, 1991 (CR-120-1991) for the subject property. The basic plans rezoned the property from the Residential-Agricultural (R-A) and Rural Residential (R-R) Zones to the R-L and L-A-C Zones, respectively.

On July 24, 2000, the District Council approved amendments to Basic Plans A-8427, A-8578, and A-8579 (Zoning Ordinance No. 11-2000) for the Oak Creek Club subdivision, which introduced an 18-hole golf course, subject to 49 conditions and 10 considerations.

Preliminary Plan of Subdivision (PPS) 4-01032 was approved by the Prince George's County Planning Board on September 6, 2001 (PGCPB Resolution No. 01-178(C)(A)). PPS 4-01032 approved 1,148 lots and 36 parcels for the development of 1,148 single-family residential dwelling units, 26,000 square feet of retail use, and an 18-hole golf course on the overall property. Further subdivision of the property for new residential lots will require a new PPS.

Comprehensive Design Plans CDP-9902 (for the R-L Zone) and CDP-9903 (for the L-A-C Zone) were approved by the District Council on May 13, 2002, to develop a maximum of 1,148 dwelling units on 923 acres of land, including a golf course, a clubhouse and a recreation center.

The first revision to CDP-9902, CDP-9902-01, was approved by the Planning Board on June 22, 2006, to reduce the attached single-family dwelling unit side yard setback from 5 feet to 0 feet.

A second revision, CDP-9902-02, was approved by the Planning Board on September 13, 2007 (PGCPB Resolution No. 07-172), to combine the community building and golf course clubhouse into a single facility, and to amend the location and the construction schedule for the recreational facilities.

A third revision, CDP-9902-03, was approved by the District Council on January 30, 2012, for amending prior Condition 27 regarding bonding and commencing construction of the golf course clubhouse.

A fourth revision, CDP-9902-05, was approved by the Planning Board on December 6, 2012 (PGCPB Resolution No. 12-110), to revise a prior condition of approval, to allow the approved clubhouse to be reduced in area from 25,000 square feet to 13,000 square feet.

The first revision to the above-referenced CDP-9903, CDP-9903-01, was approved by the Planning Board on September 13, 2007 (PGCPB Resolution No. 07-173 (C)), for a revision to a prior approved condition regarding the on-site recreational facilities.

A second revision, CDP-9903-02 was approved by the District Council on January 30, 2012, for a revision to a prior approved condition regarding the construction trigger of the approved golf course.

A third revision, CDP-9903-04 was approved by the Planning Board on December 6, 2012 (PGCPB Resolution No. 12-111), for a revision to reduce the proposed size of the approved golf course clubhouse. Amendments to CDP-9902 and CDP-9903 are anticipated for the increase to dwelling units, as proposed under these basic plan amendments, should they be approved.

PPS 4-01032 was approved by the Planning Board on September 6, 2001 (PGCPB Resolution No. 01-178(C)(A)). PPS 4-01032 approved 1,148 lots and 36 parcels for the development of 1,148 single-family residential dwelling units, 26,000 square feet of retail use, and an 18-hole golf course on the overall property. Further subdivision of the property for new residential lots will require a new PPS.

Numerous specific design plans have been approved for the Oak Creek Club development, as covered under the basic plans. Future development of the area proposed for increase of density under this application, if approved, will require specific design plan approval.

3. **Neighborhood and surrounding uses:** Neighborhood boundaries are normally defined by major roadways or environmental features. The following boundaries create the neighborhood for the subject property:

North — MD 214 (Central Avenue)

South — Oak Grove Road

East — New York Central Rail Line

West — Watkins Park Drive

The area immediately surrounding the subject area of amendment is comprised of the following roadways and existing development, which are all within the Oak Creek Club subdivision:

North — Vacant land owned by The Maryland-National Capital Park and Planning Commission (M-NCPPC), currently zoned LCD (prior R-L Zone).

South — Mary Bowie Parkway right-of-way.

East — Single-family detached residential dwelling units in the Lake View section of the Oak Creek Club subdivision. Currently zoned LCD (prior L-A-C).

West — Church Road right-of-way.

4. **Request:** The purpose of this request is to amend Basic Plans A-8427, A-8578, and A-8579, approved by the District Council on November 26, 1991, to allow for the additional

development of 36 single-family detached dwelling units. The request specifically asks for an increase in density through the modification of Condition 1 of the prior approved basic plans. No other conditions of the approved basic plans are proposed for amendment with this request. Furthermore, the request does not involve a change in the overall land area of the approved basic plans. The development area specific to the density increase proposed is identified on the proposed amended basic plan as Development Parcel/Landbay T. The area in which the increase in residential density is proposed is currently shown on the approved basic plan for single-family detached residential dwelling units, church, and day care uses. The applicant proposes amendment of this land-use area for single-family detached development only. However, additional land in the L-A-C Zone to the south of Mary Bowie Parkway is to retain the nonresidential future development component within Oak Creek Club, to satisfy the purposes of the L-A-C Zone.

This application was accepted by the Planning Department on May 23, 2024, and is being reviewed in accordance with the prior Prince George's County Zoning Ordinance, pursuant to Section 27-1704(h) of the Zoning Ordinance. This application is filed pursuant to Section 27-197(a) of the prior Zoning Ordinance.

Currently, Condition 1 of A-8427, A-8578 and A-8579 states the following:

1. In no event shall the maximum number of dwelling units exceed 1,096 in the R-L Zone, which equates to 1.3 dwelling units per adjusted gross acre, and 52 in the L-A-C Zone.

The revised condition is proposed, as follows:

1. In no event shall the maximum number of dwelling units exceed 1,108 in the R-L Zone, which equates to 1.4 dwelling units per adjusted gross acre, and 76 in the L-A-C Zone.

5. General Plan, Master Plan, and Sectional Map Amendment (SMA) Recommendations:

General Plan – The 2014 *Plan Prince George's 2035 Approved General Plan* (General Plan) classifies the subject property in the Established Communities plan area. The vision for Established Communities is to create the most appropriate and context-sensitive infill for low- to medium-density development.

Master Plan - The 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan* (master plan) recommends residential low and neighborhood mixed-use land uses on the subject property. The R-L portion of the subject property is designated as residential low. Residential low land uses are defined as residential areas between 0.5 and 3.5 dwelling units per acre, with primarily single-family detached dwellings. The L-A-C portion of the subject property is designated as neighborhood mixed-use. Neighborhood mixed-use is defined as traditional retail/shopping areas that are transitioning to a mix of residential, shopping, eating and drinking, and other neighborhood-serving amenities, with a residential density up to or equal to 48 dwelling units per acre.

6. Development Proposal Analysis: The applicant has filed these basic plan amendments and included a statement of justification (SOJ) dated August 2, 2024 (Hatcher to Mitchum), which sets forth the amendment sought by this application. The following provides further detail and analysis of the applicant's requested amendment.

The applicant proposes to increase the permitted residential density cap in the R-L and L-A-C Zones, to allow for the development of a maximum of 1,108 dwelling units in the R-L Zone, and a maximum of 76 dwelling units in the L-A-C Zone. The following table represents the prior approved dwelling unit types and development maximums for the L-A-C Zone, and the amendments proposed by the applicant:

A-4827, A-8578, A-8579	APPROVED	EVALUATED
Zone (R-L)	R-L	R-L
Total Acreage	892 acres	892 acres
Max. Dwelling Units	1096 units	**1,108 units**
Density Cap	1.3 d/u per acre	**1.4 d/u per acre**
Zone (L-A-C)	L-A-C	L-A-C
Total Acreage	33 acres	33 acres
Max. Dwelling Units	52 units	**76 units**

The table illustrates an increase of the density cap for the R-L Zone to 1.4 dwelling units per acre (an increase of 0.1), which increases the maximum permitted dwelling units to 1,108 units (an increase of 12 from 1,096). The application does not propose rezoning, or a change in the dwelling unit types.

7. Basic Plan Compliance with the Zoning Ordinance:

Section 27-197(a). Amendment of approved Basic Plan.

(1) If an amendment of an approved Basic Plan involves a change in land area or an increase in land use density or intensity for the overall area included in the approved Basic Plan, the Plan shall be amended only in accordance with all the provisions of this Subdivision which apply to the initial approval of the Basic Plan by Zoning Map Amendment application, except as provided in this Section.

The application does involve an increase in the residential dwelling unit density cap approved for the Oak Creek Club. The density will be added to the area noted on the submitted plan as Landbay T. The area is made up of a 100-foot buffer from Church Road that will remain, and vacant land in the R-L and L-A-C Zones. Landbay T is located east of Church Road, north of Mary Bowie Parkway, west of Bamberg Way and south of Parcel A (the park/school site owned by The Maryland-National Capital Park and Planning Commission). A condition is included herein for removal of the designation of the area as Landbay T, as this area was already designated for residential development under the approved basic plan.

The amendment requested requires that the criteria of an initial approval of a basic plan be met, per Section 27-195(b) of the prior Zoning Ordinance. The following is an analysis of the application's conformance to Section 27-195(b).

Section 27-195(b). Criteria for approval.

(1) Prior to approval of the application and Basic Plan, the applicant shall demonstrate, to the satisfaction of the District Council, that the entire development meets the following criteria:

(A) The proposed Basic Plan shall either conform to:

(i) The specific recommendations of a General Plan map or Area Master Plan map; or the principles and guidelines of the plan text which address the design and physical development of the property, the public facilities necessary to serve the development, and the impact which the development may have on the environment and surrounding properties;

(ii) The principles and guidelines described in the Plan (including the text) with respect to land use, the number of dwelling units, intensity or nonresidential buildings, and the location of land uses.

The master plan recommends residential low for the land area formally zoned R-L (Parcel B and the northern portion of Parcel 3) and neighborhood mixed-use for the land area formally zoned L-A-C (the southern portion of Parcel 3).

Residential low land uses are defined as residential areas between 0.5 and 3.5 dwelling units per acre with primarily single-family detached dwellings. Neighborhood mixed-use is defined as traditional retail/shopping areas that are transitioning to a mix of residential, shopping, eating and drinking, and other neighborhood-serving amenities, with a residential density up to or equal to 48 dwelling units per acre (pages 49–50).

The proposed development meets the definition for residential low, by staying below the maximum density recommended per the master plan residential low land-use classification (up to 3.5 dwelling units per acre).

With respect to the recommended neighborhood mixed-use land use, this basic plan amendment proposes only single-family homes in a location approved for residential, church, and day care uses. However, the option for nonresidential development is retained in the L-A-C zoned portion of the overall development that is south of Mary Bowie Parkway, on land that is currently vacant and nearest to the golf course, clubhouse, and recreational facilities. Therefore, the proposal conforms to the master plan recommendation for neighborhood mixed-use.

The proposed amendment to Condition 1 of the basic plans meets several of the purposes and recommendations of the General Plan and master plan. Furthermore, the increase in density from 1.3 dwelling units per acre to 1.4 dwelling units per acre does not represent a significant departure from the original condition of the prior approved basic plans.

The proposed amendments will increase residential density on a portion of the subject site that was previously intended to be developed with future residential and nonresidential uses. The applicant states that, due to the County's shifting land-use priorities, low- and medium-density residential homes represent the most viable use for the subject site.

The approved NRI-136-2023 shows no regulated environmental features on-site. Approximately half of the site is covered in woodlands with 14 specimen trees. This woodland area is isolated, as it is not connected to the woodlands on the surrounding properties. The environmental impact that will most likely occur if this project proceeds will be the removal of the woodlands and specimen trees. PGAtlas shows that there is sensitive species and potential forest interior dwelling species (FIDS) on-site, however, in a letter dated November 8, 2023, the Maryland Department of Natural Resources Wildlife Heritage Services office determined that there are no sensitive species or FIDS on-site.

Staff find that this statement is in line with a policy recommendation of the General Plan (LU 4.4, page 113), which states "Identify additional strategies that may reduce the amount of residential and commercial development that is no longer economically viable and has been approved but not constructed throughout the County". In addition, while the land has been cleared and remains vacant, the subject site has not been developed for church/day care uses, and doing so would require significant investment and infrastructure to achieve financial viability. Accordingly, this basic plan amendment will provide the option of developing the site with additional residential units in this location. The applicant proposes to retain the option for future nonresidential development within Oak Creek Club.

(B) The economic analysis submitted for a proposed retail commercial area adequately justifies an area of the size and scope shown on the Basic Plan.

This analysis is not required because the application does not propose retail or commercial uses. Therefore, this section was not evaluated by staff.

(C) Transportation facilities (including streets and public transit) (i) which are existing, (ii) which are under construction, or (iii) for which one hundred percent (100%) of the construction funds are allocated within the adopted County Capital

Improvement Program, within the current State Consolidated Transportation Program, or will be provided by the applicant, will be adequate to carry the anticipated traffic generated by the development based on the maximum proposed density. The uses proposed will not generate traffic which would lower the level of service anticipated by the land use and circulation systems shown on the approved General or Area Master Plans, or urban renewal plans;

A PPS is required to subdivide the subject property, in order to implement the applicant's development proposal. Prior to approval of the PPS, the applicant must attain approval of a Certificate of Adequacy, which includes a finding that transportation facilities are adequate to serve the proposed development. However, Section 27-195(b) requires a transportation adequacy finding, which follows below.

The proposed development is subject to the 2009 *Approved Countywide Master Plan of Transportation* (MPOT). The subject property has frontage along Church Road (C-300), along the western boundaries of the site. The MPOT refers to this section of Church Road as MC-300 and recommends a four-lane master collector road, with an ultimate right-of-way (ROW) of 90 feet. The subject application does not require ROW dedication or other recommendations to the aforementioned section of Church Road.

The Transportation Planning Section also notes that the portion of Church Road that fronts the subject site is currently constructed as a four-lane collector roadway. Furthermore, the subject site also has frontage along Mary Bowie Parkway, along its southern boundary, for which neither the MPOT nor the master plan contain ROW recommendations.

The Transportation Planning Section also notes that the increase in residential units is *de minimis* in nature and therefore will result in a *de minimis* increase in trips, not anticipated to result in any failing intersections, nor provoke additional mitigation. However, upon approval of the subject application, a PPS and a new determination of adequacy will be required.

The roadways needed to serve the proposed increase in residential density have already been constructed, as recommended in the MPOT.

The MPOT also provides policy guidance regarding multimodal transportation, and the Complete Streets element of the MPOT recommends how to accommodate infrastructure for people walking and bicycling. To fulfill the intent of the MPOT, sufficient pedestrian and bicycle facilities shall be provided to serve the subject site.

Based on the preceding finds, the Transportation Planning Section concludes that the vehicular, pedestrian, and bicycle access and circulation for this subject application is acceptable, consistent with the site design guidelines pursuant to Section 27 of the prior Zoning Ordinance, and meets the findings for transportation purposes.

(D) Other existing or planned private and public facilities which are existing, under construction, or for which construction funds are contained in the first six (6) years of the adopted County Capital Improvement Program (such as schools, recreation areas, water and sewerage systems, libraries, and fire stations) will be adequate for the uses proposed;

The above requirement and the prior Zoning Ordinance provide no methodology for determining the adequacy of public facilities. Per Subtitle 24 of the County Code, methodology for testing adequate public facilities occurs at the time of PPS review, pursuant to the level of service (LOS) requirements contained therein. The LOS prescribed under Subtitle 24 is provided for evaluation purposes below, given that Section 27-195(b) requires a public facilities finding. Adequate public facilities will be further evaluated at the time of PPS, with the submittal of an application for a Certificate of Adequacy.

In a referral dated August 29, 2024 (Walker to Mitchum), the Special Projects Section offered an analysis of the existing planned private and/or public facilities.

Water and Sewer
The 2018 *Water and Sewer Plan* identifies the proposed development within the water and sewer Category 3 (Community System). Category 3 comprises all developed land (platted or built) on public water and sewer, and underdeveloped land with a valid preliminary plan approved for public water and sewer. In addition, the property is within Tier 1 of the Sustainable Growth Act.

Capital Improvement Program (CIP)
The subject property is located in Planning Area 74A (Mitchellville and Vicinity). The Prince George's County FY 2024–2029 Approved CIP identifies the Collington Athletic Complex as a proposed new public facility within the planning area.

Police
Per Section 24-4508 of the current Subdivision Regulations, the Planning Board's test for Police adequacy involves the following:

Section 24-4508. Police Facility Adequacy

(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

This project is served by Police District II, Bowie, located at 601 Crain Highway SW in Bowie. The site is further located in Police Sector E. Consistent with the provisions of Section 24-4508, correspondence was received from representatives of the Prince George's County Police Department dated September 4, 2024, 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 the most recent annual report 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 percent above the respective response times, may mitigate. If one or both response times exceed 20 percent, 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 none, 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 times at the division level.

The current police response times for the site located in Division II, Sector E is 10 minutes for emergency calls and 15 minutes for non-emergency calls, which would pass the LOS standard. This will be further evaluated at the time of the PPS.

Fire and Rescue

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 minutes travel time for any residential uses. This project is served by the Kentland Volunteer Fire/EMS Company 846, located at 10400 Campus Way South, as the first due station. The "Guidelines for the Mitigation of Adequate Public Facilities: Public Safety Infrastructure" provides the following LOS standard:

The Fire Chief shall submit a statement that the response time for the first due station, in the vicinity of the property proposed for subdivision, is a maximum of seven minutes travel time.

The statement from the Fire Chief will be requested at the time of PPS.

Schools
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 Standard for Schools

(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.

This project is in School Cluster 4. There are three schools serving this area - Perrywood Elementary, Kettering Middle, and Dr. Henry A Wise, Jr. High.

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 of the affected elementary, middle, and high school clusters. Schools at all levels will continue to operate at a capacity below 105 percent and pass the LOS standard for schools' adequacy at all school levels.

Currently, according to the 2023-2024 Update of the Pupil Yield Factors and Public School Clusters, none of the schools' levels exceed the state-rated capacity and are operating below 100 percent of capacity. This will be further evaluated at the time of PPS.

Library
This area is served by the South Bowie Library, 15301 Hall Road Bowie, MD 20721.

(E) Environmental relationships reflect compatibility between the proposed general land use types, or if identified, the specific land use types, and surrounding land uses, so as to promote the health, safety, and welfare of the present and future inhabitants of the Regional District.

This basic plan amendment will provide the option of developing the site with additional residential units in a location previously approved for residential, church, and day care uses. These dwelling units will be compatible with the surrounding approved general land use types, so as to promote the health, safety, and welfare of the present and future inhabitants of the regional district.

The application's proposal, to increase the residential dwelling density cap from 1.3 to 1.4 dwelling units per acre strengthens the established golf-course centric and residential-focused community of Oak Creek Club. The increase in residential density is compatible and harmonious with the surrounding residential communities that abut the property, such as Lake View (primarily single-family detached dwellings), and Clubhouse Terrace (primarily townhouse dwellings). In addition, the proposed additional residential density will be located across Mary Bowie Drive from the area of Oak Creek Club that is approved for non-residential, community-based uses. The

additional residential density will complement these nonresidential uses.

To the north of the area, in which the additional dwelling units are proposed, is a school/park site that has yet to be developed. This site will support the additional residents by providing recreational and/or educational opportunities.

Environmental and open space features have been evaluated in a memorandum from the Environmental Planning Section, dated July 15, 2024 (Rea to Mitchum), incorporated by reference herein, and will remain unchanged by this proposal.

(2) Notwithstanding subparagraphs (C) and (D), above, where the application anticipates a construction schedule of more than six (6) years (Section 27-179), public facilities (existing or scheduled for construction within the first six (6) years) will be adequate to serve the development proposed to occur within the first six (6) years. The Council shall also find that public facilities probably will be adequately supplied for the remainder of the project. In considering the probability of future public facilities construction, the Council may consider such things as existing plans for construction, budgetary constraints on providing public facilities, the public interest and public need for the particular development, the relationship of the development to public transportation, or any other matter that indicates that public or private funds will likely be expended for the necessary facilities.

The application does not propose a construction schedule of more than six years; therefore, this section was not evaluated by staff.

(3) In the case of an L-A-C Zone, the applicant shall demonstrate to the satisfaction of the District Council that any commercial development proposed to serve a specific community, village, or neighborhood is either:

(A) Consistent with the General Plan, an Area Master Plan, or a public urban renewal plan; or

(B) No larger than needed to serve existing and proposed residential development within the community, village, or neighborhood.

A portion of the subject site is zoned L-A-C; however, this application does not propose additional commercial development from that previously approved. Therefore, this section was not evaluated by staff.

(4) In the case of a V-M or V-L Zone, the applicant shall demonstrate to the satisfaction of the District Council that the commercial development proposed to serve the village is no larger than needed to serve existing and proposed residential development within and immediately surrounding the village, within the parameters of Section 27-514.03(d)(1)(A).

The subject site is not zoned Village-Medium or Village-Low. Therefore, this section was not evaluated by staff.

Land Use
Through the original basic plans, the subject property was rezoned from the R-A and R-R Zones to the R-L and L-A-C Zones, respectively.

Section 27-494 of the prior Zoning Ordinance states the purpose of the L-A-C Zone. Section 27-494 is replicated below in **bold** text, and staff's analysis of the subject application's conformance follows, in plain text.

Sec. 27-494. – Purposes.

(a) The purposes of the L-A-C Zone are to:

(1) Establish (in the public interest) a plan implementation zone, in which (among other things):

(A) Permissible residential density and building intensity are dependent on providing public benefit features and related density/intensity increment factors; and

The increase in residential density is in compliance with the density and intensity increment factors contained in Section 27-496, as shown on the provided plan amendment to the prior approved basic plans.

(B) The location of the zone must be in accordance with the adopted and approved General Plan, Master Plan, Sector Plan, public renewal plan, or Sectional Map Amendment Zoning Change;

This purpose was met at the time of the initial basic plan approval and is not proposed to be amended.

(2) Establish regulations through which adopted and approved public plans and policies (such as the General Plan, Master Plans, Sector Plans, public urban renewal plans, and Sectional Map Amendment Zoning Changes for Community, Village, and Neighborhood Centers) can serve as the criteria for judging individual physical development proposals;

The proposed basic plan amendments conform to the vision of the General Plan by protecting environmentally sensitive areas, to which no amendment is proposed, while staying below the maximum density that the General Plan recommends, which conforms with the L-A-C Zone's purpose of establishing regulations and policies from the General Plan, master plans, and sector plans. Furthermore, the amendments reflect the General Plan's policy of identifying

additional strategies that may reduce the amount of residential or commercial development that is no longer economically viable.

(3) Assure the compatibility of proposed land uses with existing and proposed surrounding land uses, and existing and proposed public facilities and services, so as to promote the health, safety and welfare of the present and future inhabitants of the Regional District;

The application's proposal to increase the residential dwelling density cap from 1.3 to 1.4 dwelling units per acre maintains a purpose of the L-A-C Zone in that it strengthens the established golf-course centric and residential-focused community of Oak Creek Club. The increase in residential density is compatible and harmonious with the surrounding residential communities that abut the property, such as Lake View (primarily single-family detached dwellings), and Clubhouse Terrace (primarily townhouse dwellings).

(4) Encourage and stimulate balanced land development;

The increase in residential density will encourage and stimulate balanced land development. Specifically, additional residential use at this site will support existing and planned commercial uses in the vicinity, including the approved Community Service Center, an area approved for commercial uses, within Oak Creek Club.

(5) Group uses serving public, quasi-public, and commercial needs together for the convenience of the populations they serve; and

This application does not propose additional uses serving public, quasi-public, and commercial needs. It provides the option to develop additional residential use, rather than day care and church uses. The applicant proposes to retain the church and/or day care uses as an option for the nonresidential component within Oak Creek Club. Other uses serving public, quasi-public, and commercial needs within Oak Creek Club remain grouped together. Specifically, the Community Service Center, Bowieville Mansion, and the clubhouse are grouped together on the south side of Mary Bowie Parkway. In addition, a school/park site lies to the north of the location of the added dwelling units. This configuration will not change with this basic plan amendment application.

(6) Encourage dwelling integrated with activity centers in a manner which retains the amenities of the residential environment and provides the convenience of proximity to an activity center.

The proposed additional dwelling units will be located south of a park/school site and across Mary Bowie Parkway from approved nonresidential uses in the overall Oak Creek Club property. Should these approved, but unbuilt nonresidential uses be constructed,

future residents will have convenient access to the nonresidential amenities, while retaining the amenities of the residential environment.

Section 27-514.08 of the prior Zoning Ordinance states the purpose of the R-L Zone. Section 27-514.08 is replicated below in **bold** text, and staff's analysis of the subject application's conformance to the section follows in plain text.

27-514.08 - Purposes.

(a) The purposes of the Zone are to:

(1) Establish (in the public interest) a plan implementation Zone, in which (among other things):

(A) Permissible residential density is dependent upon providing public benefit features and related density increment factors; and

The increase in residential density is in compliance with the density and intensity increment factors contained in Section 27-496 of the prior Zoning Ordinance, as shown on the provided plan amendment to the prior approved basic plans.

(B) The location of the Zone must be in accordance with the adopted and approved General Plan, Master Plan, Sector Plan, or Sectional Map Amendment Zoning Change;

This purpose was met at the time of the initial basic plan approval, and the location of the zone remains unchanged by this request.

(2) Establish regulations through which adopted and approved public plans and policies (such as the General Plan, Master Plans, Sector Plans, or Sectional Map Amendment Zoning Changes) can serve as the criteria for judging individual development proposals;

As stated in Finding 7, the proposed basic plan amendments conform to the vision of the General Plan by protecting environmentally sensitive areas while staying below the maximum density that the General Plan recommends, which conforms with the R-L Zone's purpose of establishing regulations and policies from the General Plan, master plans, and sector plans. Furthermore, the amendments reflect the General Plan's policy of identifying additional strategies that may reduce the amount of residential or commercial development that is no longer economically viable.

(3) Assure the compatibility of proposed land uses with existing and proposed surrounding land uses, and existing and proposed public facilities and services, so as to promote the health, safety, and welfare of the present and future inhabitants of the Regional District;

The application's proposal, to increase the residential dwelling density cap from 1.3 to 1.4 dwelling units per acre, maintains a purpose of the R-L Zone in that it strengthens the established golf-course centric and residential-focused community of Oak Creek Club. The increase in residential density is compatible and harmonious with the surrounding residential communities that abut the property, such as Lake View (primarily single-family detached dwellings), and Clubhouse Terrace (primarily townhouse dwellings).

(4) Encourage amenities and public facilities to be provided in conjunction with residential development;

This application proposes an increase in residential density in a location previously approved for development. No changes to the amenities and public facilities for Oak Creek Club, including the established golf course and approved school/park site, are proposed with this basic plan amendment application.

(5) Encourage and stimulate balanced land development;

The increase in residential density will encourage and stimulate balanced land development. Specifically, additional residential use at this site will support existing and planned commercial uses in the vicinity, including the approved Community Service Center within Oak Creek Club.

(6) Improve the overall quality and variety of residential environments in the Regional District;

The introduction of more single-family detached dwelling units will improve the quality and variety of the residential environment of the regional district, will grow the established community that is attached to the existing infrastructure (which includes roads and utilities), and will further complete the remaining phases of the Oak Creek Club development.

(7) Encourage low-density residential development which provides for a variety of one-family dwelling types, including a large lot component, in a planned development;

The application encourages low-density residential development by proposing more single-family detached dwelling units, while remaining under the maximum recommended residential density cap established by the General Plan.

(8) Protect significant natural, cultural, historical, or environmental features and create substantial open space areas in concert with a unique living environment; and

The subject property is near Bowieville Historic Site 74A-018 but does not contain and is not adjacent to any designated Prince George's County historic sites or resources.

(9) Protect viewsheds and landscape/woodland buffers along the primary roadways and woodlands, open fields, and other natural amenities within the Zone.

Future development in the Oak Creek Club will utilize environmental site design to preserve and enhance tree canopy coverage on the subject property to the fullest extent possible, with the stated goal of decreasing stormwater runoff and protecting woodland buffers along primary roadways.

8. Referrals

The following referral memorandums were received, which discuss the proposed basic plan amendments, support the required findings above, are included as backup to this memorandum, and are incorporated herein by reference:

a. Subdivision Section, dated August 1, 2024 (Gupta to Mitchum)

b. Community Planning Section, dated July 10, 2024 (Lester to Mitchum)

c. Historic Preservation and Archeology Section, dated July 10, 2024 (Stabler, Smith, and Chisholm to Mitchum)

d. Transportation Planning Section, dated September 12, 2024 (Ryan to Mitchum)

e. Environmental Planning Section, dated July 15, 2024 (Rea to Mitchum)

f. Special Projects Section, dated September 10-, 2024 (Ray to Mitchum)

CONCLUSION

Based on the analysis and findings, staff recommend APPROVAL of Basic Plan Amendments A-8427-01, A-8578-01, and A-8579-01, Oak Creek Club, with the following land use quantities and subject to the original conditions and considerations, with amendment of Condition 1, as follows:

Land Use Quantities:

Gross Acreage	895 Acres
Less 50% Flood Plain	-46 Acres
Net site Area	846 Acres
R-L 1.0 DU/Ac	846 Units
R-L 1.5 DU/Ac	1,269 Units
Proposed Density	1,106 Units 1.4 DU/Ac
L-A-C Zone	
Gross Area	33 Acres
Community Service Center	40,000 Square feet
Village Housing	76 dwelling units
Bowenville Historic Site	
Total	1,182 dwelling units

CONDITIONS:

Staff recommend **approval** of this amendment request subject to the original conditions and considerations, with amendment of Condition 1, as follows:

A-8427-01, A-8578-01, and A-8579-01

Condition 1. In no event shall the maximum number of dwelling units exceed 1,108 in the R-L Zone, which equates to 1.4 dwelling units per adjusted gross acre, and 76 in the L-A-C Zone.

The following additional conditions are recommended:

1. Remove the designation of Development Parcel/Landbay T from the amended basic plan.

OAK CREEK CLUB – LANDBAY T

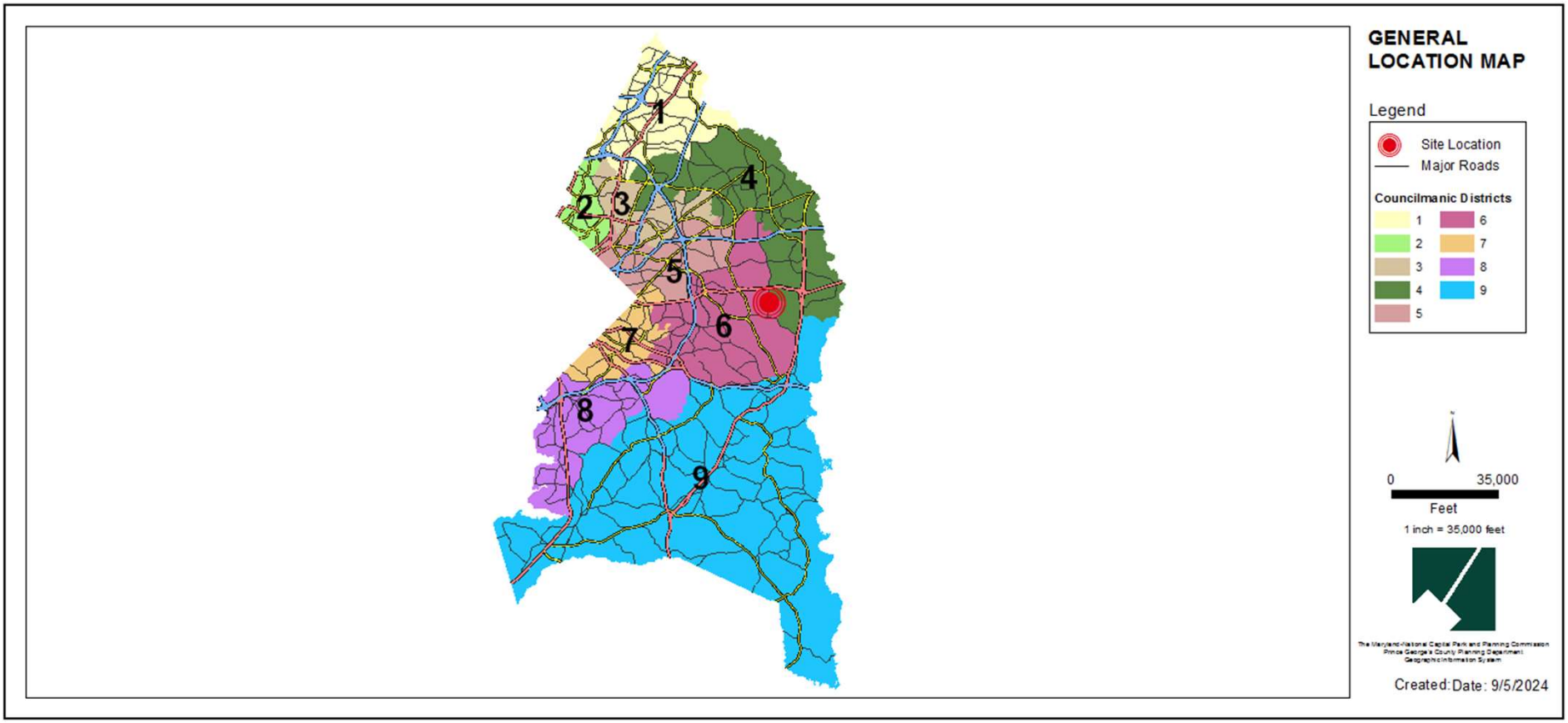
Basic Plan Amendment

Staff Recommendation: APPROVAL with conditions

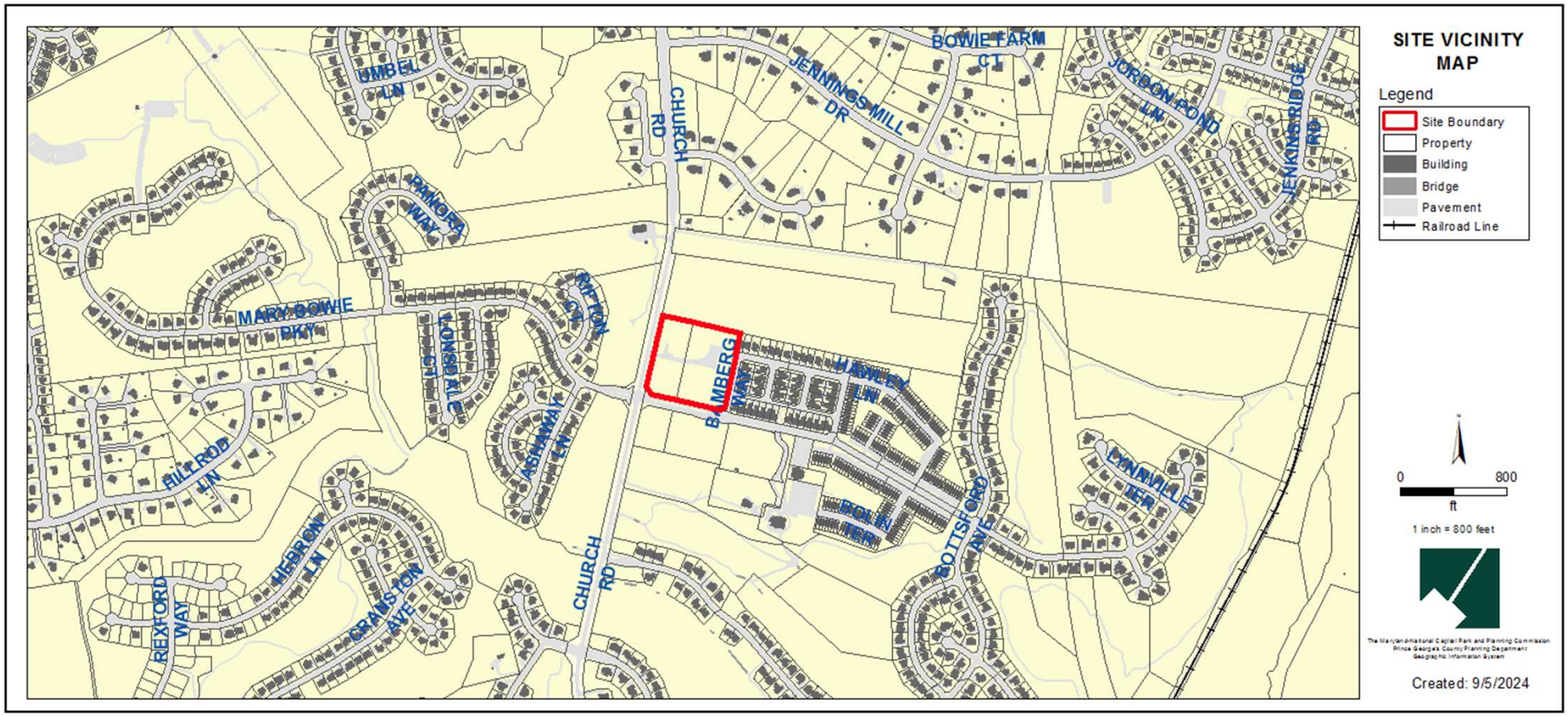
GENERAL LOCATION MAP

Council District: 06

Planning Area: 74A



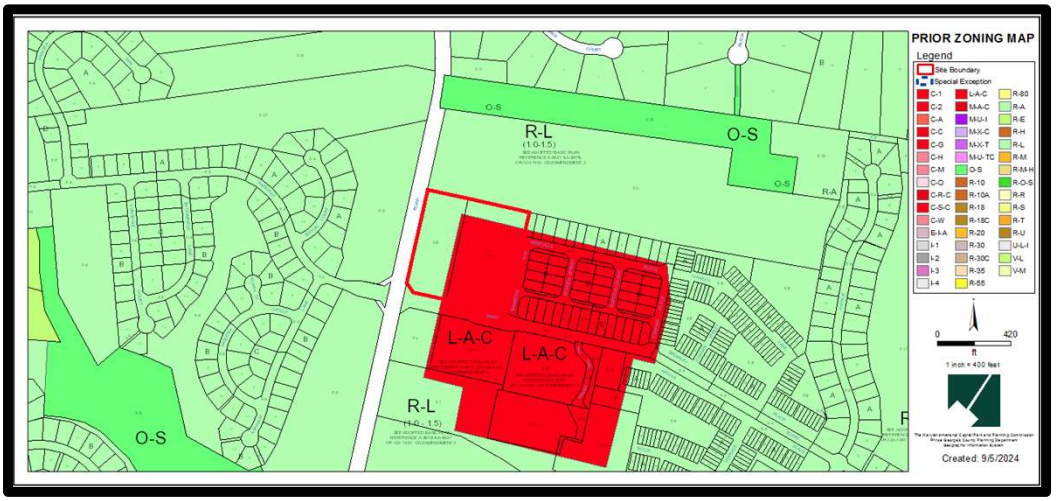
SITE VICINITY MAP



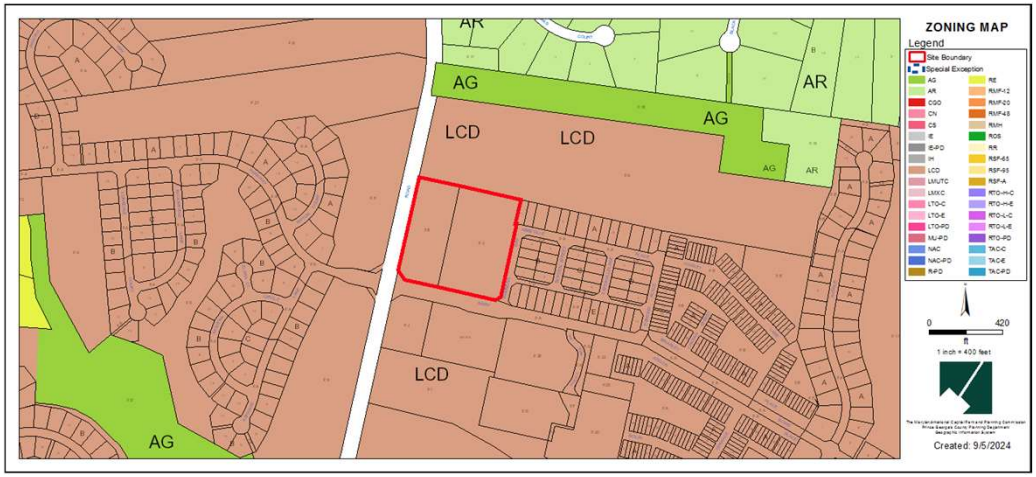
ZONING MAP (PRIOR AND CURRENT)

Property Zone: LCD

Prior Zoning Map R-L & L-A-C

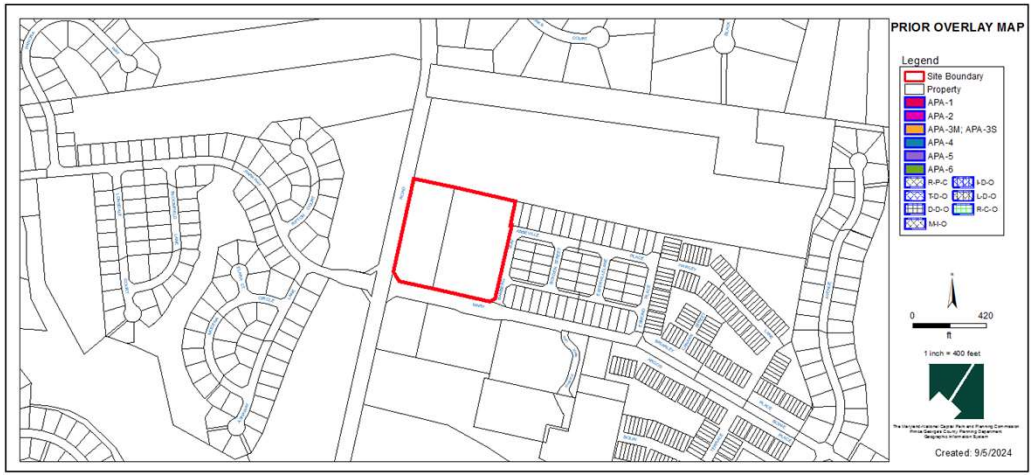


Current Zoning Map LCD

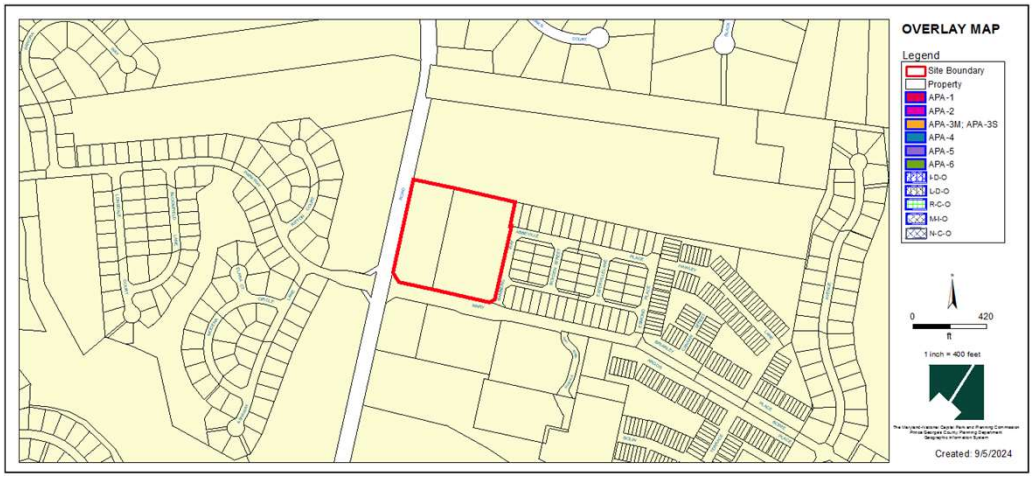


OVERLAY MAP (PRIOR AND CURRENT)

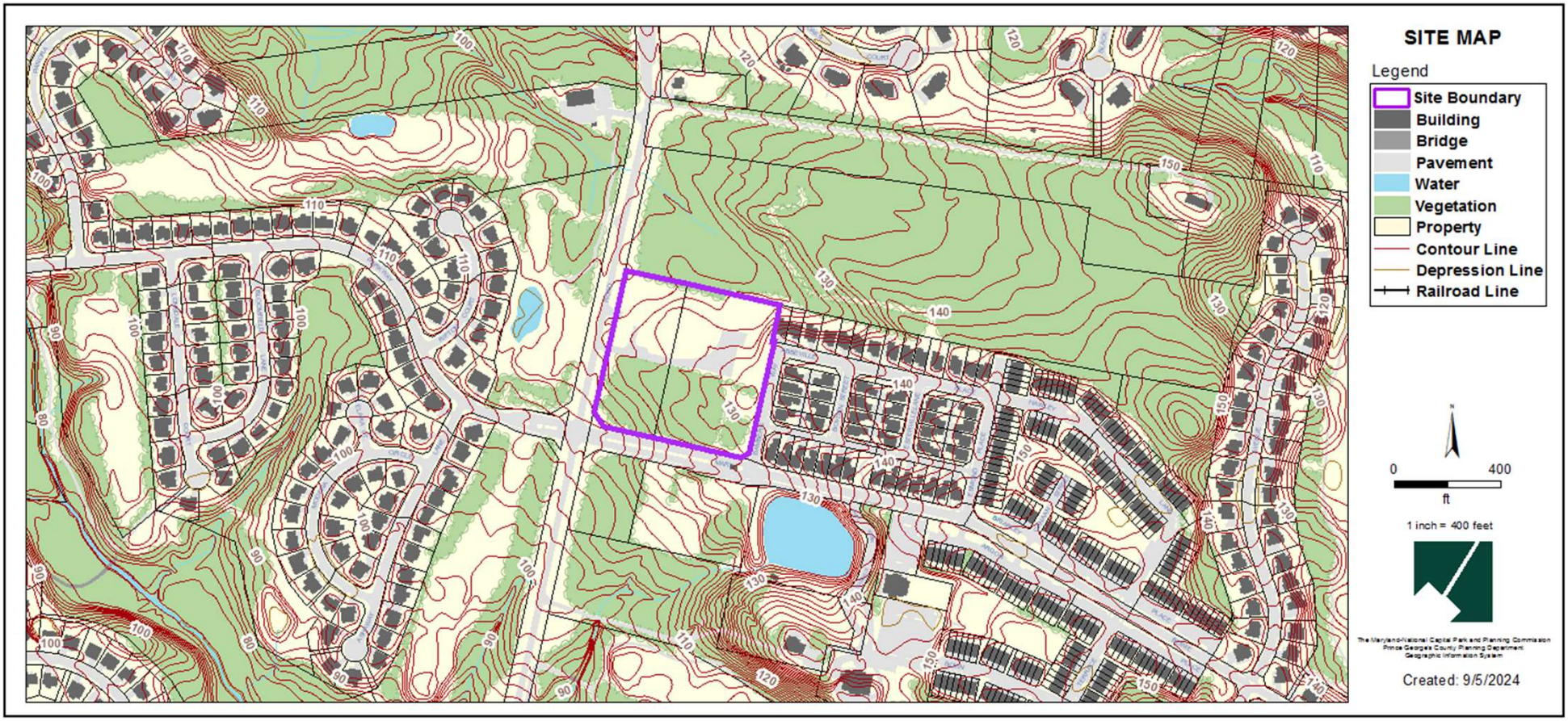
Prior Overlay Map



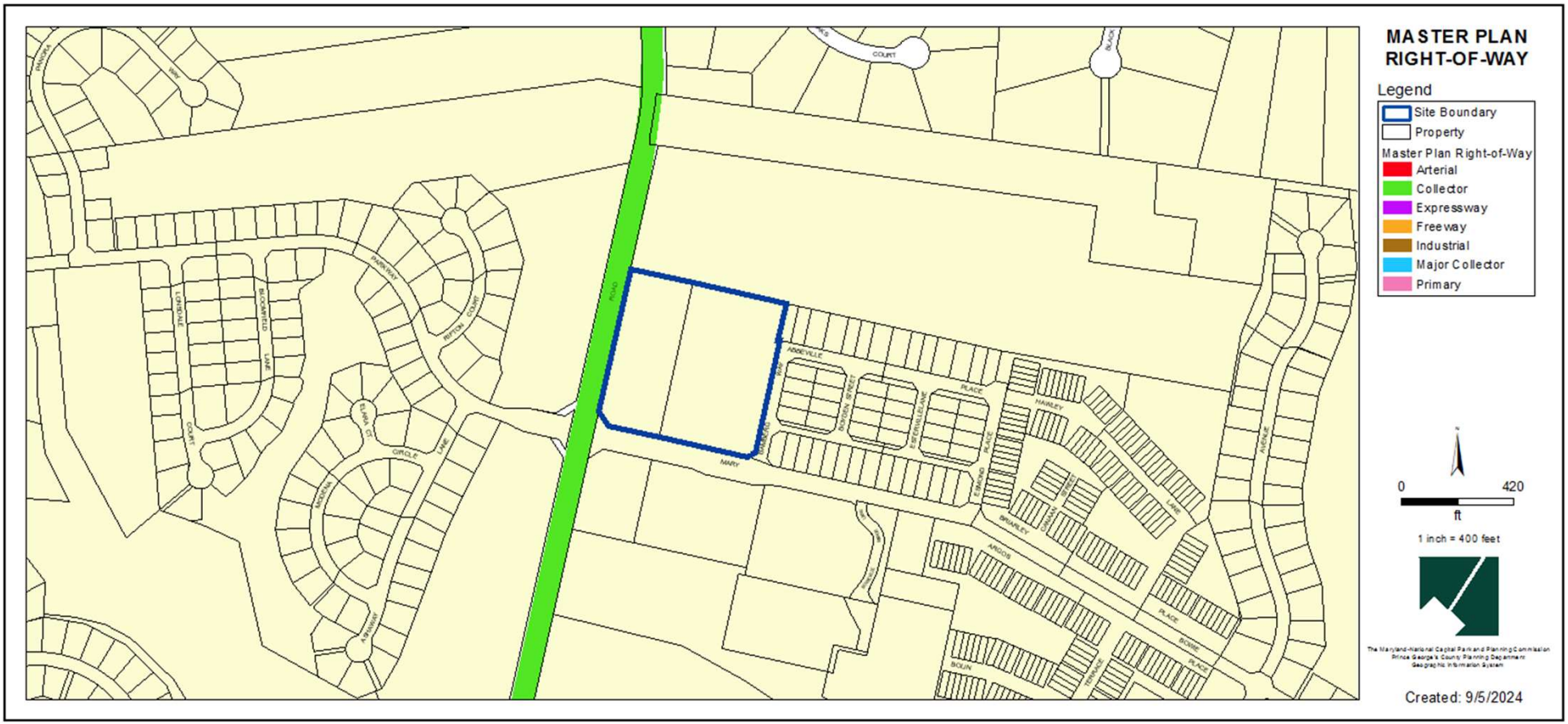
Current Overlay Map



SITE MAP


SITE MAP
Legend
Site Boundary
Building
Bridge
Pavement
Water
Vegetation
Property
Contour Line
Depression Line
Railroad Line
0
400
ft
1 inch = 400 feet
Created: 9/5/2024

MASTER PLAN RIGHT-OF-WAY MAP



STAFF RECOMMENDATION

APPROVAL, subject to the original conditions and considerations, with the amendment of Condition 1.

AMENDMENT OF BASIC PLAN OF OAK CREEK CLUB

A-8427-01; A-8578-01; A-8579-01

STATEMENT OF JUSTIFICATION

I. INTRODUCTION

Carrollton Oak Creek LLC (the "**Applicant**") submits this Basic Plan Amendment ("**BPA**") Justification Statement to demonstrate that the proposed development is in compliance with the applicable provisions of Subtitle 27 of the Prince George's County Code in effect prior to April 1, 2022 (the "**Prior Zoning Ordinance**"), the 2022 Approved Bowie-Mitchellville and Vicinity Master Plan (the "**Master Plan**"), and other applicable review requirements and criteria. The subject property consists of approximately ±8.09 acres located at 800 South Church Road, Bowie, Maryland (the "**Property**"). The Property is composed of part of Parcel B Bowieville (consisting of ±3.21 acres) ("**Parcel B**") and Parcel 003 (previously known as Parcel 00) (consisting of ±4.88 acres) ("**Parcel 3**") within the Oak Creek Club subdivision.

The Property is currently zoned LCD (Legacy Comprehensive Design) pursuant to the Prince George's County Zoning Ordinance implemented on April 1, 2022 (the "**Current Zoning Ordinance**"). Parcel B and Parcel 003 were previously zoned L-A-C (Local Activity Center, Comprehensive Design) and R-L (Residential Low Development, Comprehensive Design), respectively, pursuant to the Prior Zoning Ordinance. Development on the Property is subject to the recommendations of the Master Plan and the Property is located within the Established Communities Growth Policy Area of the *Plan Prince George's 2035 Approved General Plan* (the "**General Plan**").

As described in detail herein and demonstrated throughout the subject application, the Applicant proposes to amend the Basic Plan to allow the development of the Property with 28 single-family detached housing units on-site. Specifically, this application seeks to amend the Basic Plan applicable to Zoning Map Amendments A-8427, A-8578, and A-8579, as amended pursuant to Zoning Ordinance No. 11-2000 (the "**Basic Plan**") to raise the density cap on housing allowing the Property to be developed into housing, which will complete the Oak Creek Club Development. The Applicant respectfully requests approval of this BPA application. Planning

Department Staff has approved the Natural Resources Inventory of the Property (NRI-136-2023).

II. PROPERTY DATA

Location:	Located on the east side of S. Church Road, between Oak Grove Road and MD 214 (Central Avenue).
Tax Map #:	76-E1; 69-E4.
Frontage:	South Church Road (to the west). Mary Bowie Parkway (to the south). Bamberg Way (to the east).
Election District:	7.
Legislative District:	23.
Councilmanic District:	6.
Municipality:	N/A.
Acreage:	±8.11 Acres.
Prior Zoning:	R-L (Residential Low Development); L-A-C (Local Activity Center) Zone.
Current Zoning:	LCD (Legacy Comprehensive Design)
Subdivision:	Parcels B and 003 in the Oak Creek Club subdivision.
Previous Approvals:	A-8427 and A-8578 (R-L Zone); A-8579 (L-A-C).
Existing Water Company:	W-3.
Existing Sewer Company:	S-3.
Historic:	N/A.

Master Plan & SMA:	*The 2022 Approved Bowie-Mitchellville and Vicinity Master Plan and Sectional Map Amendment.*
General Plan:	*Plan 2035 Prince George's Approved General Plan.*

III. EXISTING AREA AND SURROUNDING NEIGHBORHOOD

The Property is located within the Oak Creek Club development in the prior R-L (current LCD) and L-A-C (current LCD) Zones and is currently vacant and unimproved. The Property is bounded to the north by vacant land owned by M-NCPPC that is expected to be developed into a park in the prior R-L (current LCD) Zone; to the east by single-family detached residential homes in the Lake View portion of the Oak Creek Club subdivision in the prior L-A-C (current LCD) and prior R-L (current LCD) Zones; to the south by the Mary Bowie Parkway right-of-way (ROW); and to the west by the South Church Road ROW. Further to the north across the vacant M-NCPPC-owned land are single-family detached residential homes in the Woodmore at Oak Creek subdivision in the prior R-A (Residential-Agricultural) (current AR (Agricultural-Residential)) Zone; to the east across the Lake View portion of Oak Creek Club subdivision are residential townhomes in the Clubhouse Terrace portion of the Oak Creek Club subdivision and residential single-family detached residential homes in the Deer Valley portion of the Oak Creek Club subdivision in the prior R-L (current LCD) Zone; to the south across Mary Bowie Parkway are vacant properties in the R-L (current LCD) and L-A-C (current LCD) Zones, historic Bowieville Mansion, a private residence, in the prior L-A-C (current LCD) Zones and the Oak Creek Club golf course in the R-L (current LCD) Zone; and to the west across the South Church Road ROW are the Oak Creek Club golf course and single-family detached residential homes in the Pine Valley portion of the Oak Creek Club subdivision in the prior R-L (current LCD) Zone.

The proposed project is subject to the requirements of CDP-9902 and CDP-9903. CDP-9902 was approved for the larger Oak Creek Club project on May 13, 2011, by District Council orders affirming the Planning Board's decision regarding CDP-

9902 and CDP-9903. The order regarding CDP-9902 related to the R-L portion of the site, subject to 56 conditions, and the order regarding CDP-9903 related to the L-A-C portion of the site.

IV. PROPOSED DEVELOPMENT

As described in detail herein, the Applicant proposes to develop the Property with 28 single family attached homes, in compliance with the Zoning Ordinance and applicable review criteria (the "**Proposed Development**"). The Proposed Development will comply with the Zoning Ordinance's Transitional Provisions and applicable development standards of the prior R-L and L-A-C Zones to efficiently utilize the ±8.09-acre through compatible, context-sensitive infill development. Accordingly, the Applicant respectfully requests Planning Board approval of this BPA application.

With submittal of this BPA application, the Applicant requests to the amend the following conditions to the Basic Plan approval, as provided in Zoning Ordinance No. 11-2000:

1. Applicant requests to amend Condition #1 as follows:

Condition #1 (current): *In no event shall the maximum number of dwelling units exceed 1,096 in the R-L Zone, which equates to 1.3 dwelling units per adjusted gross acre, and 52 in the L-A-C Zone.*

Condition #1 (amended): *In no event shall the maximum number of dwelling units exceed 1,108 in the R-L Zone, which equates to **1.4** dwelling units per adjusted gross acre, and **76** in the L-A-C Zone.*

V. LAND USE OVERVIEW

A. Applicable Previous Approvals

On November 26, 1991, the Prince George's County District Council approved the basic plans for Zoning Map Amendments A-8427, A-8578, and A-8579 (County Council Resolution CR-120-1991) for the Property. This Zoning Map Amendment rezoned the property from the R-A (Residential-Agricultural) and R-R (Rural

Residential) Zones to the R-L (Residential Low Development) and L-A-C (Local Activity Center) Zone, respectively. On July 24, 2000, the District Council approved amended basic plans for Zoning Map Amendments A-8427, A-8578, and A-8579 (Zoning Ordinance No. 11-2000) for Oak Creek Club. The amended basic plans provided for generally the same number of residential units and types of recreational/public amenities but included an 18-hole golf course. The basic plans are subject to 49 conditions and 10 considerations.

B. Plan Prince George's 2035 General Plan

The Property is located within the General Plan's Established Communities Growth Policy Area. The General Plan stipulates that Established Communities are "most appropriate for context-sensitive infill and low- to medium-density development." The siting and scale of the Proposed Development facilitated by this BPA application are compatible with the surrounding low- to medium-density residential communities and representative of appropriate context-sensitive infill. The R-L-Zoned portion of the Property is located in the Residential Low generalized future land use area, while the L-A-C-Zoned portion of the Property is located in the Mixed-Use generalized future land use area. The General Plan stipulates that (a) properties in the Residential Low area should be used as (i) "[r]esidential areas up to 3.5 dwelling units per acre" and (ii) "[p]rimarily single-family detached dwellings"; and (b) properties without a center designation that are located in the Established Growth policy area and in the Mixed-Use future land use area should be used (i) for "context-sensitive infill and low- to medium-density development", and (ii) as a mix of "residential, commercial, employment and institutional uses" that "vary with respect to their dominant land uses." The Proposed Development will efficiently utilize vacant land to provide low-density, single-family detached housing in accordance with the Residential Low future land use and complementary to those previously approved, surrounding residential uses. Additionally, the Proposed Development will provide low-density density residential development that is sensitive to the residential uses that dominate the area surrounding the Property,

which will represent the residential portion of the Mixed-Use area envisioned by the General Plan. It should be noted that the L-A-C-Zoned portion of the Property comprises only a fraction of the Mixed-Use area within the Oak Creek Club development. The remaining undeveloped portion of the Mixed-Use area within the Oak Creek Club development is comprised of the vacant land owned by the Oak Creek Club Homeowners' Association located south of the Property directly across the Marie Bowie Parkway ROW, where the remaining mix of land uses contemplated by the General Plan could be developed in the future.

C. The 2022 Approved Bowie-Mitchellville and Vicinity Master Plan

The Proposed Development is subject to the recommendations and objectives outlined in the Master Plan. The R-L-Zoned portion of the Property is located in the Residential Low future land use area, while the L-A-C-Zoned portion of the Property is located in the Neighborhood Mixed-Use future land use area. The Master Plan stipulates that properties in the (a) Residential Low area should be used as (i) "[r]esidential areas up to 3.5 dwelling units per acre" and (ii) [p]rimarily single-family detached dwellings"; and (b) Neighborhood Mixed-Use area should (i) have a residential density of up to forty-eight (48) dwelling units per acre and (ii) be used as "a mix of residential, shopping, eating and drinking, and other neighborhood-serving amenities". The Proposed Development will efficiently utilize vacant land to provide low-density, single-family detached housing (i) in accordance with the Residential Low future land use, (ii) complementary to those previously approved, surrounding residential uses, and (iii) that will provide the residential portion of the Neighborhood Mixed-Use future land use. It should be noted that the L-A-C-Zoned portion of the Property comprises only a portion of the Neighborhood Mixed-Use future land use area within the Oak Creek Club development. The remaining undeveloped portion of the Neighborhood Mixed-Use future land use area within the Oak Creek Club development is comprised of the vacant land owned by the Oak Creek Club Homeowners' Association located south of the Property directly across the Marie Bowie Parkway ROW, where the remaining components of the Neighborhood Mixed-

Use land uses contemplated by the Master Plan, such as the neighborhood-serving amenities, could be developed in the future. Additionally, the Proposed Development advances the following Master Plan – Natural Environment Element goals, policies and strategies:

- ***Natural Environment Element – Natural Environment Goal 1:*** *Preserve, enhance, and restore the green infrastructure network and its ecological functions.*

Comment: Environmental site design will be utilized within the Proposed Development to preserve, enhance and restore the green infrastructure network to the fullest extent practicable using methods such as on-site and off-site woodland conservation, street and shade tree plantings, preservation of specimen trees and stormwater management.

- ***Natural Environment Element – Natural Environment Goal 3:*** *Best management practices associated with environmental site design (ESD) are implemented to the fullest extent required and practical, in new development areas, and through stormwater management retrofits and stream restoration projects.*

Comment: Environmental site design will be utilized within the Proposed Development, and effective stormwater management will be provided in connection with the Proposed Development.

- ***Natural Environment Element – Natural Environment Goal 4:*** *Effective stormwater management is maintained to improve water quality and environmental health.*

Comment: Environmental site design will be utilized within the Proposed Development to provide stormwater management, which will better protect and preserve the nearby stream valley.

- ***Natural Environment Element – Natural Environment Goal 5:*** *An increase in tree canopy coverage continues to mitigate the urban heat island effect, decrease stormwater runoff, increase water quality, and create a conducive environment for active transportation for walking and bicycling.*

Comment: Environmental site design will be utilized within the Proposed Development to preserve and enhance tree canopy coverage on the Property to the

fullest extent practicable, with the goals of decreasing stormwater runoff and creating a conducive environment for active transportation for walking and bicycling, while enhancing the existing beauty of the neighborhood and the Oak Creek Club subdivision.

- ***Natural Environment Element – Policy NE 1 – Green Infrastructure:*** *Ensure that areas of connectivity and ecological functions are maintained, restored, or established during development or redevelopment.*

Comment: Environmental site design will be utilized within the Proposed Development to maintain, restore and/or establish, as applicable, connectivity and ecological functions of the Property to the fullest extent practicable.

- ***Natural Environment Element – Policy NE 3 – Stormwater Management:*** *Proactively address stormwater management in areas where current facilities are inadequate.*

Comment: Environmental site design is utilized within the Proposed Development to provide stormwater management, which will better protect and preserve the nearby stream valley.

- ***Natural Environment Element – Policy NE 4 – Forest Cover / Tree Canopy Coverage:*** *Support street tree plantings along transportation corridors and streets, reforestation programs, and retention of large tracts of woodland to the fullest extent possible to create a pleasant environment for active transportation users including bicyclists and pedestrians.*

Comment: Existing natural features on the Property – as identified in the Natural Resources Inventory (NRI-136-2023) – are preserved to the fullest extent practicable within the Proposed Development. Further, the Proposed Development will preserve specimen trees and maintain and restore tree canopy coverage to the fullest extent practicable, creating a pleasant environment for transportation users. and none of the proposed lots will impact regulated environmental features.

VI. ANALYSIS

A. Development Pursuant to Prior Ordinance

This application will be processed and reviewed consistent with the Prior Zoning Ordinance, pursuant to Sec. 27-1704 "Projects Which Received Development or Permit Approval Prior to the Effective Date of this Ordinance" of the Current Zoning Ordinance. As it relates to this BPA application, Sec. 27-1704(e) of the Current Zoning Ordinance allows for subsequent revisions or amendments to development approvals or permits "grandfathered" consistent with the Current Zoning Ordinance's Transitional Provisions (Sec. 27-1700) to be reviewed pursuant to the Prior Zoning Ordinance. Pursuant to Sec. 27-1704(a) of the Current Zoning Ordinance, this BPA application's parent approvals, A-8427, A-8578, and A-8579, are "grandfathered" and remain valid for a period of twenty years from April 1, 2022. Accordingly, as an amendment to a "grandfathered" development approval, the BPA application may be reviewed and decided under the Zoning Ordinance under which the original development approval was approved (i.e., the Prior Zoning Ordinance), unless the Applicant elects to have its application reviewed under the Current Zoning Ordinance. The Applicant formally elects to have this BPA application reviewed consistent with the Prior Zoning Ordinance, pursuant to Sections 27-1704 and 27-1900 of the Current Zoning Ordinance.

Consistent with the requirements of the Current Zoning Ordinance, the Applicant participated in a Pre-Application Conference with Planning Staff on January 26, 2024. Analysis of the subject application's conformance with Sec. 27-1900 "Development Pursuant to Prior Ordinance" is provided below:

Analysis of the subject application's conformance with Sec. 27-1900 "Development Pursuant to Prior Ordinance" is provided below:

1. §27-1904 – Procedures

In order to proceed with development under the Prior Zoning Ordinance, the following procedures shall apply:

(a) If the development proposal will require an evidentiary hearing before the Planning Board, the applicant shall schedule and participate in a pre-application conference.

Comment: The Applicant participated in a pre-application conference with M-NCPPC Staff on January 26, 2024. The Applicant provided an overview of the subject DSP application and received comments from several applicable M-NCPPC Sections, including Urban Design, Subdivision, Zoning, and Environmental Planning Staff.

(b) The applicant shall provide a statement of justification which shall explain why the applicant has elected not to develop a specific property pursuant to the provisions of this Zoning Ordinance.

Comment: This Statement is submitted as an explanation of the conformance of this BPA application with the Prior Zoning Ordinance, the Current Zoning Ordinance's procedures concerning development pursuant to the Prior Ordinance, and other applicable review criteria. This BPA application conforms with the Prior Zoning Ordinance's applicable regulations, as well as relevant findings and conditions associated with the previous approval of the Basic Plan. Accordingly, for reasons related to application continuity, conformance with the Prior Zoning Ordinance, and consistency with applicable prior development approvals, the Applicant has elected to develop the Property pursuant to the prior R-L and L-A-C Zones.

B. Compliance with Prior Zoning Ordinance – Amendment of Approved Basic Plan

1. §27-197 – Amendment of approved Basic Plan.

(a) (1) If an amendment of an approved Basic Plan involves a change in land area or an increase in land use density or intensity for the overall area included in the approved Basic Plan, the Plan shall be amended only in accordance with all the provisions of this Subdivision which apply to the initial approval of the Basic Plan by Zoning Map Amendment application, except as provided in this Section.

Comment: This BPA application involves an increase in land use density or intensity for the overall area included in the Basic Plan. Accordingly, and as described in further detail below, this BPA application is submitted in accordance with all the provisions of the Prior Zoning Ordinance which apply to the initial approval of the Basic Plan by Zoning Map Amendment application.

2. §27-179. – Applications – Comprehensive Design Zones.

(a) General.

(1) An application for a Zoning Map Amendment to a Comprehensive Design Zone shall be filed with the Planning Board by the owner (or his authorized representative) of the property.

Comment: The Applicant is the owner of the Property and has filed an application for the amendment to the Basic Plan with Planning Staff.

(3) No application shall be filed requesting more than one (1) zone.

Comment: The Applicant requests amendments to the Basic Plan under A-8427, A-8479, and A-8578 (R-L Zone); A-8579 (L-A-C). No new zones are requested with this Basic Plan Amendment.

(4) All applications shall be on forms provided. All information shall be typed, except for signatures.

Comment: The Applicant has filed the completed, type-written, and signed forms which were provided by Planning Staff.

(5) If two (2) or more pieces of property are included in one (1) application, they must be adjoining. Separate applications are required for each property if they are not adjoining. In this Section, the word "adjoining" shall include those properties which are separated by a public right-of-way, stream bed, or the like.

Comment: The Property subject to this BPA application consists of Parcels B and 003, which are adjoined (i.e., not separated by a public right-of-way, stream bed, or the like).

> *(6) The reclassification, through a Zoning Map Amendment, of property located partially or completely within the Safety Zones of the Military Installation Overlay Zone to a Comprehensive Design Zone is prohibited.*

Comment: No portion of the Property is located within the Safety Zones of the Military Installation Overlay Zone.

> *(b) Contents of application form.*
>
> *(1) The following information shall be included on the application:*
>
> > *(A)The name, address, and telephone number of the applicant, and an indication of the applicant's status as contract purchaser, agent, or owner;*

Comment: The Applicant's name is Carrollton Oak Creek LLC. The Applicant's address is 9821 Rhode Island Ave, College Park, MD 20740. All additional information is contained on the plans.

> > *(B)The existing and requested zoning classifications of the property;*

Comment: The Property is currently zoned LCD (Legacy Comprehensive Design) pursuant to the Current Zoning Ordinance. Parcel 003 and Parcel B were previously zoned L-A-C (Local Activity Center, Comprehensive Design) and R-L (Residential Low Development, Comprehensive Design), respectively, pursuant to the Prior Zoning Ordinance.

> > *(C)The street address of the property; name of any municipality the property is in; name and number of the Election District the property is in;*

Comment: The street address of the Property is 800 South Church Road (Tax Parcel 003).

(D)The total area of the property (in either acres or square feet);

Comment: As described above and shown on the amended Basic Plan, the Property consists of ±8.09 acres.

(E) The property's lot and block numbers, subdivision name, and plat book and page number, if any; or a description of its acreage, with reference to liber and folio numbers;

Comment: The Property is composed of p/o Parcel B Bowieville (consisting of ±3.21 acres) and Tax Parcel 003 (designated as Parcel 00 on Preliminary Plan 4-01032) within the Oak Creek Club subdivision.

(F) The name, address, and signature of each owner of record of the property, except as provided for in Subsection (a), above. Applications for property owned by a corporation shall be signed by an officer empowered to act for the corporation; and

Comment: The Property is solely owned by the Applicant, as provided in Subsection (a), above. Accordingly, this provision is inapplicable to this BPA application.

(G)The name, address, and telephone number of the correspondent.

(c) Other submission requirements.

(1) Along with the application, the applicant shall submit the following:

(A) Four (4) copies of an accurate plat, prepared, signed, and sealed by a registered engineer or land surveyor.

Comment: Along with this BPA application, the Applicant has submitted four (4) copies of a boundary survey plan of the Property, prepared, signed, and sealed by a registered engineer or land surveyor.

The plat shall show:

(i) The present configuration of the property, including bearings and distances (in feet);

Comment: As shown on the Plat, the Plat shows the present configuration of the property, including bearings and distances.

(ii) The names of owners of record, or subdivision lot and block numbers, of adjoining properties;

Comment: As shown on the Plat, the Plat shows the names of owners of record, or subdivision lot and block numbers, of adjoining properties.

(iii) The name, location, distance to the center line, and present right-of-way width of all abutting streets. If the property is not located at the intersection of two (2) streets, the distance to, and the name of, the nearest intersecting street shall be indicated;

Comment: As shown on the Plat, the Plat shows the name, location, distance to the center line, and present right-of-way width of all abutting streets.

(iv) The (subdivision) lot and block number of the subject property (if any);

Comment: As shown on the Plat, the Property is composed of p/o Parcel B Bowieville (consisting of ±3.21 acres) and Tax Parcel 003 (previously known as Parcel 00 and consisting of 4.88 acres) within the Oak Creek Club subdivision.

(v) A north arrow and scale (not smaller than one (1) inch equals four hundred (400) feet);

Comment: As shown on the Plat, the Plat shows a north arrow and scale.

(vi) The total area of the property (in either square feet or acres);

Comment: As shown on the Plat, the Property consists of ±8.09 acres.

(vii) The location of all existing buildings on the property;

Comment: As shown on the Plat, the Plat shows the location of all existing buildings on the property. There are no existing buildings. Accordingly, this provision is inapplicable.

(viii) The subject property outlined in red; and

Comment: As shown on the Plat, the Plat shows the Property outlined in red.

(ix) If a designated Historic Site is located within the subject property, the boundaries of the established environmental setting shall be identified.

Comment: No designated Historic Site is located within the Property. Accordingly, this provision is inapplicable.

(B)Four (4) copies of the appropriate Zoning Map page on which the property is plotted to scale and outlined in red;

Comment: Along with this BPA application, the Applicant has submitted four (4) copies of the appropriate Zoning Sketch Map page on which the property is plotted to scale and outlined in red.

(C)Three (3) copies of a typewritten statement of justification in support of the request. The statement shall set forth the legal basis by which the requested amendment can be approved, and factual reasons showing why approval of the request will not be detrimental to the public health, safety and welfare. This statement may be accompanied by three (3) copies of any material which (in the applicant's opinion) is necessary to clarify or emphasize the typewritten statement. This additional material, if not foldable, shall be not larger than eighteen (18) by twenty-four (24) inches;

Comment: The Applicant has submitted three (3) copies of this Statement in support of the amended Basic Plan.

(D) A reproducible copy of a Basic Plan. The Basic Plan shall include the following, presented in a general, schematic manner:

Comment: Along with this BPA application, the Applicant has submitted a reproducible copy of the amended Basic Plan.

(i) Existing streams and their associated buffers; nontidal wetlands and their associated buffers; slopes greater or equal to fifteen percent (15%); and the one-hundred (100) year floodplain;

Comment: There are no streams, wetlands, slopes greater than or equal to fifteen percent (15%), or 100-year floodplain on or adjacent to the site.

(ii) The general types of land uses proposed (such as residential, commercial-retail, commercial-office, institutional, and industrial), the delineation of general development envelopes, and in the Village Zones, designation of the required land use areas;

Comment: The proposed residential use conforms to the designated required land use.

(iii) The range of dwelling unit densities and commercial or industrial intensities proposed;

Comment: The density of dwelling units conforms to the parameters of the land use requirements.

(iv) General vehicular and pedestrian circulation pattern and general location of major access points;

Comment: Vehicular circulation, pedestrian circulation, and location of access points are shown on the plan.

(v) Areas not proposed to be developed with residential, commercial, institutional, or industrial uses;

Comment: Proposed Development is a residential use consisting of min. 6,000 sq. ft. SFD lots in the L-A-C zone and 8,000 sq. ft. SFD lots in the R-L zone.

(vi) The relationship of the proposed development on the subject property to existing and planned development on surrounding properties; and

Comment: The Proposed Development will extend the adjacent Lake View neighborhood and include a similar mix of rear-loaded village units and standard front-load SFD units.

(vii) A forest stand delineation prepared in conformance with Division 2 of Subtitle 25 and the Woodland and Wildlife Habitat Conservation Technical Manual.

Comment: A forest stand delineation in conformance with Division 2 of Subtitle 25 and the Woodland and Wildlife Habitat Conservation Technical Manual has been prepared. See approved NRI-136-2023.

(E) Where the application requests the M-A-C, L-A-C, V-L, V-M, or E-I-A Zone, or is for rezoning of one hundred (100) or more acres to the R-L, R-S, R-M, or R-U Zone, the applicant shall submit an estimated construction schedule setting forth the following . . .

Comment: This BPA application is for an amendment to the Basic Plan and does not request a rezoning to the M-A-C, L-A-C, V-L, V-M, E-I-A, R-L, R-S, R-M, or R-U Zone. Accordingly, this provision is inapplicable.

(F) An economic analysis justifying any proposed retail sales area, except in the case of an application for the M-A-C Zone;

Comment: This BPA application is for an amendment to the Basic Plan and does not request a rezoning to the M-A-C Zone. Accordingly, this provision is inapplicable.

(G) A statement listing the names, and the business and residential addresses, of all individuals having at least a five percent (5%) financial interest in the subject property;

Comment: The Applicant is the sole owner of the Property.

(H) If any owner is a corporation, a statement listing the officers of the corporation, their business and residential addresses, and the date on which they assumed their respective offices. The statement shall also list the current Board of Directors, their business and residential addresses, and the dates of each Director's term. An owner that is a corporation listed on a national stock exchange shall be exempt from the requirement to provide residential addresses of its officers and directors;

Comment: The Applicant is the sole owner of the Property and is not a corporation. Accordingly, this provision is inapplicable.

(I) If the owner is a corporation (except one listed on a national stock exchange), a statement containing the names and residential addresses of those individuals owning at least five percent (5%) of the shares of any class of corporate security (including stocks and serial maturity bonds);

Comment: The Applicant is the sole owner of the Property and is not a corporation. Accordingly, this provision is inapplicable.

(J) A list containing the names and addresses of all adjoining property owners and the owners of those properties directly across a street, alley, or stream, and each municipality if any part of the property in the application is located within the municipal boundaries, or is located within one (1) mile of the municipality, and a set of preaddressed envelopes or mailing labels.

Comment: A list with names and addresses of adjoining property owners, including those across streets and municipalities has been received from Park and Planning Information Services. A complete mailing list and affidavit of mailing is provided. Preaddressed envelopes and mailing labels are also prepared.

(K) Any other data or explanatory material deemed necessary by the District Council, Zoning Hearing Examiner, or Planning Board (submitted in triplicate).

(2) For the purposes of (G), (H), and (I), above, the term "owner" shall include not only the owner of record, but also any contract purchaser.

(3) If the applicant elects to submit a Comprehensive Design Plan or Specific Design Plan for concurrent consideration with the Basic Plan, the Plans shall be submitted in accordance with Part 8, Division 4.

Comment: Any Comprehensive Design Plan or Specific Design Plan submitted by the Applicant for concurrent consideration with this BPA application will be submitted in accordance with Part 8, Division 4.

3. **§27-195 – Map Amendment Approval (including Basic Plan).**

(b) Criteria for approval.

(1) Prior to the approval of the application and the Basic Plan, the applicant shall demonstrate, to the satisfaction of the District Council, that the entire development meets the following criteria:

(A)The proposed Basic Plan shall either conform to:

(i) The specific recommendation of a General Map plan, Area Master Plan map, or urban renewal plan map; or the principles and guidelines of the plan text which address the design and physical development of the property, the public facilities necessary to serve the proposed development, and the impact which the development may have on the environment and surrounding properties;

Comment: The Proposed Development facilitated by this BPA application addresses several of the purposes and recommendations of the General Plan and Master Plan. First, the BPA repurposes a portion of the Property that was previously intended to be developed with commercial/institutional use (i.e., church or day care center).[1] As the County's land-use priorities have shifted, the highest and best use of the Property is for low-medium density residential homes. Accordingly, the Proposed Development provides additional single-family detached homes (in lieu of the previously proposed commercial/institutional use of the Property). Although the land is cleared and

[1] "Identify additional strategies that may reduce the amount of residential and commercial development that is no longer economically viable and has been approved but not constructed throughout the County." General Plan, LU 4.4 .

vacant, the Property has never been developed for commercial and/or institutional uses, which development would require significant investment and infrastructure improvements to achieve financial viability.[2] Further, the Property is located outside of the County's Regional Transit Districts and Local Centers.[3] Finally, the Proposed Development facilitated by the BPA will strengthen the established golf-course-centric and residential-use dominant community of Oak Creek Club in a manner both compatible and harmonious with the spirit of the Basic Plan and those established residential communities surrounding the Property, such the adjacent Lake View single-family detached home and nearby Clubhouse Terrace townhouse communities.[4] The additional housing provided by the Proposed Development on the cleared and vacant Property will add neighbors to the established community attached to existing infrastructure, including roads, utilities, and a Homeowners Association, and complete the remaining phase of the Oak Creek Club development.[5]

> *(ii)The principles and guidelines described in the Plan (including the text) with respect to land use, the number of dwelling units, intensity of nonresidential buildings, and the location of land uses; or*

Comment: As described above, the Property is located within the General Plan's Established Communities Growth Policy Area. The siting and scale of the Proposed Development facilitated by this BPA application are compatible with the surrounding low- to medium-density residential communities and representative of appropriate context-sensitive infill. In addition, the Proposed Development is subject to the recommendations and objectives outlined in the Master Plan, which provides for a residential low density future land use designation for the Property. The Proposed

[2] "Limit the expansion of new commercial zoning outside of the Regional Transit Districts and Local Centers to encourage reinvestment and growth in designated centers and in existing commercial areas." General Plan, Policy 9.
[3] "Reevaluate mixed-use land use designations outside of the Regional Transit Districts and Local Centers as master plans are updated." General Plan, LU 7.1.
[4] "Revise and update the Zoning Ordinance, Subdivision Ordinance, and other County regulations to ensure they help protect, strengthen, and revitalize the Established Communities." General Plan, LU 8.4.
[5] "Future Land Use recommends creating strategic opportunities for infill housing and commercial land uses within Established Communities, served by existing infrastructure." Master Plan, LU 3.

Development will efficiently utilize vacant land to provide low density housing complementary to those previously approved, surrounding residential uses.

> *(iii) The regulations applicable to land zoned R-S and developed with uses permitted in the E-I-A Zone as authorized pursuant to Section 27-515(b) of this Code.*

Comment: No portion of the Property is located within the R-S or E-I-A Zone. Accordingly, this provision is inapplicable.

> *(B) The economic analysis submitted for a proposed retail commercial area adequately justifies an area of the size and scope shown on the Basic Plan;*

Comment: This BPA application does not propose a retail commercial area on the Property. Accordingly, this provision is inapplicable.

> *(C)Transportation facilities (including streets and public transit)*
>
> *(i) which are existing,*
>
> *(ii) which are under construction, or*
>
> *(iii) for which one hundred percent (100%) of the construction funds are allocated within the adopted County Capital Improvement Program, within the current State Consolidated Transportation Program, or will be provided by the applicant, will be adequate to carry the anticipated traffic generated by the development based on the maximum proposed density. The uses proposed will not generate traffic which would lower the level of service anticipated by the land use and circulation systems shown on the approved General or Area Master Plans, or urban renewal plans;*

Comment: A transportation checklist signed by Park and Planning Transportation Section will be provided.

> *(D) Other existing or planned private and public facilities which are existing, under construction, or for which construction funds*

are contained in the first six (6) years of the adopted County Capital Improvement Program (such as schools, recreation areas, water and sewerage systems, libraries, and fire stations) will be adequate for the uses proposed;

Comment: ADQ-2024-004 Oak Creek Club - Landbay T. Will address all adequacy of all private & public facilities.

(E) Environmental relationships reflect compatibility between the proposed general land use types, or if identified, the specific land use types, and surrounding land uses, so as to promote the health, safety, and welfare of the present and future inhabitants of the Regional District.

Comment: The proposed development is environmentally compatible with both existing and proposed adjacent land uses.

(2) Notwithstanding subparagraphs (C) and (D), above, where the application anticipates a construction schedule of more than six (6) years (Section 27-179), public facilities (existing or scheduled for construction within the first six (6) years) will be adequate to serve the development proposed to occur within the first six (6) years. The Council shall also find that public facilities probably will be adequately supplied for the remainder of the project. In considering the probability of future public facilities construction, the Council may consider such things as existing plans for construction, budgetary constraints on providing public facilities, the public interest and public need for the particular development, the relationship of the development to public transportation, or any other matter that indicates that public or private funds will likely be expended for the necessary facilities.

Comment: The proposed development construction will not span more than six (6) years.

(3) In the case of an L-A-C Zone, the applicant shall demonstrate to the satisfaction of the District Council that any commercial development proposed to serve a specific community, village, or neighborhood is either . . .

Comment: This BPA application proposes developing the property with residential uses and does not propose any commercial development to serve a specific community,

village or neighborhood. Accordingly, this provision is inapplicable to this BPA application.

> *(4) In the case of a V-M or V-L Zone, the applicant shall demonstrate to the satisfaction of the District Council that the commercial development proposed to serve the village is no larger than needed to serve existing and proposed residential development within and immediately surrounding the village, within the parameters of Section 27-514.03(d)(1)(A).*

Comment: No portion of the Property is or proposed to be located within a V-M or V-L Zone. Accordingly, this provision is inapplicable to this BPA application.

II. CONCLUSION

The Applicant respectfully requests that the Planning Board grant approval of this application to amend the Basic Plan applicable to Zoning Map Amendments A-8427, A-8578, and A-8579. The above analysis and submitted plans establish that this application satisfies the required findings that the Planning Board must make to approve a BPA application.

Respectfully submitted,

CLHATCHER LLC

By: _____

Christopher L. Hatcher, Esq.
14401 Sweitzer Lane, Suite 570
Laurel, Maryland 20707
Attorney for Applicant

Lenhart Traffic Consulting, Inc.

Transportation Planning & Traffic Engineering

Memorandum: ***Date:*** **August 8, 2024**

TO: M-NCPPC
Transportation Planning Division
1616 McCormick Drive
Largo, MD 20774

FROM: Mike Lenhart

RE: Oak Creek Club Landbay T Rezoning Application (A-8579-01)

The purpose of this memorandum is to provide a transportation related traffic brief for the referenced rezoning application.

The ZMA proposes to increase residential density in the R-L zone from 1.3 to 1.4 DU's per acre and to increase the DU's in the L-A-C from 52 to 76 DU's and eliminate the commercial development in the L-A-C zone located at the north east corner of Marie Bowie Parkway and South Church Road.

The location of the proposed rezoning is shown in the graphic below.

Lenhart Traffic Consulting, Inc.
645 B&A Blvd, Suite 214
Severna Park, MD 21146

Phone (410) 216-3333
Fax (443) 782-2288
email: mlenhart@lenharttraffic.com

The Zoning Map Amendment for the property does not require a Traffic Impact Analysis. However, if this amendment is approved, the application will require a Preliminary Plan of Subdivision, which will require a Traffic Impact Analysis for the purpose of assessing Adequate Public Facilities for Transportation.

A Transportation Pre-Application Checklist for the Preliminary Plan has been submitted to M-NCPPC and approved, and a Traffic Impact Assessment will be included with the Preliminary Plan of Subdivision. In addition, the Preliminary Plan of Subdivision will include a Bike and Pedestrian Impact Statement. The Scoping Agreement for the Bike and Pedestrian Impact Statement has been approved by M-NCPPC. A copy of the approved checklist and scoping agreement is included with this memorandum, and the reports will be submitted for the record with the Preliminary Plan of Subdivision.

It should be noted that the area of the proposed ZMA contains R-L and L-A-C zoning, and it was always considered that development would occur within this area. If the ZMA is approved, it is anticipated that the development in this area would be approximately 28 single family homes which is well within any trips that could otherwise be generated by the previously approved uses. Based on this information, it is our opinion that this ZMA will not have any adverse effect upon the adjacent properties and surround neighborhood. Additionally, it is our opinion that this ZMA will not have any detrimental effect on the health, safety, or welfare of pedestrians or motorists in the area. Furthermore, a full Adequate Public Facilities analysis will be required at the time of Preliminary Plan of Subdivision.

If you have any questions regarding this matter, please do not hesitate to contact me at the number below.

Thanks,
Mike

Lenhart Traffic Consulting, Inc.
645 B&A Blvd, Suite 214
Severna Park, MD 21146

Phone (410) 216-3333
Fax (443) 782-2288
email: mlenhart@lenharttraffic.com

The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department

14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

Transportation Pre-Submittal Checklist for Development Applications

The Checklist is for the purpose of determining whether a traffic study or counts will be needed in support of an application, and to ensure that basic access issues are considered early in the process. This Checklist is required ONLY for the following:

- Subdivisions (4-/PPS applications, or 5-/FPS applications pursuant to 24-111(c))
- Rezoning requests for a comprehensive design or a mixed-use zone (A-/ZMA applications)
- Comprehensive Design Plans (CDP- applications) • Conceptual Site Plans (CSP- applications)
- Detailed Site Plans ONLY within the Central US 1 Corridor Sector Plan area
- Special Exceptions involving the following uses:
  - Amusement Park
  - Asphalt Mixing Plant
  - Concrete Batching Plant
  - Concrete Mixing Plant
  - Sand & Gravel Wet Processing Plant
  - Surface Mining

In lieu of a signed Checklist, a signed Scoping Agreement may be provided to the Development Review Division.

Project Name: Oak Creek

Applicant's Name: Lenhart Traffic Consulting Inc.

Site Address or Tax ID: 0777144

Case Number (if available):

Application Type: Preliminary Plan

Phone No.: 410-980-2367

Contact/Agent E-mail: mlenhart@lenharttraffic.com

Please provide a concept plan on letter-sized paper. The concept plan must show a general layout of the proposed uses, proposed points of access, and sufficient detail of nearby public streets, properties, and/or environmental features to allow the property to be located and assessed by staff.

Please describe the current development proposal in terms of size and access:

Residential:

28	Single family residences (number)		Townhouse residences (number)
	Apartment or Condominium residences (number)		
	Number of residences that will be age-restricted (limited to elderly persons or families)		

Non-Residential:

	Square feet office	(describe)
	Square feet retail	(describe)
	Square feet industrial	(describe)

Other Uses:

This includes places of worship, day care facilities, private schools, hotels, and other types of proposals. Please describe the size of the proposal using square footage, number of units or students, or any other appropriate measure.

Access to the Site:

Describe how the site will be accessed. Indicate the number of access points, where they are proposed, if existing streets or aprons will be used, and if any streets or aprons will be modified. This should match your concept plan.

Access to the site will be provided via Bamberg Way

14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

DO NOT COMPLETE – For Staff Use Only

Estimated Trip Generation	AM: 21		PM: 26	Other:
Data Need	**Yes**	**No**	**Requirement for this Application**	
Traffic Study		X	If YES, have a traffic consultant scope the study using the Scoping Agreement and standards provided in "Transportation Review Guidelines, Part 1." The traffic study must be submitted during the pre-application review process.	
Traffic Count	X		If YES, counts in lieu of a full study are required at the intersection(s) identified on the comment line below. Counts must be taken in accordance with the procedures in "Transportation Review Guidelines, Part 1." Any required counts must be submitted during the pre-application review process.	
Other Transportation Study		x	If YES, please see comment line below.	
Transportation Adequacy Finding Not Required by Application or De Minimus		X	None, unless other information is requested by comments above.	
The site is proposed to have driveways accessing an arterial or higher-classification facility		X	If YES, it is recommended that the plan be revised to minimize access to the high-classification facility, as noted below. If that is not possible, a variation from Section 24-121(a)(3) must be reviewed and granted by the Planning Board during the subdivision process.	
Insufficient information to make determination		x	If YES, please see comment line below and resubmit with sufficient information.	

TPS Comments:

Peak hour traffic counts are required at all site access points and Mary Bowie Parkway / Church Road. Please provide analysis HCM and V/c ratio for all conditions.

Noelle Smith — 5/30/2024

Transportation Staffperson Signature — Date

Noelle Smith

Transportation Staffperson's Name (printed)

noelle.smith@ppd.mncppc.org

Transportation Staffperson's Phone and E-mail

This is an initial assessment of the data required to complete review of the application. However, if the development proposal changes or if new information is determined during a detailed review of the application after its formal acceptance, the transportation staff shall reserve the right to request additional information in accordance with the findings required for the application.

NOTE

Please submit this Checklist (both pages with the required concept plan) and any Scoping Agreements to the Transportation Planning Section. Please submit as a PDF by email, and send to noelle.smith@ppd.mncppc.org.

The rear side of this page should be completed by the Transportation Planning Section and returned to the applicant within five (5) working days.

Table 1: Bicycle and Pedestrian Impact Statement (BPIS) Scoping Agreement

This form must be completed prior to preparation of the Bicycle and Pedestrian Impact Statement (BPIS) and approved by Transportation Planning Section (TPS) staff as part of the scoping for transportation and pedestrian/bicycle adequacy for the acceptance of Certificate of Adequacy applications (ADQ). The completed scoping agreement will be reviewed by the Planning Department during the scoping meeting. TPS will return a signed copy when all comments provided in the scoping meeting have been addressed and returned to the consultant for inclusion in the BPIS. Failure to conduct the study in accordance with the Transportation Review Guidelines (TRG) and the signed scoping agreement may be grounds for rejection of the study and thereby necessitate an addendum or a new study prior to the start of staff review.

Application Name:	Oak Creek
Project	Oak Creek
Subject Property Address (or Tax Account ID #):	0777144
Is a finding of adequate public pedestrian and bikeway facilities required per Section 24-4506(b)(3) of the Subdivision Regulations or a General Plan Center of Corridor Name per Section 24-124.01 of the prior Subdivision regulations? If so, a BPIS is required. Please provide specific criteria for BPIS review or provide justification if a BPIS is not applicable.	LCD
Applicant (or Consultant) Contact Information:	Mike Lenhart
Date of Scoping Agreement Submission:	May 29, 2024

Project Description and Cost Cap

1. Proposed Use:	Single Family Residential
2. Gross square feet of commercial or retail development (SF):	0
3. Number of Dwelling Units (DU):	28 DU's

The cost cap for required off-site pedestrian and bikeway facilities shall not exceed thirty-five cents ($0.35) per gross square foot of commercial or retail development proposed and three hundred dollars ($300) per unit of residential development, indexed for inflation.

4. Base Cost Cap ($0.35 per SF + $300 per DU):	$8,400
5. Cost Cap Indexed for Inflation, using Bureau of Labor Statistics Consumer Price Index between June 2013 and Present: (https://www.bls.gov/data/inflation_calculator.htm)	$11,279

BPIS Scope

This agreement summarizes the geographic extent that is necessary for detailed review as part of the BPIS. Additional corridors or areas that are not listed below but are within walking or bicycling distance of the subject property may also be included in the BPIS. The submitted BPIS must also include pedestrian and bikeway facilities necessary to meet adequacy within the proposed subdivision (on-site).

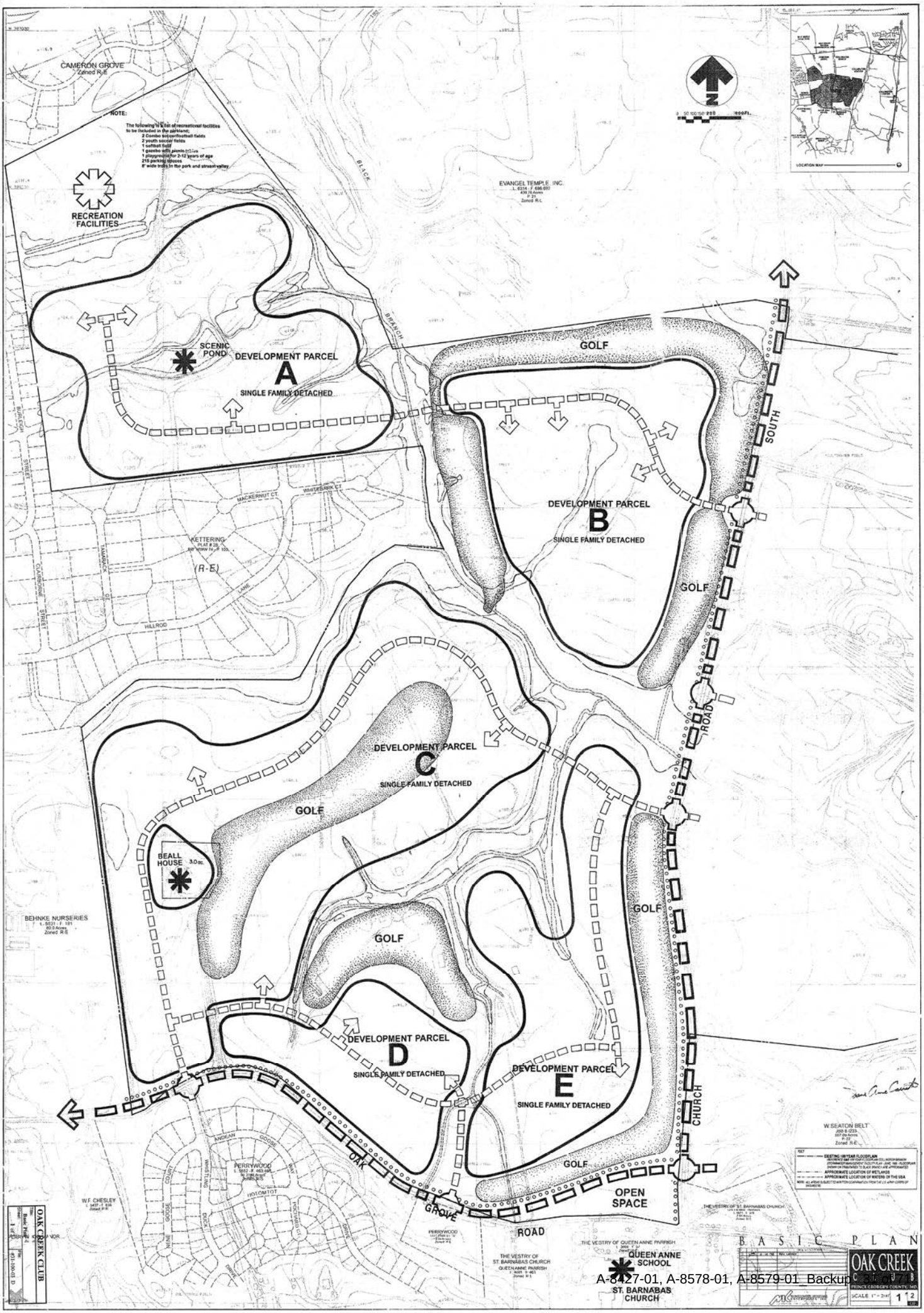
6. **Date of Pre-Application Scoping Meeting:**	Submitted via email 5/29/24	
7. **BPIS Map Included:**	(Yes)	No
8. **Potential Pedestrian or Bicycle Trip Generators within 1 Mile of Subject Property:** (List all relevant generators.)	none	
9. **Proposed Corridors for BPIS Review within the Vicinity of the Subject Site:** (Provide the name of each roadway/shared-use path corridor and its extents.)	Central Ave side path Church Road Side Path Jennings Mill Drive Shared Road Jones Bridge Road shared road	
10. **Master Plan Pedestrian and/or Bicycle Facility Recommendations along Subject Property Frontage or along Proposed Corridors:** (See list above.)	Same as above	
11. **Have any discussions with relevant permitting agencies (Department of Permitting, Inspections and Enforcement (DPIE), SHA, Municipalities, Washington Metropolitan Area Transit Authority (WMATA), etc.) occurred?**	Yes	(No)
12. **If a bikeshare station is proposed for this application, has a written confirmation and approval for that bikeshare station from DPW&T staff been submitted?** **Prior to application acceptance, a written approval from DPW&T must be submitted.**	Yes	(No)

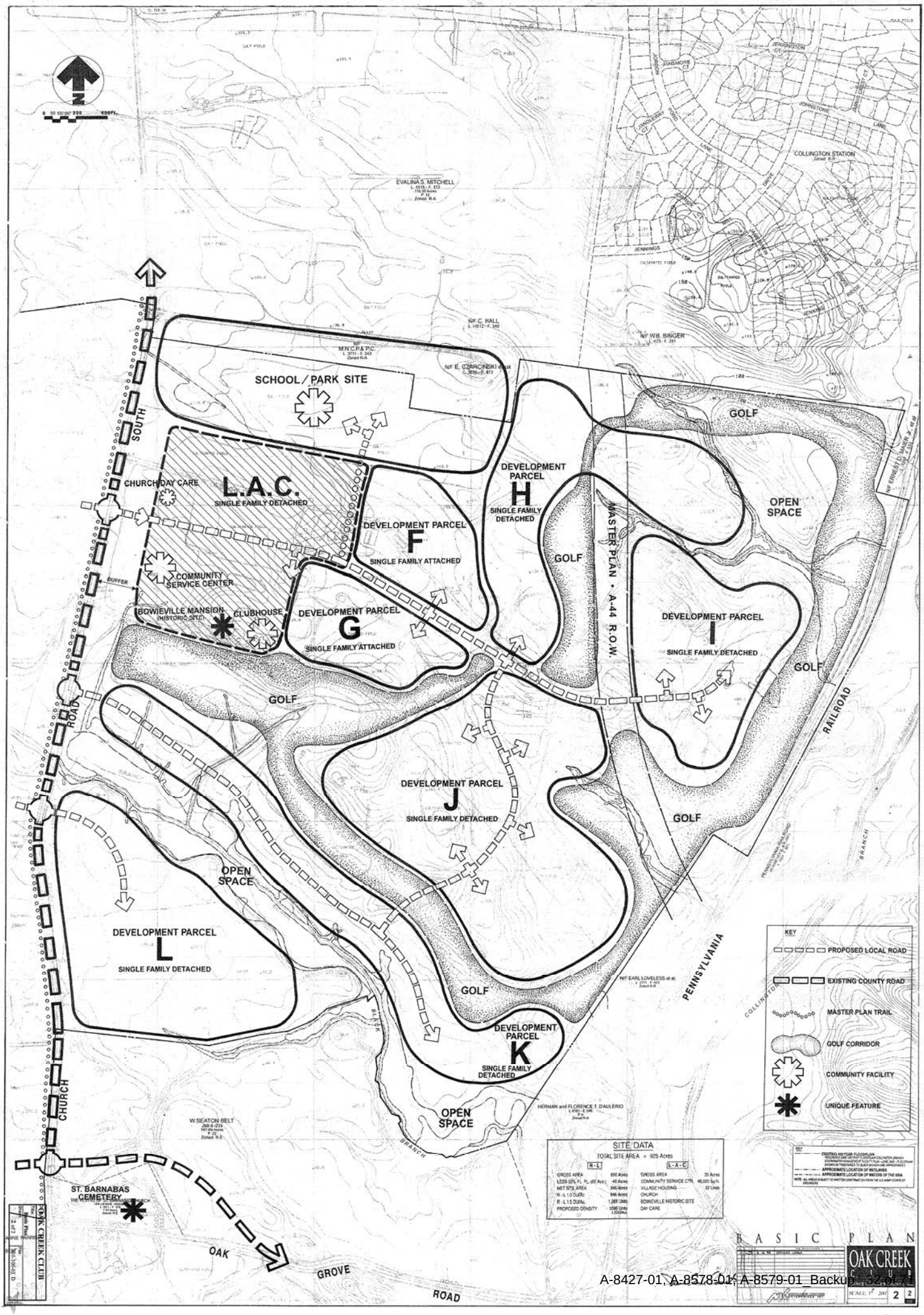
Scope Agreement and Approval

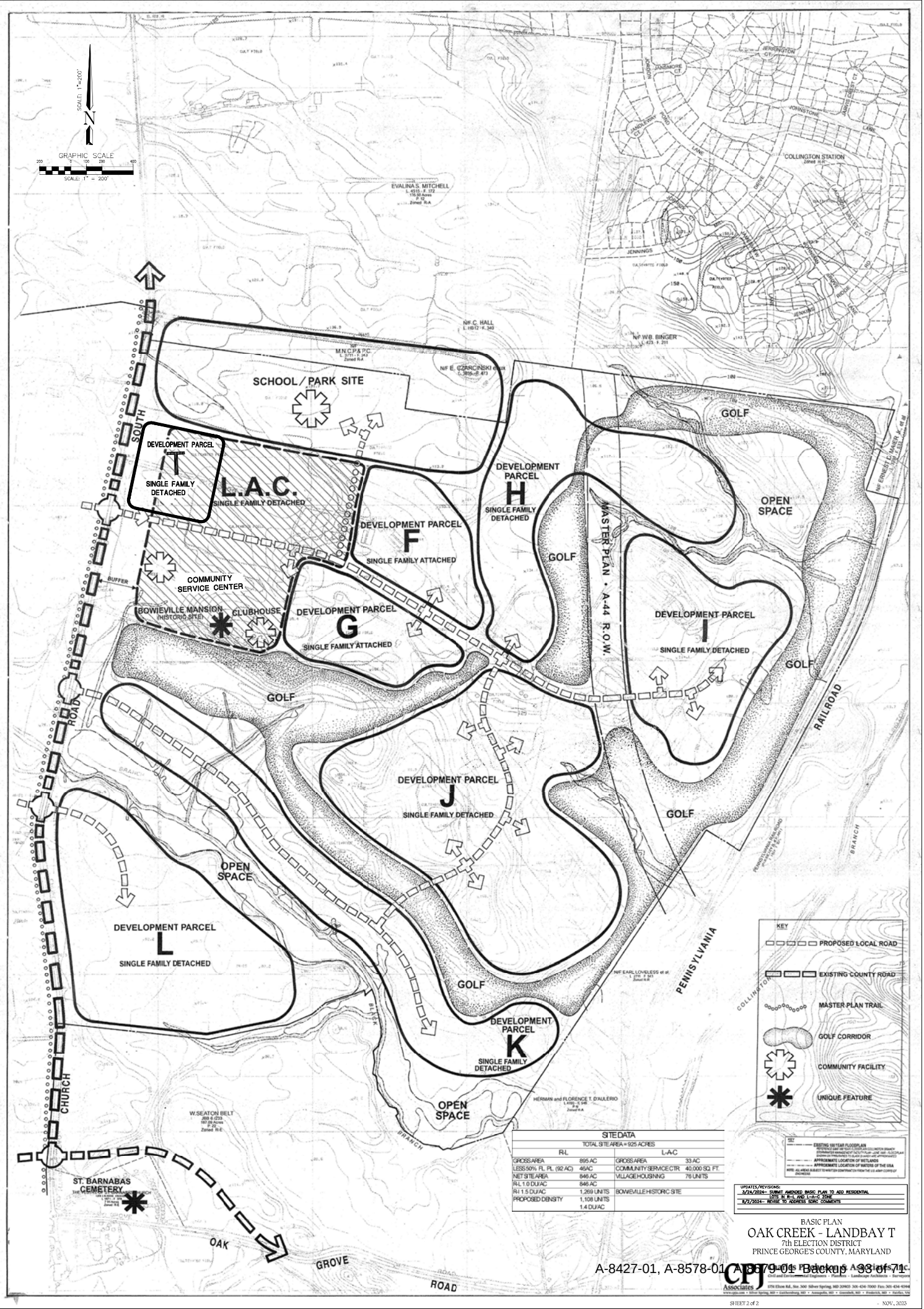
SIGNED: _____ **Date:** 5/29/24
Applicant Consultant

APPROVED: Noelle Smith **Date:** 6/4/2024
TPS Coordinator (or Supervisor)

For Staff Use Only		
Okay to Accept Certificate of Adequacy Application?	Yes	No
If NO, please provide the following additional information:		


CAMERON GROVE
Zoned R-E
NOTE:
The following is a list of recreational facilities to be included in the parkland;
2 Combo soccer/football fields
2 youth soccer fields
1 softball field
1 gazebo with picnic tables
1 playground for 2-12 years of age
215 parking spaces
8' wide trails in the park and stream valley
RECREATION FACILITIES
EVANGEL TEMPLE, INC.
L. 6314 - F. 686,692
439.76 Acres
P. 21
Zoned R-L
BLACK BRANCH
SCENIC POND
DEVELOPMENT PARCEL
A
SINGLE FAMILY DETACHED
GOLF
SOUTH
BURLEIGH STREET
MACKERNUT CT.
WHITEBARK CT.
KETTERING
PLAT # 28
(R-E)
CLAIRBORNE STREET
HILLROD LANE
DEVELOPMENT PARCEL
B
SINGLE FAMILY DETACHED
GOLF
ROAD
DEVELOPMENT PARCEL
C
SINGLE FAMILY DETACHED
GOLF
BEALL HOUSE
3.0 ac.
BEHNKE NURSERIES
L. 5033 - F. 191
80.0 Acres
Zoned R-E
GOLF
GOLF
DEVELOPMENT PARCEL
D
SINGLE FAMILY DETACHED
DEVELOPMENT PARCEL
E
SINGLE FAMILY DETACHED
CHURCH
W.SEATON BELT
L. 5033 - F. 233
157.29 Acres
P. 22
Zoned R-E
GOLF
OPEN SPACE
INDIAN GOOSE COURT
PERRYWOOD
L. 5053 - F. 463, 466
W.F. CHESLEY
L. 3477 - F. 638
Zoned R-E
WHITLAND WAY
MAIN
HOLLOWTOT
GOOSE NINE DRIVE
DUCK POINT DRIVE
OAK GROVE ROAD
PERRYWOOD
THE VESTRY OF ST. BARNABAS CHURCH
QUEEN ANNE PARISH
L. 3477 - F. 638
Zoned R-E
THE VESTRY OF QUEEN ANNE PARISH
L. 3477 - F. 638
Zoned R-E
QUEEN ANNE SCHOOL
ST. BARNABAS CHURCH
THE VESTRY OF ST. BARNABAS CHURCH
L. 5401 - F. 378
2.83 Acres
Zoned R-E
EXISTING 100 YEAR FLOODPLAIN
APPROXIMATE LOCATION OF WETLANDS
APPROXIMATE LOCATION OF WATERS OF THE USA
OAK CREEK CLUB
BASIC PLAN
OAK CREEK
PRINCE GEORGE'S COUNTY, MD.
SCALE 1" = 200'
1 OF 2


SCHOOL / PARK SITE
L.A.C.
SINGLE FAMILY DETACHED
CHURCH/DAY CARE
COMMUNITY SERVICE CENTER
BUFFER
BOWIEVILLE MANSION (HISTORIC SITE)
CLUBHOUSE
DEVELOPMENT PARCEL F
SINGLE FAMILY ATTACHED
DEVELOPMENT PARCEL G
SINGLE FAMILY ATTACHED
DEVELOPMENT PARCEL H
SINGLE FAMILY DETACHED
DEVELOPMENT PARCEL I
SINGLE FAMILY DETACHED
DEVELOPMENT PARCEL J
SINGLE FAMILY DETACHED
DEVELOPMENT PARCEL K
SINGLE FAMILY DETACHED
DEVELOPMENT PARCEL L
SINGLE FAMILY DETACHED
MASTER PLAN • A-44 R.O.W.
GOLF
OPEN SPACE
SOUTH
CHURCH
ROAD
RAILROAD
PENNSYLVANIA
BRANCH
OAK GROVE ROAD
ST. BARNABAS CEMETERY
COLLINGTON STATION
JENNINGS
JANSMORE CT.
JENKINTOWN CT.
JOHNSTONE LANE
EVALINA S. MITCHELL
M.N.C.P.&P.C.
N/F C. HALL
N/F W.B. BINGER
N/F E. CZARCINSKI et ux
N/F EARL LOVELESS et al
HERMAN and FLORENCE T. D'AULERIO
W.SEATON BELT
KEY
PROPOSED LOCAL ROAD
EXISTING COUNTY ROAD
MASTER PLAN TRAIL
GOLF CORRIDOR
COMMUNITY FACILITY
UNIQUE FEATURE
SITE DATA
TOTAL SITE AREA = 925 Acres
R-L
L-A-C
GROSS AREA 892 Acres
LESS 50% FL. PL. (60 Acs.) -45 Acres
NET SITE AREA 846 Acres
R - L 1.0 DU/Ac 846 Acres
R - L 1.5 DUAL 1,269 Units
PROPOSED DENSITY 1096 Units 1.3DU/Ac
GROSS AREA 35 Acres
COMMUNITY SERVICE CTR. 40,000 Sq.Ft.
VILLAGE HOUSING 62 Units
CHURCH
BOWIEVILLE HISTORIC SITE
DAY CARE
BASIC PLAN
OAK CREEK CLUB
SCALE: 1" = 200'
2 of 2



SITE DATA			
TOTAL SITE AREA = 925 ACRES			
R-L		L-A-C	
GROSS AREA	895 AC	GROSS AREA	33 AC
LESS 50% FL, PL, (92 AC)	46AC	COMMUNITY SERVICE CTR.	40,000 SQ. FT.
NET SITE AREA	846 AC	VILLAGE HOUSING	76 UNITS
R-L 1.0 DU/AC	846 AC		
R-I 1.5 DU/AC	1,269 UNITS	BOWIEVILLE HISTORIC SITE	
PROPOSED DENSITY	1,108 UNITS		
	1.4 DU/AC		

UPDATES/REVISIONS:
3/24/2024– SUBMIT AMENDED BASIC PLAN TO ADD RESIDENTIAL LOTS IN R-L AND L-A-C ZONE
8/2/2024– REVISE TO ADDRESS SDRC COMMENTS

BASIC PLAN
OAK CREEK - LANDBAY T
7th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

CPJ Associates
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors

SHEET 2 of 2 NOV., 2023

This Form Is To Be Filed With:

STATE ETHICS COMMISSION
45 CALVERT STREET, 3RD FLOOR
ANNAPOLIS, MD 21401
410-260-7770
1-877-669-6085

CLERK OF THE COUNTY COUNCIL
COUNTY ADMINISTRATION BUILDING
ROOM 2198
UPPER MARLBORO, MD 20772
301-952-3600

Business Entity[1] Affidavit

(Form PG 2)

General Information

The Prince George's County land use ethics law (General Provisions Article, §§ 5-833 to 5-839, Annotated Code of Maryland) ("Public Ethics Law") requires this affidavit to be filed where a business entity is deemed to be an applicant in an application filed with the District Council. This can occur, for example, when a business entity is a title owner or contract purchaser of land that is the subject of an application, a trustee having an interest in the land (except those described in a mortgage or deed of trust), or the holder of 5 percent or more interest in an entity having an interest in the land (provided that it has substantive involvement in the disposition of the land, or substantive activities pertaining specifically to land development in Prince George's County). Applicant can also include a business entity in which a 5 percent or greater interest is held by another applicant.

In completing this form, you should also review §§ 5-833 to 5-839 of the Public Ethics Law. These provisions include the affidavit requirement, define applicants and agents, set out District Council member disqualification requirements, and specify ex parte disclosure procedures. Please note that there may be situations where there is more than one applicant involved, requiring one or more submissions of this form (or Form PG 1 Individual Applicant Affidavit). You may direct questions about the affidavit or other requirements of the Law to the State Ethics Commission office by phone, at 410-260-7770, or in writing, at the above address. Copies of the Public Ethics Law may be obtained at the Commission's website http://ethics.maryland.gov/public-ethics-law/. Additionally, there is a Special Ethics Law Memo on the Prince George's County land use ethics law at http://ethics.maryland.gov/download/local-gov/local-gov-forms/PG%20County%20Zoning%20Memo.pdf, that contains additional filing information, including timing requirements.

If the applicant business entity is a corporation listed on a national stock exchange or regulated by the Securities Exchange Commission, then its officers, its directors, or its shareholders having a 5 percent or greater interest in the corporation are required to file an affidavit **only if** these persons have made a payment or have solicited a payment as outlined in the Public Ethics Law **and** if the corporation itself completes Part B of the affidavit. If required to file, these persons will file the Individual Applicant Affidavit, Form PG 1.

Filing Deadline

You must file a signed original of this affidavit with the Clerk of the County Council no later than 30 days prior to the District Council's consideration of the application. You must file a supplemental affidavit as expeditiously as possible whenever a payment/contribution is made after the original affidavit was filed and prior to Council's consideration. Please note that under § 5-835(a) of the Public Ethics Law, payments/contributions during the pendency of an application are generally prohibited.

PART A. Business Entity Applicant

Identifying Information

Name of Applicant Carrollton Oak Creek LLC Case No. (where applicable) A-8427-01

Address of Applicant 11785 Beltsville Drive, Beltsville MD, 20705

Identity of the Property/ Subject of Application Oak Creek Club Parcel B, Tax Id# 36369255 and Parcel 3, Tax Id# 0777144 Type of Application (see § 5-833(d)) Basic Plan Amendment

[1]Section 5-833 of the Public Ethics Law defines a business entity as a corporation, a general partnership, a joint venture, a limited liability company, a limited partnership or a sole proprietorship.

Applicant Payment/Contribution to Member Information (check or complete applicable blanks)

1. Was a payment/contribution made by the applicant to a treasurer or a continuing committee, either directly or through a political action committee (PAC), during the 36 months before the application was filed or during the pendency of the application? ____ Yes __X__ No

If the answer to #1 above is yes, list below the name of the member or members and the date or dates of the payment/contribution:

Name of Member	Date

If the payment/contribution was through a PAC, identify the PAC and the date of the transfer to the treasurer or continuing committee:

Solicitation and other Payment/Contribution Information

2. Did the applicant solicit a person or business entity to make a payment/contribution to a member during the 36 months before the application filing or during the pendency of the application?
____ Yes __X__ No

If the answer to #2 above is yes, and a contribution was made, list below the name of the member or members, the date or dates of the payment/contribution, and the name of the contributor:

Name of Member	Date	Name of Contributor

PART B. Directors, Officers and Stockholders (see § 5-838(b)) (For Corporations Only)

***Note: For a corporation's application to be processed, this section must be completed in full (place a check at the beginning of each question to indicate the action has been completed).**

1. _____All directors, officers, and stockholders with a 5 percent or greater interest have been notified of the disclosure requirement as provided in the Law and are identified as follows (list name and title – if the corporation has no directors, officers or stockholders with a 5 percent or greater interest, so state):

2. _____Affidavits (Form PG 1 Individual Applicant Affidavit) from those individuals identified in question #1 above, who have made or solicited contributions and are therefore required to disclose, are either attached or on file with the Clerk of the County Council **OR** there are no individuals required to file affidavits.

I hereby make oath or affirmation that the contents of this affidavit are true and correct to the best of my knowledge, information and belief.

Signature (original to be filed with the Clerk) — Date: 3/8/2024

DAN KELLY

Printed Name of Signer

MANAGER

Title of Signer (Authorized to sign for the business entity)

This Form Is To Be Filed With:

STATE ETHICS COMMISSION
45 CALVERT STREET, 3RD FLOOR
ANNAPOLIS, MD 21401
410-260-7770
1-877-669-6085

CLERK OF THE COUNTY COUNCIL
COUNTY ADMINISTRATION BUILDING
ROOM 2198
UPPER MARLBORO, MD 20772
301-952-3600

Business Entity[1] Affidavit

(Form PG 2)

General Information

The Prince George's County land use ethics law (General Provisions Article, §§ 5-833 to 5-839, Annotated Code of Maryland) ("Public Ethics Law") requires this affidavit to be filed where a business entity is deemed to be an applicant in an application filed with the District Council. This can occur, for example, when a business entity is a title owner or contract purchaser of land that is the subject of an application, a trustee having an interest in the land (except those described in a mortgage or deed of trust), or the holder of 5 percent or more interest in an entity having an interest in the land (provided that it has substantive involvement in the disposition of the land, or substantive activities pertaining specifically to land development in Prince George's County). Applicant can also include a business entity in which a 5 percent or greater interest is held by another applicant.

In completing this form, you should also review §§ 5-833 to 5-839 of the Public Ethics Law. These provisions include the affidavit requirement, define applicants and agents, set out District Council member disqualification requirements, and specify ex parte disclosure procedures. Please note that there may be situations where there is more than one applicant involved, requiring one or more submissions of this form (or Form PG 1 Individual Applicant Affidavit). You may direct questions about the affidavit or other requirements of the Law to the State Ethics Commission office by phone, at 410-260-7770, or in writing, at the above address. Copies of the Public Ethics Law may be obtained at the Commission's website http://ethics.maryland.gov/public-ethics-law/. Additionally, there is a Special Ethics Law Memo on the Prince George's County land use ethics law at http://ethics.maryland.gov/download/local-gov/local-gov-forms/PG%20County%20Zoning%20Memo.pdf, that contains additional filing information, including timing requirements.

If the applicant business entity is a corporation listed on a national stock exchange or regulated by the Securities Exchange Commission, then its officers, its directors, or its shareholders having a 5 percent or greater interest in the corporation are required to file an affidavit **only if** these persons have made a payment or have solicited a payment as outlined in the Public Ethics Law **and** if the corporation itself completes Part B of the affidavit. If required to file, these persons will file the Individual Applicant Affidavit, Form PG 1.

Filing Deadline

You must file a signed original of this affidavit with the Clerk of the County Council no later than 30 days prior to the District Council's consideration of the application. You must file a supplemental affidavit as expeditiously as possible whenever a payment/contribution is made after the original affidavit was filed and prior to Council's consideration. Please note that under § 5-835(a) of the Public Ethics Law, payments/contributions during the pendency of an application are generally prohibited.

PART A. Business Entity Applicant

Identifying Information

Name of Applicant Carrollton Oak Creek LLC Case No. (where applicable) A-8578-01

Address of Applicant 11785 Beltsville Drive, Beltsville MD, 20705

Identity of the Property/ Subject of Application Oak Creek Club Parcel B, Tax Id# 36369255 and Parcel 3, Tax Id# 0777144

Type of Application (see § 5-833(d)) Basic Plan Amendment

[1]Section 5-833 of the Public Ethics Law defines a business entity as a corporation, a general partnership, a joint venture, a limited liability company, a limited partnership or a sole proprietorship.

Applicant Payment/Contribution to Member Information (check or complete applicable blanks)

1. Was a payment/contribution made by the applicant to a treasurer or a continuing committee, either directly or through a political action committee (PAC), during the 36 months before the application was filed or during the pendency of the application? _____ Yes __X__ No

If the answer to #1 above is yes, list below the name of the member or members and the date or dates of the payment/contribution:

Name of Member	Date

If the payment/contribution was through a PAC, identify the PAC and the date of the transfer to the treasurer or continuing committee:

Solicitation and other Payment/Contribution Information

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I hereby make oath or affirmation that the contents of this affidavit are true and correct to the best of my knowledge, information and belief.

Ian Kelly — Signature (original to be filed with the Clerk)

3/8/2024 — Date

IAN KELLY — Printed Name of Signer

MANAGER — Title of Signer (Authorized to sign for the business entity)

This Form Is To Be Filed With:

STATE ETHICS COMMISSION
45 CALVERT STREET, 3RD FLOOR
ANNAPOLIS, MD 21401
410-260-7770
1-877-669-6085

CLERK OF THE COUNTY COUNCIL
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(Form PG 2)

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PART A. Business Entity Applicant

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Address of Applicant 11785 Beltsville Drive, Beltsville MD, 20705

Identity of the Property/ Subject of Application Oak Creek Club Parcel B, Tax Id# 36369255 and Parcel 3, Tax Id# 0777144 Type of Application (see § 5-833(d)) Basic Plan Amendment

[1]Section 5-833 of the Public Ethics Law defines a business entity as a corporation, a general partnership, a joint venture, a limited liability company, a limited partnership or a sole proprietorship.

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I hereby make oath or affirmation that the contents of this affidavit are true and correct to the best of my knowledge, information and belief.

Signature (original to be filed with the Clerk) — Date: 1/4/2024

IAN KELLY

Printed Name of Signer

MANAGER

Title of Signer (Authorized to sign for the business entity)

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMISSION
Prince George's County Planning Department

Development Review Division
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772
Contact: DRDapplications@ppd.mncppc.org

APPLICATION FORM

APPLICATION TYPE: Basic Plan Amendment per Section 27-195(c) ☐Revision of Case # _____

Companion Cases: A-8427-01, A-8578-01, A-8579-01, CDP-9902-06, CDP-9903-05, 4-24004+ADQ-2024-004

Payment option: ☐Credit Card ☐Check (payable to M-NCPPC) *Do not submit payment until requested by staff*

PROJECT NAME: Oak Creek Club, Landbay T

Complete address (if applicable) 800 Church Road S, Upper Marlboro, MD 20774

Geographic Location (distance related to or near major intersection)
Northeast of intersection of Church Road and Mary Bowie Pkwy

Total Acreage: 8.09	Aviation Policy Area: N/A	Election District: 7
Tax Map/Grid: 069E4/076F1	Current Zone(s): LCD	Council District: 6
WSSC Grid: 201SE12	Existing Lots/Blocks/Parcels: Part Pcl 3, Part Pcl B	Dev. Review District: 7
Planning Area: 74A	In Municipal Boundary: None	Is development exempt from grading permit pursuant to 32-127(a)(6)(A)? ☐ Yes ☑ No
Tax Account #: 3636925 & 0777144	Police District #: 10	General Plan Growth Policy: Established Communities

Proposed Use of Property and Request of Proposal:
Expand the exisiting residential development by amending Condition #1 and removing Condition #2 of the Basic Plan, as provided in Zoning Ordinance No. 11-2000

Please list previously approved applications affecting the subject property:
Basic Plan A-8427, A-8578, A-8579
CDP-9902-05 (R-L) and CDP-9903-04(L-A-C)
PPD #4-01032, SDP-0308-07, TCP2-109-03-06

Applicant Name, Address & Phone:
Mark Allison
11785 Beltsville Drive
Beltsville, MD 20705
mallison@carrolltonenterprises.com
301-572-7800

Owner Name, Address & Phone:
(if same as applicant indicate same/corporation see Disclosure)
Carrollton Oak Creek LLC
11785 Beltsville Dr
Beltsville, MD 20705
301-572-7800

Consultant Name, Address & Phone:
Charles P. Johnson & Associates, Inc.
1751 Elton Road, #300
Silver Spring, MD 20903
301-434-7000

Contact Name, Phone & E-mail:
Andrew P. Funsch
301-434-7000
afunsch@cpja.com

SIGNATURE (Sign where appropriate; include Application Form Disclosure for additional owner's signatures):

Owner's Signature (signed)	Date	Applicant's Signature (signed)	Date
Carrollton Enterprises Management Services, LLC, its' Manager Ian.C.Kelly		Mark Allison	
Contract Purchaser's Signature (signed)	Date	Applicant's Signature (signed)	Date

FOR STAFF USE ONLY Application No.(s):

SUBDIVISION CASES: Preliminary Plan of Subdivision/Conservation Sketch Plan

Type of Application (Check all that apply): ☑ Conventional Subdivision ☐ Conservation Subdivision
☐ Conservation Sketch Plan ☐ Subdivision Ordinance Interpretation ☐ Vacation Petition

Variation, Variance or Alternative Compliance Request(s): ☐ Yes ☑ No	Applicable Zoning/Subdivision Regulation Section(s): LCD - Legacy Comprehensive Design
Total Number of Proposed: Lots 28 Outlots _____ Parcels _____ Outparcels _____	
Number of Dwelling Units: Attached _____ Detached 28 Multifamily _____	Gross Floor Area (Nonresidential portion only): _____

SUBDIVISION CASES: Final Plat

Water/Sewer: ☐ DPIE ☐ Health Department	Number of Plats: _____
Detailed Site Plan No.: _____	WSSC Authorization No.: _____
Approval Date of Preliminary Plan: _____	Check box if a hearing is requested: ☐

URBAN DESIGN AND ZONING CASES

Type of Application (Check all that apply): ☐ Certification of Nonconforming Use ☐ Conservation Plan
☐ Detailed Site Plan ☐ Planned Development ☐ Secondary Amendment ☐ Special Exception
☐ Zoning Map Amendment ☐ Zoning Ordinance Interpretation

Details of Request:	Applicable Zoning Ordinance Section(s):
Total Number of Proposed: Lots _____ Outlots _____ Parcels _____ Outparcels _____	
Number of Dwelling Units: Attached _____ Detached _____ Multifamily _____	Gross Floor Area (Nonresidential portion only): _____
Variance Request: ☐ Yes ☐ No	Applicable Zoning/Subdivision Regulation Section(s): _____
Departure Request: ☐ Yes ☐ No	Application Filed: ☐ Yes ☐ No
Alternative Compliance Request: ☐ Yes ☐ No	Application Filed: ☐ Yes ☐ No

APPLICATION FORM DISCLOSURE

List all persons having at least five percent (5%) interest in the subject property ONLY required for Special Exception and Zoning Map Amendment Applications.

Owner(s) Name (printed)	**Signature and Date**	**Residence Address**
N/A		

If the property is owned by a corporation, please fill in below.

Officers	**Date Assumed Duties**	**Residence Address**	**Business Address**

Officers	**Date Assumed Duties**	**Date Term Expires**	**Residence Address**	**Business Address**

CLHATCHER
LLC
14401 SWEITZER LANE, SUITE 570, LAUREL, MD 20707

August 1, 2024

VIA EMAIL
Prince George's County
MNCPPC
Development Review Division
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

Re: A-8427-01 + A-8578-01 + A-8579-01 (Amendment of Basic Plan): Oak Creek Club – Landbay T, 800 South Church Road, Bowie, Maryland

To Whom It May Concern:

Please accept this letter as our point-by-point responses for SDRC comments, dated June 27, 2024, from the review of the proposed amendment of the Basic Plan applicable to Zoning Map Amendments A-8427, A-8578, and A-8579. Our responses are as follows:

Zoning – Joshua Mitchum:

1. Provide more justification for the removal of commercial space. While a market study will not be required, more information about the history of prior commercial condition and why it is no longer necessary/feasible should be provided.

Response: After internal review of the Basic Plan conditions of approval and several discussions with M-NCPPC Staff, the Applicant no longer requests the removal of Condition #2 from the Basic Plan conditions of approval.

Condition #2 approves the L-A-C Zone designation on 33 acres within the Oak Creek Club with the condition that the maximum square footage of "the proposed commercial component" be determined at the Comprehensive Design Plan stage. Condition #2 does not (i) require a minimum square footage of commercial development that must be placed in the L-A-C Zone, (ii) that commercial space be developed on Parcel 3 (the L-A-C-Zoned portion of the subject property), nor (iii) limit residential development on the subject property.

Further, the proposed development of single-family detached dwellings on the subject property does not preclude future commercial development in the L-A-C-Zoned portion of the Oak Creek Club development. Commercial development is possible on Outlot B in the L-A-C Zone, which is located directly to the south of Parcel 3 across the Mary Bowie Pkwy right-of-way. Outlot B, which is owned by the Oak Creek Club Homeowners' Association (the "HOA"), is comprised of vacant, undeveloped land and could potentially be developed in the future with commercial space.

2. Provide a more detailed discussion about the abutting and adjacent and existing and planned land uses.

Response: Acknowledged. The Applicant has provided a more detailed discussion about the abutting and adjacent and existing and planned land uses in Section III of the Statement of Justification ("SOJ").

3. Clarify what specific General Plan map and Area Master Plan map recommendations for the subject property are. The SOJ needs to adequately analyze the recommendations with respect to how the removal of commercial and increase in density.

Response: Acknowledged. In Sections V.B and V.C of the SOJ, the Applicant has (i) clarified the specific General Plan map and Area Master Plan map recommendations for the subject property and (ii) provided additional analysis regarding the General Plan and Master Plan recommendations regarding land use and density on the subject property.

Community Planning:

1. No major issues, however, the applicant should expand on the justification on how the proposed development still conforms with the Neighborhood Mixed-Use future land use category, which the subject property falls under.

Response: Acknowledged. In Section V.C of the SOJ, the Applicant has provided justification regarding the proposed development's conformance with the Master Plan's future land use recommendation of Neighborhood Mixed-Use.

2. Major Issues Memorandum
    a. The Community Planning Division has not identified any major issues with this application.

Response: Acknowledged.

    b. The 2022 Approved Bowie-Mitchellville and Vicinity Master Plan (master plan) recommends Residential Low and Neighborhood Mixed-Use land uses on the subject property. Residential Low land uses are defined by the master plan as Residential areas between 0.5 and 3.5 dwelling units per acre with primarily single-family detached dwellings. Neighborhood Mixed-Use is defined by the master plan as traditional retail/shopping areas that are transitioning to a mix of residential, shopping, eating and drinking, and other neighborhood-serving amenities, with a residential density up to or equal to 48 dwelling units per acre (pages 49-50). The proposed use conforms with the recommended land use on the Residential Low portion of the property.

    However, the proposed use fails to meet the definition for Neighborhood Mixed-Use. The master plan recommended Neighborhood Mixed-Use due to existing

entitlements for mixed-use development. The applicant should expand on their justification on why commercial development is no longer a viable option.

Response: Acknowledged. However, as analyzed in Section V.C of the SOJ, the proposed use does not fail to meet the Neighborhood Mixed-Use future land use designation. To the contrary, the L-A-C-Zoned portion of the subject property comprises only a portion of the Neighborhood Mixed-Use future land use area within the Oak Creek Club development. The proposed development provides the residential component of the Neighborhood Mixed Use land use area. The remaining components contemplated by the Master Plan within the Neighborhood Mixed-Use land use area can be provided elsewhere within the Neighborhood Mixed-Use land use area (e.g., on the nearby vacant land owned by the Oak Creek Club Homeowners' Association).

c. In addition, the 2022 Bowie-Mitchellville and Vicinity Master Plan recommends the following (goals, strategies, or policies) to help advance the intent and purpose of the plan.

Transportation and Mobility

i. Policy TM 2 All streets in Bowie-Mitchellville and Vicinity should accommodate traffic at Plan 2035-recommended levels of service (LOS).
    1. Strategy TM 2.2 Design all streets in the Established Communities of Bowie-Mitchellville and Vicinity to allow operation at LOS D (p. 113).

ii. Strategy TM 2.4 Reconstruct or construct streets as recommended in Appendix D. Recommended Master Plan Transportation Facilities (p. 113). And TM 3.2 Construct the pedestrian and bicycle facilities identified in Appendix D. Recommended Master Plan Transportation Facilities (p. 113). Appendix D recommends:
    1. C-300, Church Road, from MD 214 (Central Avenue) to Oak Grove Road, 90' right-of-way with two vehicle lanes, 10-foot-wide sidewalks, and shared-use paths (both directions) (p. 247).

iii. Policy TM 3 Enhance active transportation infrastructure to create greater quality of life and attract businesses and employees.
    1. Strategy TM 3.1 Ensure all streets in Bowie-Mitchellville and Vicinity's Centers and Established Communities have sidewalks (page 113).

Natural Environment

i. Policy NE 4 Support Street tree plantings along transportation corridors and streets, reforestation programs, and retention of large tracts of woodland to the fullest extent possible to create a pleasant environment for active transportation users including bicyclists and pedestrians.

ii. NE 4.2 Plant street trees to the maximum extent permitted along all roads and trail rights-of-way (page 145).

Response: Acknowledged.

Environmental Planning:

1. No major issues or comments at this time.

Response: Acknowledged.

2. Major Issues Memorandum:
    a. NRI-136-2023 shows that Marlboro clay is mapped on Landbay T; however, the site is flat. No major issues regarding geotechnical concerns.

Response: Acknowledged.

    b. Development in Landbay T will require a new preliminary plan of subdivision, and as a result, the development proposed within Landbay T will be required to meet the Subtitle 25 regulations that go into effect July 1, 2024.

Response: Acknowledged.

Subdivision Review:

1. No major issues or comments at this time.

Response: Acknowledged.

Transportation Planning:

1. Prior to the acceptance of a preliminary plan of subdivision, the applicant, and the applicant's heirs, successors, and/or assigns shall submit a transportation checklist.

Response: Acknowledged.

2. Major Issues Memorandum:
    a. The Transportation Planning Section has reviewed the referenced application and offers the following comments:

> Prior to the acceptance of a preliminary plan of subdivision, the applicant, and the applicant's heirs, successors, and/or assigns shall:
>
> Submit a transportation checklist to evaluate transportation adequacy and a Bicycle and Pedestrian Impact Statement (BPIS) to evaluate bicycle and pedestrian adequacy as part of the Preliminary Plan of Subdivision application.

Response: Acknowledged.

In addition, please note the following changes made to the proposed amended Basic Plan:

- The Site Data on the Basic Plan amendment was revised to reflect the proposed density changes in the prior R-L and prior L-A-C Zones within the Oak Creek Club development.
- The previously submitted Basic Plan amendment proposed a change to the HOA-owned land south of the Mary Bowie Parkway right-of-way by replacing the "Community Service Center" with "HOA Open Space." Because this change was proposed on land outside of the subject property and not owned by the Applicant, the resubmitted Basic Plan amendment reverts such change to what was shown on the previously approved Basic Plan.

Respectfully,

Christopher L. Hatcher
CLHatcher LLC

cc: Joshua Mitchum | M-NCPPC | DRD | Zoning Section

GENERAL NOTES

1. This site is currently zoned LCD (Legacy Comprehensive Design). The site was previously zoned L-A-C (Local Activity Center) and R-L (Residential Low Development) and is located in Environmental Strategy Area 2 in accordance with Plan 2035.
2. The source of the property boundaries on this plan is from a boundary survey by Charles P. Johnson & Associates, Inc. The fieldwork for this survey was started in 1989, with the last date of fieldwork being 10/5/23.
3. The topography shown on this plan was field gathered by Charles P. Johnson & Associates staff on 10/5/23.
4. The source of the soils information on this plan is from the 1) USDA NRCS Web Soil Survey (WSS) in a Custom Soil Resource Report for an Area of Interest (AOI) established for the subject site only and generated on September 21, 2023; and 2) the current Prince George's Soil Conservation District Soil Erosion and Sediment Control - Pond Safety Reference Manual.
5. In a letter dated October 5, 2023 the Prince George's County Department of Permitting, Inspections and Enforcement states that no county regulated 100-year floodplain is located on-site.
6. No wetlands or streams are located on-site as field verified by Charles P. Johnson & Associates staff in September 2023.
7. This site does not contain Wetlands of Special State Concern as defined in COMAR 26.23.06.01.
8. This site is not located within a Tier II catchment area and does not contain a Tier II waterbody as defined in COMAR 26.08.02.04. This site is not located within an impaired water body with a Total Maximum Daily Load (TMDL) allocated for sediment, which are afforded special protection under Maryland's Anti-degradation policy.
9. This site is located within a Stronghold Watershed based on PG Atlas data as established by the MD DNR.
10. In a letter dated November 9, 2023 the Maryland Department of Natural Resource Natural Heritage Program has determined there are "no official records for State or Federal listed, candidate, proposed, or rare plant or animal species within the project area."
11. This site includes potential Forest Interior Dwelling Species (FIDS) habitat.
12. The site is subject to previously approved TCP1-091-92. Parcel B is subject to previously approved TCP2-109-03. Pto Parcel 3 is not subject to any previous TCP2 approval.
13. There are 14 specimen, champion, and/or historic trees located on the property. These trees were located using field observations and survey equipment.
14. The subject site is not within a Scenic Resources Policy Area.
15. Church road is a Scenic and Historic Roadway.
16. The Bowieville Historic Site (74A-018) is in the vicinity of the subject property but is not adjacent.
17. There are no known archeological sites located on the subject property. Phase I and Phase II archeological survey and evaluation in 1999, February 2004, and November 2004 over the entire 932 acres within the Oak Creek Club Subdivision.
18. Marlboro clay is present on the site, Christina clay is not present on or within the vicinity of this site.
19. The site is not located in the vicinity of any master planned roadway designated as arterial or higher.
20. The subject property is not located within the 2009 Joint Base Andrews Noise Contours.
21. The site is not located within an Aviation Policy Area (APA).
22. The site is not located within the Chesapeake Bay Critical Area (CBCA).
23. An approved NRI is valid for five years from the date of signature by staff, or until information used to prepare the NRI changes. NRIs will be required to be revised and reapproved if the base information changes significantly. Approval of this NRI in no way imparts any other development application approvals.

Specimen Tree List — Date field work completed: 9/22/2023 — Staff: JNH & LMM

Tree #	Common Name	Scientific Name	DBH (in.)	CRZ (ft.)	Condition	Notes
1	Sweetgum	Liquidambar styraciflua	32	48	Good	One-sided
2	Tulip Poplar	Liriodendron tulipifera	33	49.5	Good	N/A
3	American Beech	Fagus grandifolia	43	64.5	Good	Trunk cavity
4	Fin Oak	Quercus palustris	40	60	Fair	Deback, trunk cavity, broken branches
5	Tulip Poplar	Liriodendron tulipifera	39	58.5	Good	N/A
6	Fin Oak	Quercus palustris	36	54	Fair	broken branches
7	Pine sp.	Pinus spp.	32	48	Poor	broken branches, Dead leader
8	American Beech	Fagus grandifolia	34	51	Good	broken branches
9	Fin Oak	Quercus palustris	36	54	Fair	broken branches
10	Northern Red Oak	Quercus rubra	36	54	Fair	broken branches
11	Northern Red Oak	Quercus rubra	34	51	Fair	broken branches, lichen
12	Sweetgum	Liquidambar styraciflua	31	46.5	Good	Splits at 4.5'
13	Tulip Poplar	Liriodendron tulipifera	38	57	Good	Heavy vine load
14	Tulip Poplar	Liriodendron tulipifera	38	57	Good	N/A

SITE STATISTICS TABLE

	Total
Gross tract area	839 AC
Existing 100-year floodplain	0.00 AC
Net tract area	839 AC
Existing woodland in the floodplain	0.00 AC
Existing woodland net tract	3.08 AC
Existing woodland total	3.08 AC
Existing PMA	0.00 AC
Regulated streams (linear feet of centerline	0 LF
Riverine (wooded) buffer (with 100-foot width	0.00 AC

FOREST STAND AREA AND RETENTION TABLE

Stand	Area (acres)	Retention Potential
A	3.08	High
Total:	3.08	

GENERAL INFORMATION TABLE

Layer	Category	Value
Zone	Current Zoning (Zone)	LCD (Legacy Comprehensive Design)
Zone	Previous Zone (Zone)	L-A-C (Local Activity Center) R-L (Residential Low Development)
Zone	Aviation Policy Area (APA)	N/A
Administrative	Tax Grid (TMG)	0000/F07
Administrative	WSSC Grid (Sheet #)	203/F3
Administrative	Planning Area (Plan Area)	76A
Administrative	Election District (ED)	6
Administrative	Council District (CD)	6
Administrative	Geneva Plan 2002 Tier (Tier)	Developing
Administrative	General Plan Growth Policy (2035)	Established Communities

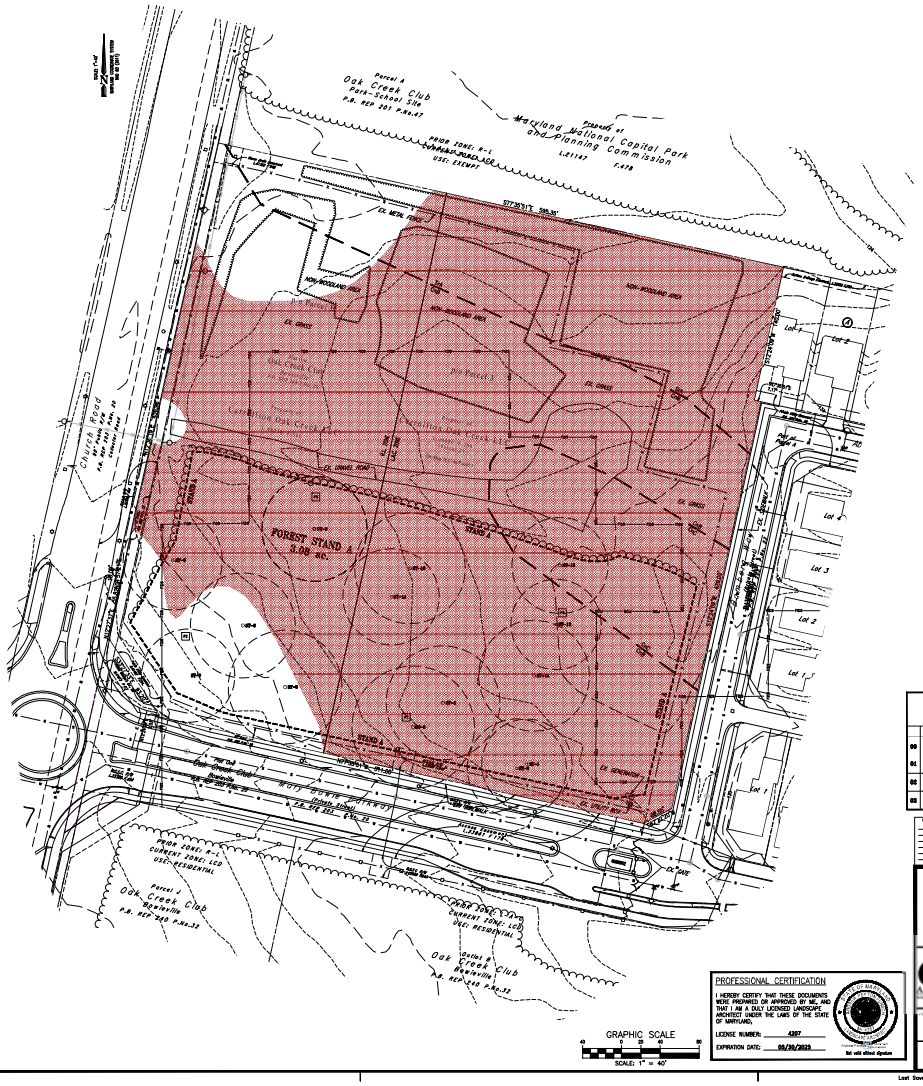
WSS SOILS SURVEY SOILS TABLE

Map Unit Symbol	Map Unit Name	K-Factor (Erodability)	Hydric Rating	Hydrologic Soil Group	Drainage Class
CnB	Collington-wist complex, 2 to 5 percent slopes	0.17	0	B/A	Well drained
CnC	Collington-wist complex, 5 to 10 percent slopes	0.17	0	B/A	Well drained
SnA	Shrewsbury loam, 0 to 2 percent slopes	0.24	85	B/D	Poorly drained

Taken from: USDA, NRCS, Web Soil Survey (WSS) available online at http://websoilsurvey.nrcs.usda.gov

FOREST STAND 'A' SUMMARY TABLE

1	Dominant species	Tulip Poplar, Sweetgum
2	Codominant species	Red Maple, TulipPoplar, Fin Oak, Pine sp., BlackCherry
3	Forest Association	Tulip Poplar
4	Successional Stage	Young
5	Basal area in s.f. per acre	260
6	Size class of dominant species	11-20 inches
7	Percent canopy coverage	90%
8	Number of tree species	10
9	Common understory species	Tulip Poplar, Sweetgum, Fin Oak, Red Maple, Black Gum, Pine sp., Beech, ChestnutOak, Northern fast Oak, Black Cherry
10	Percent of understory coverage - 2' to 20' tall	40%
11	Number of woody plant species - 2' to 20' tall	7
12	Common herbacious species	Fern sp., assorted grasses.
13	Percent herbaceous plant coverage - 0' to 3' tall	10%
14	List of major invasive plant species and percent of coverage (Inventory / Remarkable)	0% None / 0% None
15	Number of standing dead trees 6" DBH +	2
16	Comments	Not many Invasives. Groundcover mostly leaves
17	Number of trees per acre	260
18	Average Diameter at Breast Height (DBH)	17.32 inches



The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
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July 16, 2024

MEMORANDUM

TO: Joshua Mitchum, Planner III, Zoning Section

VIA: Sherri Conner, Acting Division Chief, Development Review Section SC

FROM: Mridula Gupta, Planner IV, Subdivision Section

SUBJECT: A-8427-01; A-8578-01; A-8579-01, Oak Creek Club - Landbay T

The subject site is an approximately 923-acre planned golf course community, of which 8.09-acres are the focus of this application. The subject property consists of Parcel 3, recorded in the Prince George's County Land Records in Book 48450 page 299; and Parcel B, recorded in Plat Book REP 203 Plat no. 20. The subject property is located in the Legacy Comprehensive Design (LCD) Zone. This application to amend existing Basic Plans A-8427, A-8578, and A-8579 for Oak Creek Club Development is being reviewed pursuant the prior Zoning Ordinance, under which the property was zoned Local Activity Center (L-A-C) and Residential Low Development (R-L). The purpose of the application is to amend the approved basic plans to allow the development of the property with 28 single-family detached dwelling units. Specifically, an increase in density above that approved in the basic plans is requested. Also, the application proposes change to one condition of approval, and deletion of one condition of approval to enable an increase in the number dwelling units that can be achieved. No change in land area is requested. The subject 8.09-acre area is currently vacant. Subdivision of land for residential dwelling units will require a new PPS and final plat.

This property is subject to Preliminary Plan of Subdivision (PPS) 4-01032, which was approved by the Prince George's County Planning Board on September 6, 2001 (PGCPB Resolution No. 01-178(C)(A)). PPS 4-01032 approved 1,148 lots and 36 parcels for the development of 1,148 single-family residential dwelling units, 26,000 square feet of retail use, and an 18-hole golf course on the overall property. The 8.09-acre area being amended in these applications was shown on the approved PPS as Parcel OO for proposed institutional use (church); open space Parcel F (currently recorded as Parcel B in accordance with the PPS); and six single-family residential Lots 1-6. Parcel OO and Lots 1-6 as shown on the PPS were never recorded by plat and are known as Parcel 3, an unsubdivided deed property given 4-01032 has since expired. The proposal to develop the subject site and the subdivide land will require the approval of a new PPS, a new determination of adequacy, and new final plats.

Basic Plans A-8427, A-8578, and A-8579 were approved by the District Council in 2000, subject to identical 50 conditions and 10 considerations (Zoning Ordinance No. 11-2000). The applicant

proposes revision/deletion to the following conditions which are listed below in **bold** text and staff analysis of the applicant's request follows in plain text:

1. **In no event shall the maximum number of dwelling units exceed 1,096 in the R-L Zone, which equates to 1.3 dwelling units per adjusted gross acre, and or 52 in the L-A-C Zone.**

   The applicant is requesting revision to this condition, to increase the maximum allowed number of dwelling units in the prior R-L Zone to 1,108 and those in the L-A-C Zone to 76. This revision will slightly increase the maximum allowed density in the R-L Zone to 1.4 dwelling units per adjusted gross acre, from the originally approved 1,3 dwelling units per adjusted gross acre. This revision will allow the development of the additional 28 dwelling units proposed by the applicant. As stated previously, subdivision of land for residential dwelling units will require a new PPS and final plat before any permits may be approved.

2. **Approval of the L-A-C Zone for 33 acres with the provision that the maximum square footage of the proposed commercial component shall be determined at Comprehensive Design Plan (CDP) review. Should it be determined at that time that adequate market support does not exist for the proposed 40,000 square feet of commercial development, a staging plan shall be approved providing for the development of a Neighborhood Activity Center in accordance with the Master Plan and Zoning Ordinance requirements for such centers and the subsequent expansion of the center at such time as the necessary market support can be determined.**

   The applicant is requesting deletion of this condition, with the argument that the current economic climate cannot support 40,000 square feet of commercial development. The proposed deletion of this basic plan condition should be further reviewed by the Zoning Section.

Additional Comments

1. Parcel B received an automatic certificate of adequacy (ADQ) associated with PPS 4-01032 pursuant to Section 24-4503(a)(1) of the Subdivision Regulations, which became effective April 1, 2022, and is valid for twelve years from that date, subject to the expiration provisions of Section 24-4503(c). There is no ADQ associated with Part of Parcel 3, since this portion of Parcel 3 was never platted in accordance with 4-01032, which has since expired.

Recommended Conditions

None.

This referral is provided for the purposes of determining conformance with any underlying subdivision approvals on the subject property and Subtitle 24. All bearings and distances must be clearly shown on the basic plan and must be consistent with the legal descriptions of the property. There are no other subdivision issues at this time.

The Maryland-National Capital Park and Planning Commission
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Countywide Planning Division
Historic Preservation Section

301-952-3680

July 10, 2024

MEMORANDUM

TO: Joshua Mitchum, Subdivision Section, Development Review Division

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

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

SUBJECT: **A-8427-01, A-8579-01, and A-8578-01 Oak Creek Club – Landbay T**

The subject property comprises 8.09 acres and is at the northeast corner of the intersection of Mary Bowie Parkway and Church Road South. The subject property was zoned Residential Low Development (R-L) and Local Activity Center (L-A-C), per the prior Zoning Ordinance, and is located within the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan* area. The subject application proposes to amend the Basic Plan to raise the density cap on housing to allow for the development of 28 single-family detached houses.

The 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan* contains goals and policies related to historic preservation (pp. 157-165). However, these are not specific to the subject site. The subject property is included in many other previous development plans and revisions. These include conditions related to Bowieville (Historic Site 74A-018). The subject application relates to an 8.09-acre part of the larger development and is near the Historic Site 74A-018, however, the proposed revisions will have minimal impact.

A Phase IA archeological reconnaissance survey was conducted on the Oak Creek property in 2002. The study consisted of background research and pedestrian reconnaissance of the 900-acre property on both sides of Church Road South, in Upper Marlboro, bounded by Oak Grove Road to the south, Collington Manor subdivision to the north, the Kettering subdivision to the west, and the CSX railroad tracks to the east. It was determined that there was high archeological potential for both historic and pre-contact archeological sites on the property, and a Phase IB archeological shovel test survey was recommended.

Background historical research indicated that various parcels within the subject property were primarily part of seventeenth-century land patents including "Something," "Partnership," "Beall's Hunting Quarter," "The Major's Lot," "Hugh's Labour," "The Beginning," "The First Part of Riley's Discovery," and "The Remaining Part of Riley's Discovery," owned by John Demall, Nicholas Sewell, James Moore, Ninian Beall, and Hugh Riley. Between 1797 and 1801, Dr. Robert Pottinger acquired 614.25 acres of land, in what is now the Oak Creek subdivision.

In 1803 Pottinger died, and by 1818 Governor Robert Bowie had acquired all of what had been Pottinger's land. This property passed to his daughter, Mary M. Bowie, who with acquisitions of land from her son William Turner Wootton, created an 853-acre plantation that she named "Bowieville." Mary Bowie died unexpectedly in 1826 and the property passed to her children. Over the course of the next two centuries, the large tract of land was divided multiple times, until much of the original Bowieville property was purchased by the Turner family in the early 1980s.

Two previously identified sites, 18PR79 and 18PR580, were re-evaluated during the Phase IB survey. 18PR79 was identified as a Woodland-period site located in the floodplain adjacent to Black Branch, on the west side of Church Road. Site 18PR850 was identified as the archeological site associated with Bowieville (Historic Site 74A-018).

A Phase IB archaeological shovel test survey was conducted on the subject property between December 2002 and December 2003. A total of 3500 shovel test pits were excavated, with positive artifact recoveries from 348 of them. Thirty-three new pre-contact and historic sites were identified, sites 18PR659 through 18PR691. Of these, six sites 18PR79, 18PR580, 18PR659, 18PR665, 18PR669, and 18PR677 were identified as potentially National Register-significant and were recommended for Phase II archaeological evaluation or preservation in place. Historic Preservation staff agree with these recommendations. None of the sites identified as potentially National Register-significant are located on the subject property being reviewed in this application and therefore no further work is recommended.

The subject property is near Bowieville Historic Site (74A-018) but does not contain and is not adjacent to, any designated Prince George's County Historic Sites or resources. Historic Preservation staff recommend approval of A-8427-01, A-8579-01, and A-8578-01, Oak Creek Club – Landbay T, with no conditions.

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
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July 29, 2024

MEMORANDUM

TO: Joshua Mitchum, Development Review Division

FROM: Benjamin Ryan, Transportation Planning Section, Countywide Planning Division

VIA: NS Noelle Smith, AICP, Transportation Planning Section, Countywide Planning Division

SUBJECT: A-8427-01+A-8578-01+A-8579-01: Oak Creek Club

Proposal:
The subject Basic Plan Amendments proposes to increase residential density in the Residential Low Development (R-L) zoning district from 1,096 or 1.3 dwellings per acre to 1,108 or 1.4 dwellings per area. Additionally, the subject application seeks an increase residential density in the Local Activity Center (L-A-C) zoning district from 52 to 76 dwelling units as well as eliminating commercial development in the L-A-C zone. The Transportation Planning Section's (TPS) review of this Basic Plan Amendment was evaluated using the standards of Section 27 of the prior Zoning Ordinance.

Prior Conditions of Approval:
The site property falls under the purview of Basic Plan A-8427, A-8578, A-8579, Comprehensive Design Plan, CDP-9902 and CDP-9903, and Preliminary Plan of Subdivision, 4-01032. There are no prior conditions of approval on the subject property that are relevant to the subject application.

Master Plan Compliance
This application is subject to 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan*.

Master Plan Roads
The subject property has frontage on Church Road (C-300) along the western bounds of the site. The MPOT refers to this section of Church Road as MC-300 and recommends a 4-lane master collector with an ultimate right of way of 90 feet. The 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan* recommends this portion of Church Road as a 2-lane collector roadway with an ultimate right of way of 90 feet. The applicant's submission does not display the right of way along Church Road. The subject application does not require right-of-way dedication or other recommendations to this portion of Church Road. Right-of-way dedication for Church Road will be further examined at the time of subsequent development applications. Staff would note that the portion of Church Road that fronts the subject property is currently constructed as a 4-lane collector roadway.

The subject property also has frontage along Mary Bowie Parkway along the southern bounds of the subject site. Neither the MPOT nor the 2022 *Approved Bowie-Mitchellville and Vicinity Master*

Plan contains right-of-way recommendations. Right-of-way dedication for Mary Bowie Parkway will be further examined at the time of subsequent development applications. Staff would note that portion of Mary Bowie Parkway that fronts the subject property has been constructed as a 4-lane roadway at its intersection with Church Road, which transitions to a 2-lane roadway to the east of the subject site.

Master Plan Pedestrian and Bike Facilities
The MPOT recommends the following master-planned facilities:

Planned Side Path: Church Road

The Complete Streets element of the MPOT reinforces the need for multimodal transportation and includes the following policies regarding the accommodation of pedestrians and bicyclists (MPOT, p. 9-10):

> **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.**
>
> **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.***
>
> **Policy 5: Evaluate new development proposals in the Developed and Developing Tiers for conformance with the complete streets principles.**

The 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan* recommends a 10-foot-wide minimum shared-use path in both directions along this portion of Church Road. The recommendation is provided below (p.247):

C-300	Church Road	MD 214 (Central Avenue)	Oak Grove Road	90'	Collector	10-foot-wide minimum Shared-Use Paths (both directions)	2

Comment: The site's frontage along Church Road has an existing bicycle lane and side path. The site's frontage along Mary Bowie Parkway has an existing sidewalk, which transitions into the side path along Church Road. Additional bicycle and pedestrian recommendations will be further examined and recommended with subsequent development applications.

Transportation Planning Review

Zoning Ordinance Compliance

Section 27-195 of the Prince George's County Zoning Ordinance (Ordinance) provides guidance for map amendment approvals. Specific to transportation, Section 27-195(b)(1)(C) discusses criteria for approval and is copied below:

> (b)**Criteria for approval.**
>
> **(1)Prior to the approval of the application and the Basic Plan, the applicant shall demonstrate, to the satisfaction of the District Council, that the entire development meets the following criteria:**
>
> **(C)Transportation facilities (including streets and public transit) (i) which are existing, (ii) which are under construction, or (iii) for which one hundred percent (100%) of the construction funds are allocated within the adopted County Capital Improvement Program, within the current State Consolidated Transportation Program, or will be provided by the applicant, will be adequate to carry the anticipated traffic generated by the development based on the maximum proposed density. The uses proposed will not generate traffic which would lower the level of service anticipated by the land use and circulation systems shown on the approved General or Area Master Plans, or urban renewal plans;**

Comment: As discussed above, the roadways needed to serve the proposed development have all been constructed as recommended in the MPOT. The submitted plans show conceptual vehicular access to the site along Church Road and Mary Bowie Parkway. The applicant's proposal, to construct 28 single-family dwelling units instead of 40,000 square feet of commercial use will be evaluated for adequacy with future development applications.

Conclusion:

Based on the findings presented above, staff concludes that the vehicular, pedestrian, and bicycle access and circulation for this plan is acceptable, consistent with the site design guidelines pursuant to Section 27, and meets the findings for transportation purposes.

Countywide Planning Division
Environmental Planning Section 301-952-3650

July 15, 2024

MEMORANDUM

TO: Joshua Mitchum, Planner III, Zoning Section, DRD

VIA: Tom Burke, Planning Supervisor, Environmental Planning Section, CWPD *TB*

FROM: Mary Rea, Planner II, Environmental Planning Section, CWPD *MR*

SUBJECT: **Oak Creek Club – Landbay T; A-8578-01, A-8578-01, and A-8579-01**

The Environmental Planning Section (EPS) has reviewed the above referenced Zoning Map Amendment application accepted on May 23, 2024. The amendment application meets all applicable environmental requirements. The following comments are provided for your consideration.

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
A-8427, A-8578, and A-8579	N/A	District Council	Approved	11/26/1991	CR-120-1991
CDP-9902	TCPI-91-92	Planning Board	Approved	9/6/2001	PGCPB No. 01-180
CDP-9903	TCPI-91-92	Planning Board	Approved	12/6/2001	PGCPB No. 01-181
4-01032	TCPI-91-92-01	Planning Board	Approved	12/20/2001	PGCPB No. 01-178(C)
SDP-0308	TCPII-109-03	Planning Board	Approved	9/25/2003	PGCPB No. 03-205
SDP-0308-02	TCPII-109-03-01	Planning Director	Approved	10/10/2007	N/A
SDP-0308-03	TCPII-109-03-02	Planning Director	Approved	7/11/2007	N/A
SDP-0610	TCPII-109-03-03	Planning Board	Approved	10/11/2007	PGCPB No. 07-194(A)
SDP-0308-06	TCPII-109-03-04	Planning Director	Approved	6/26/2013	N/A
SDP-0308-07	TCPII-109-03-05	Planning Director	Approved	3/6/2017	N/A
NRI-136-2023	N/A	Staff	Approved	12/7/2023	N/A

A-8427-01, A-8578-01, and A-8579-01	N/A	Planning Board	Pending	Pending	Pending

PROPOSED ACTIVITY
This application requests amending the approved Basic Plans by amending conditions number 1 and deleting condition number 2. These changes will allow for a new comprehensive design plan, preliminary plan of subdivision, and specific design plan applications to be submitted. The owner proposes to develop the property with 28 single-family detached homes.

GRANDFATHERING
Because the subject project will be required to file an amended comprehensive design plan and a new preliminary plan application to reflect changes proposed under the Basic Plan amendment, the project will be subject to the environmental regulations contained in Subtitle 25 and prior Subtitles 24 and 27.

SITE DESCRIPTION
The subject property is an 8.09-acre site located on the east side of South Church Road, and north of Mary Bowie Parkway. The current zoning for the site is Legacy Comprehensive Design (LCD); however, this Basic Plan refers to the prior Residential Low Development (R-L) and Local Activity Center (L-A-C) comprehensive design zones. The applicant has opted to apply the prior R-L and L-A-C zoning standards that were in effect prior to April 1, 2022. There are no streams, wetlands, or 100-year floodplains with associated areas of steep slopes within the limits of this site. The Maryland Department of Natural Resource Natural Heritage Program determined that there are official records for State or Federal listed, candidate, proposed or rare plant or animal species within this site. However, PGAtlas is showing that there is a potential for forested interior dwelling species in the southeastern portion of the site. This property is in the Collington Branch watershed in the Patuxent River basin.

PLAN PRINCE GEORGE'S 2035 APPROVED GENERAL PLAN (2014)
The site is located within the Established Community Areas of the Growth Policy Map and Environmental Strategy Area (ESA) 2 of the Regulated Environmental Protection Areas Map, as designated by *Plan Prince George's* 2035 *Approved General Plan* (Plan 2035).

MASTER PLAN CONFORMANCE
The site is in the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan,* which includes applicable goals, policies, and strategies. The following policies are applicable to the current project regarding natural resources preservation, protection, and restoration. The text in **BOLD** is the text from the Master Plan, and the plain text provides comments on plan conformance.

Natural Environment Section

Green Infrastructure

Policy NE 1: Ensure that areas of connectivity and ecological functions are maintained, restored, or established during development or redevelopment.

Strategies:

NE 1.1 Use the green infrastructure network as a guide to decision-making, and as an amenity in the site design and development review processes.

This site can be found in conformance with the 2017 *Green Infrastructure Plan* (GI Plan). The woodland on-site is unconnected from other woodlands as it is bordered by three roadways and cleared land to the north of it. There are no regulated environmental features in the area of this application.

Policy NE 2: Preserve, in perpetuity, Nontidal Wetlands of Special State Concern (NTWSSC) within Bowie-Mitchellville and Vicinity (see Map 41. Nontidal Wetlands of Special State Concern (NTWSSC)—2017).

There are no NTWSCC within the vicinity of this property, as mapped on Map 41 of the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan.*

Stormwater Management

Policy NE 3: Proactively address stormwater management in areas where current facilities are inadequate.

This project will be subject to stormwater management (SWM) review and approval by the Department of Permitting, Inspections and Enforcement (DPIE). A final SWM design plan in conformance with County and state laws will be required prior to issuance of any grading permits for this site.

Forest Cover/Tree Canopy Coverage

Policy NE 4: Support street tree plantings along transportation corridors and streets, reforestation programs, and retention of large tracts of woodland to the fullest extent possible to create a pleasant environment for active transportation users including bicyclists and pedestrians.

Development of this site will be subject to the Woodland and Wildlife Habitat Conservation Ordinance (WCO) requirements and the tree canopy coverage requirements. Additional information regarding woodland preservation, reforestation, and tree canopy coverage will be evaluated with future development applications. Street tree planting requirements will be reviewed by the Department of Public Works and Transportation (DPW&T).

Impervious Surfaces

Policy NE 5: Reduce urban heat island effect, thermal heat impacts on receiving streams, and reduce stormwater runoff by increasing the percentage shade and tree canopy over impervious surfaces.

Development of the site will be subject to the current SWM regulations, which require that environmental site design (ESD) be implemented to the maximum extent practicable (MEP). Development of this site will be subject to the current woodland conservation ordinance requirements, including the tree canopy coverage requirement. Street tree planting requirements will be reviewed by the DPW&T.

Climate Change
Policy 6: Support local actions that mitigate the impact of climate change.

Development of this site is subject to the current woodland conservation ordinance and tree canopy coverage requirements. The presence of woodland and tree canopy, particularly over asphalt and other developed surfaces, are proven elements to lessen climate impacts of development and the associated heat island effect, which are known contributors to climate change.

CONFORMANCE WITH THE GREEN INFRASTRUCTURE PLAN
The site is partially mapped within the Green Infrastructure Network, as delineated in accordance with the 2017 *Green Infrastructure Plan* of the *Approved Prince George's County Resource Conservation Plan* (GI Plan). The Evaluation Area is mapped on the southwestern portion of the site due to the existing woodlands on-site. The woodland on-site is unconnected from other woodlands as it is bordered by three roadways and cleared land to the north of it. There are no regulated environmental features on-site. The proposal continues to be in conformance with the GI Plan.

COMPLIANCE WITH PREVIOUSLY APPROVED CONDITIONS

The previous approval of the basic plans, comprehensive design plans, and preliminary plan included numerous conditions, many of which dealt with environmental issues that were to be addressed during subsequent reviews. The respective conditions are in **bold** type face and the associated comments are in standard type face.

Conditions of Previous Approvals: Basic Plan A-8427, A-8578, and A-8579

1. In no event shall the maximum number of dwelling units exceed 1,096 in the R-L Zone, which equates to 1.3 dwelling units per adjusted gross acre, and 52 in the L-A-C Zone.

The proposed change in language with this amendment is supported by the EPS.

2. Approval of the L-A-C Zone for 33 acres with the provision that the maximum square footage of the proposed commercial component shall be determined at Comprehensive Design Plan (CDP) review.

Should it be determined at that time that adequate market support does not exist for the proposed 40,000 square feet of commercial development, a staging plan shall be approved providing for the development of a Neighborhood Activity Center in accordance with the Master Plan and Zoning Ordinance requirements for such centers and the subsequent expansion of the center as such time as the necessary market support can be determined.

The proposed removal of this condition with this amendment will not affect the future review of this site by EPS.

13. A woodland conservation requirement of 25 percent should be established for the site. In addition, the applicant will reforest as required under applicable State and County regulations. All Tree Conservation Plans shall demonstrate how the development will meet this criteria.

This condition still must be met with future development applications and will be brought forward as a recommended condition.

14. The limits of the existing 100-year floodplain shall be approved by the Watershed Protection Branch of the Department of Environmental Resources prior to the approval of any Specific Design Plans.

This condition still must be met with future development applications and will be brought forward as a recommended condition. It should be noted that the 100-year floodplain is now managed by the Department of Permitting, Inspections and Enforcement's Site Road Division.

15. The applicant shall provide proof that the U.S. Army Corps of Engineers or the appropriate State or local wetlands permitting authority agrees with the nontidal wetlands delineation along with the submittal of the SDP.

This condition still must be met with future development applications and will be brought forward as a recommended condition. There are no wetlands in the proposed Landbay T.

16. All nontidal wetland mitigation areas shall be shown on the SDP.

This condition still must be met with future development applications and will be brought forward as a recommended condition. No nontidal wetland mitigation areas are proposed for Landbay T.

17. Technical approval of the location and sizes of Stormwater Management Facilities is required prior to approval of any SDP.

This condition still must be met with future development applications and will be brought forward as a recommended condition.

19. All nondisturbed nontidal wetlands shall have at least a 25-foot nondisturbance buffer around their perimeters.

This condition still must be met with future development applications and will be brought forward as a recommended condition. There are no wetlands in the proposed Landbay T.

20. All streams and drainage courses shall comply with the buffer guidelines for the Patuxent River Primary Management Areas.

This condition still must be met with future development applications and will be brought forward as a recommended condition. The Patuxent River Primary Management Areas are now known as Primary Management Areas of which none are located in Landbay T.

22. As part of the submittal of the CDP, the applicant shall include a soil study which identifies the location and extent of the Marlboro Clay.

This condition still must be met with future development applications and will be brought forward as a recommended condition.

Comprehensive Design Plan Considerations:

2. In those areas adjacent to Church Road which are substantially wooded, the setbacks described in Consideration No. 1 above may be reduced by one-half, except that no wooded buffer shall be less than 100 feet wide. The wooded buffer, however, may be reduced to 50 feet in depth wherever it adjoins 50 feet of wooded land to be preserved in the right-of-way (200-foot dedication) for a rural parkway. All wooded buffers which are preserved in accordance with this provision shall be placed in a conservation easement and be preserved in perpetuity. This buffer may be interrupted by road crossings and utilities.

This consideration still must be addressed with future development applications and will be brought forward as a recommended condition.

Conditions of Previous Approvals: CDP-9902 and CDP-9903
The conditions of approval of the Comprehensive Design Plan (CDP-9902 and CDP-9903) found in PGCPB Resolution No. 01-180 and 01-181 are not applicable to the review of the current application.

Conditions of Previous Approvals: Preliminary Plan of Subdivision: 4-01032
The conditions of approval of Preliminary Plan of Subdivision (4-01032) found in PGCPB Resolution No. 01-178(C) are not applicable to the review of the current application.

ENVIRONMENTAL REVIEW

Existing Conditions/Natural Resource Inventory (NRI)
An NRI is not required as part of a zoning amendment application. However, an approved NRI (NRI-136-2023) was submitted with this application, which shows no regulated environmental features on-site.

Woodland Conservation
The site is currently zoned LCD and was previously zoned L-A-C and R-L, with a required woodland conservation threshold of 25 percent of the net tract area. There is an approved TCPI (TCPI-091-92) and a TCP2 (TCP2-109-03-05) on the overall development. All future applications for this site will be required to meet the Subtitle 25 regulations that went into effect July 1, 2024.

Stormwater Management
A SWM concept letter and plan approved by DPIE will be required to be submitted with future applications. Stormwater management is required to meet environmental site design (ESD) to the maximum extent practicable for water quantity and quality control measures.

Soils
The predominant soils found on-site according to the U.S. Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (WSS), include Collington-Wist complex, and Shrewsbury loam soils. Unsafe soil containing Marlboro clay have been identified on this property. A geotechnical report shall be submitted with future development applications.

The Environmental Planning Section provides the following recommended conditions for consideration with the approval of A-8427-01, A-8578-01, and A-8579-01:

1. A woodland conservation requirement of 25 percent should be established for the site. In addition, the applicant will reforest as required under applicable State and County regulations. All Tree Conservation Plans shall demonstrate how the development will meet this criteria.

2. The limits of the existing 100-year floodplain shall be approved by the Department of Permitting, Inspections and Enforcement prior to the approval of any Specific Design Plans.

3. The applicant shall provide proof that the U.S. Army Corps of Engineers or the appropriate State or local wetlands permitting authority agrees with the nontidal wetlands delineation along with the submittal of the SDP.

4. All nontidal wetland mitigation areas shall be shown on the SDP.

5. Technical approval of the location and sizes of Stormwater Management Facilities is required prior to approval of any SDP.

6. All nondisturbed nontidal wetlands shall have at least a 25-foot nondisturbance buffer around their perimeters.

7. All streams and drainage courses shall comply with the buffer guidelines for the Primary Management Areas.

8. As part of the submittal of the CDP, the applicant shall include a soil study which identifies the location and extent of the Marlboro Clay.

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

September 11, 2024

MEMORANDUM

TO: Joshua Mitchum, Planner III, Zoning Review Section, Development Review Division

VIA: Andrew Bishop, Planner III, Placemaking Section, Community Planning Division NAB

VIA: Kierre McCune, Supervisor, Master Plans and Studies, Community Planning Division Se for KM

FROM: Thomas Lester, Planner IV, Master Plans and Studies, Community Planning Division TEL

SUBJECT: A-8427-01, A-8578-01, and A-8579-01 Oak Creek Club Landbay T

FINDINGS

The Community Planning Division finds that pursuant to Section 27-195(b)(1)(A), of the prior zoning ordinance, the proposed amendment to the Basic Plan conforms to the principles and guidelines described in the 2022 *Bowie-Mitchellville and Vicinity Master Plan* with respect to land use, the number of dwelling units, and the location of land uses.

BACKGROUND

Application Type: Amendment to the Basic Plan of a Zoning Map Amendment.

Location: Marie Bowie Parkway and 800 S Church Road, Upper Marlboro, Maryland 20774 (Parcel B and Parcel 3 [Tax ID 3636925, and 0777144 respectively])

Size: 8.09+/- Acres

Existing Uses: Vacant

Future Land Use: Residential Low/Neighborhood Mixed-Use

Proposal: To amend the Basic Plan and raise the density cap allowing for the construction of 28 single-family detached houses.

Existing Zoning: Legacy Comprehensive Design (LCD) Zone

Prior Zoning: Residential Low Development (R-L) Zone and Local Activity Center (L-A-C) Zone

GENERAL PLAN, MASTER PLAN, AND SMA

General Plan: The 2014 *Plan Prince George's 2035 Approved General* (Plan 2035) places this property in the **Established Communities** Growth Policy area. Established communities are defined as "existing residential neighborhoods and commercial areas served by public water and sewer outside of the Regional Transit Districts and Local Centers, as Established Communities. Established communities are most appropriate for context-sensitive infill and low- to medium-density development" (p. 20).

Master Plan: The 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan* recommends **Residential Low** (Parcel B [0777144} and portion of Parcel 3 [3636925], formally zoned Residential Low Development [R-L]) and **Neighborhood Mixed-Use** (southern portion of Parcel 3 [3636925], formally zoned Local Activity Center [L-A-C]) land uses on the subject property. Residential Low land uses are defined as Residential areas between 0.5 and 3.5 dwelling units per acre with primarily single-family detached dwellings. Neighborhood Mixed-Use is defined as traditional retail/shopping areas that are transitioning to a mix of residential, shopping, eating and drinking, and other neighborhood-serving amenities, with a residential density up to or equal to 48 dwelling units per acre (p. 49-50).

*Analysis: The proposed use meets the definition for **Residential Low** but fails to meet the definition for **Neighborhood Mixed-Use** as outlined in the master plan. Specifically, the amended proposal would create a single-use development, which conflicts with the definition of the Neighborhood Mixed-Use designation that is meant to incorporate a variety of uses within a single project. This current amended proposal, which involves the development of additional single-family detached dwellings, lacks the additional complementary uses expected in a mixed-use development.*

The 2022 Approved Bowie-Mitchellville and Vicinity Master Plan recommended Neighborhood Mixed-Use because the Oak Grove development was initially approved as a mixed-use project. Nevertheless, the context has evolved since the master plan's approval. The site is a gated community, which inherently limits other uses' viability due to restricted access. This change in the property's accessibility makes it less practical to attract or sustain other uses on site, thus impacting the feasibility of maintaining a mix of uses as initially planned.

Despite the reduction in the variety of uses, the overall development still has the possibility to include a combination of uses in the future. For example, if the undeveloped parcels along Church Road were developed, and the gates were removed, additional uses could be added. Also, a portion of the project maintains its L-A-C zoning, retaining the potential for future mixed use if feasible. Therefore, staff finds that the overall project maintains the potential for a mix of uses and this amendment does not remove the possibility for mixed-use in the future. While the proposed development's single-use focus differs from the mixed-use recommendation, the gated community context and future potential to create a mixed-use development in the future, if viable, should not exclude the current amendment to maintain a single-use project for the select properties.

The 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan* makes the following recommendations that affect the subject property:

Transportation and Mobility

- **Policy TM 2** All streets in Bowie-Mitchellville and Vicinity should accommodate traffic at Plan 2035-recommended levels of service (LOS).
    - **Strategy TM 2.2** Design all streets in the Established Communities of Bowie-Mitchellville and Vicinity to allow operation at LOS D (p. 113).
    - **Strategy TM 2.4** Reconstruct or construct streets as recommended in Appendix D. Recommended Master Plan Transportation Facilities (p. 113). And **TM 3.2** Construct the pedestrian and bicycle facilities identified in Appendix D. Recommended Master Plan Transportation Facilities (p. 113). Appendix D recommends:
        - **C-300,** Church Road, from MD 214 (Central Avenue) to Oak Grove Road, 90' right-of-way with two vehicle lanes, 10-foot-wide sidewalks, and shared-use paths (both directions) (p. 247).
- **Policy TM 3** Enhance active transportation infrastructure to create greater quality of life and attract businesses and employees.
    - **Strategy TM 3.1** Ensure all streets in Bowie-Mitchellville and Vicinity's Centers and Established Communities have sidewalks (p. 113).

Analysis: *Staff encourage implementing the transportation recommendations, if feasible. The Transportation Section will determine conformance of these strategies at the time of the Preliminary Plan of Subdivision and Detailed Site Plan.*

Natural Environment

- **Policy NE 4** Support street tree plantings along transportation corridors and streets, reforestation programs, and retention of large tracts of woodland to the fullest extent possible to create a pleasant environment for active transportation users including bicyclists and pedestrians.
    - **NE 4.2** Plant street trees to the maximum extent permitted along all roads and trail rights-of-way (p. 145).

Analysis: *Staff encourages implementing the environmental recommendations, if feasible. The Environmental Section will determine conformance of these strategies at the time of Preliminary Plan of Subdivision and Detailed Site Plan.*

Planning Area/Community: 74A/Mitchellville and Vicinity

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

SMA/Zoning: The 2024 *Approved Bowie-Mitchellville and Vicinity Sectional Map Amendment* retained the subject property in the Legacy Comprehensive Design (LDC) Zone.

MASTER PLAN CONFORMANCE ISSUES

The Community Planning Division finds that, pursuant to Section 27-195(b)(1)(A), the proposed Basic Plan conforms to the principles and guidelines described in the 2022 *Bowie-Mitchellville and Vicinity Master Plan* with respect to the number of dwelling units and the

location of land uses. The amendment to the application conforms to the master plan because the residential land use is recommended for this area and the proposed density of 3.46 dwelling units per acre is within the recommended density. However, additional justification is required to explain why commercial development is no longer viable for the property.

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 • pgplanning.org • Maryland Relay 7-1-1

Countywide Planning Division Special Projects Section

September 12, 2024

MEMORANDUM

TO: Joshua Mitchum, Planner III, Subdivision and Zoning Section, DRD

VIA: Katina Shoulars, Division Chief, Countywide Planning Division

FROM: ***BR*** Bobby Ray, AICP, Planning Supervisor, Special Projects Section, CWPD

SUBJECT: A-8427-01, A-8578-01 & A-8579-01 for Oak Creek Club **–** Landbay T.

Project Summary: Amendment to the Basic Plan for the Oak Creek Club to allow development of 28 detached single family residential units. The site is located east of Church Road and just south of Oak Creek Estate Park.

Section 27-195(b)(1)(A)(i), 27-195(b)(1)(D) and 27-195(b)(2) of the Prince George's County Code of Ordinances requires a finding that the proposed development conforms to or will be adequately served with private or public existing or programmed public facilities.

Per Subtitle 24 of the County Code methodology for testing adequate public facilities occurs at the time of Preliminary Plan of Subdivision review, however the above referenced Code sections requires a public facilities finding. The following information is provided in response to these findings in order to allow for a determination of compliance.

RESIDENTIAL

Water and Sewer:
The 2018 Water & Sewer Plan identifies the proposed development within Water and Sewer Category 3 "Community System". Category 3 comprises all developed land (platted or built) on public water and sewer, and undeveloped land with a valid preliminary plan approved for public water and sewer. Additionally, the property is within Tier 1 of the Sustainable Growth Act.

Capital Improvement Program (CIP):
The subject project is located in Planning Area 74A "Mitchellville & Vicinity". The Prince George's County FY 2024-2029 Approved CIP identifies the Collington Athletic Complex as a proposed new public facility within the Planning Area.

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 (Level of Service) 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

This project is served by Police District II, Bowie, located at 601 Crain Highway SW in Bowie. The site is further located in Police Sector E. Consistent with the provisions of Section 24-4508 correspondence was received from representatives of the Prince George's County Police Department dated September 4, 2024, 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 the most recent annual report 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 times at the Division level.

The current police response times for the site located in Division II, Sector E is 10:00 minutes for emergency calls and 15:00 minutes for non-emergency calls, which would pass the level of service standard. This will be further evaluated at the time of the PPS.

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 uses. This project is served by the Kentland Volunteer Fire/EMS Co. 846 located at 10400 Campus Way South as the first due station. The "Guidelines for the Mitigation of Adequate Public Facilities: Public Safety Infrastructure" provides the following Level of Service standard:

> The Fire Chief shall submit a statement that the response time for the first due station in the vicinity of the property proposed for subdivision is a maximum of seven minutes travel time.

The statement from the Fire Chief will be requested at the time of the Preliminary Plan of Subdivision.

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 Standard for Schools**
>
> **(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.

This project is in School Cluster 4. There are three schools serving this area -Perrywood Elementary, Kettering Middle, and Dr. Henry A Wise, Jr. High.

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 of the affected elementary, middle, and high school clusters. Schools at all levels will continue to operate at a capacity below 105% and pass the LOS standard for schools' adequacy at all school levels.

Currently, according to the 2023-2024 Update of the Pupil Yield Factors and Public School Clusters, none of the schools levels exceed the state rated capacity and are operating below 100% of capacity. This will be further evaluated at the time of Preliminary Plan of Subdivision.

Library:
This area is served by the South Bowie Library, 15301 Hall Road Bowie, MD 20721.

Additional Back-up

For

A-8427-01, A-8578-01, & A-8579-01
Oak Creek Club - Landbay T

Parsons, James

From: kevin gooden <goodn9@yahoo.com>
Sent: Thursday, October 17, 2024 12:10 PM
To: PPD-PGCPB
Subject: Application A-8427-01, A-8578-01, A-8579-01 Disapproval

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

I oppose this plan for development.

Kevin Gooden
14512 Abbeville Place

Ford, Ronda

From: Dollie Banks <dolliewbanks@aol.com>
Sent: Monday, October 21, 2024 11:58 PM
To: PPD-PGCPB
Subject: Additional Materials Supporting Why Application A-8427-01 is a Burden to Existing Oak Creek Residents
Attachments: OakCreek Assessment Options.jpg; OakCreek Monthly Assessment Growth.jpg

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Prince George's County Planning Commissioners:

I attempted to submit the two attachments by clicking the "Submit Materials" button on the Prince George's County Development website. Please note that the link to submit materials appears to be broken/not functioning at this time. Please also note that I tried to submit materials using both the Explorer and Chrome Browsers and neither worked to allow stakeholders to submit materials for the meeting on October 24, 2024.

I am therefore submitting these two documents as attachments. The first attachment shows the letter sent to Oak Creek Homeowners Association outlining three options for addressing the operational budget shortfall for the community. The options range from transferring money from the operating reserves to increasing the monthly assessment to $238 to address the budget deficit.

In short, the Oak Creek Community Association's costs associated with landscaping, access control services, electricity, professional management etc. are greater than the revenue. At this point, it seems irresponsible to change the density of the homes within the community so that Carrollton Enterprises can build more homes to maximize their profits when the neighborhood's association is currently operating at a deficit for key services as indicated in the attached correspondence.

While some may say that additional homes will bring revenue to address this shortfall, the data does not support that claim. As shown in the second attachment, additional homes have translated into increased assessments for the residents who live the Oak Creek community. As indicated in the second attachment, in 2012, the monthly assessment was $135.00. The Homeowners Association is proposing to increase the monthly assessment to $238, an increase of 76%. No doubt all of the development in the community is a contributing factor to this type of hyperinflation. Perhaps this is the unintended (or intended?) consequences of development and the residents just have to deal with it? Or, should a developer be approved to change the density of homes in a neighborhood that as you can see from the data, the residents are already burdened by development.

Sincerely,

Dollie Williams Banks

OAK CREEK CLUB
HOMEOWNERS ASSOCIATION, INC.

2025 Budget Draft

Oak Creek Club Homeowners Association,

Enclosed are three options for the 2025 Operating Budget for the Oak Creek Club Membership. Additionally, we have included a PowerPoint presentation for the community's review. The Board of Directors will vote to adopt the budget for 2025 on Tuesday, November 12, 2024.

"As per the governing documents, the Board of Directors is required to adopt a budget within 45 days of each fiscal year. Before adoption, the draft budget must be distributed to the membership at least 30 days before the end of the fiscal year to notify the owners and allow for a comment period".

If you have any questions or comments about the 2025 budget draft, please contact me at (301) 390-1721 or email manager@oakcreekclub.com. I will be happy to assist you.

In addition, there will be a virtual Budget and Finance Committee meeting on Monday, October 21, 2024, at 7:00 p.m. Community reminders will be sent through the approved communication channels, including the HOA website, CIRANET, and Text Alert.

After a thorough review and consideration by the Budget and Finance Committee, the committee evaluated the following options that would impact the monthly assessment:

Option 1: Increase the monthly assessment from $217.00 to $238.00. This would involve a $21.00 increase to offset the deficit of $295,848.

Option 2: Transfer $147,924 from the operating reserves and increase the assessment by $11.00, resulting in an increased assessment amount of $228.00 per month.

Option 3: Transfer $295,848 from the operating reserve, which would cover 100% of the deficit, allowing for no increase in the assessment for 2025.

This budget is based on 1,174 homes and is attached for your review and consideration. The 2025 coupon books will be distributed to all homeowners by the end of the year. Once the Board of Directors votes on an option at the November 12, 2024, Board Meeting, a notification will be sent to the community regarding the monthly assessment amount for 2025. At that time, if you are in a Direct Debit program, please

Homeowners Association (HOA) Assessment Fees Information

- Current 2024 Monthly Assessment is $217.
- Committee recommends an increase of $21 (9.7%) to cover the forecasted budget deficit.
- Proposed 2025 Monthly assessment is $238.
- Assessment History since 2012:

Year	Assessment Amt	$Variance	% Change
2012	$135.00	$0.00	
2013	$160.00	$25.00	18.5%
2014	$175.00	$15.00	9.4%
2015-2017	$190.00	$15.00	8.6%
2018-2019	$195.00	$5.00	2.6%
2020-2022	$205.00	$10.00	5.1%
2023-2024	$217.00	$12.00	5.9%
2025 -	$238.00	$21.00	9.7%

Ford, Ronda

From: DBoulware <deboulware@gmail.com>
Sent: Tuesday, October 22, 2024 11:41 AM
To: PPD-PGCPB
Subject: October 17 & 24, 2024 Hearing | Application for Amendment to Basic Plan | Oak Creek Club Landbay T (A-8427-01, A-8578-01, A-8579-01)
Attachments: Submitted 10.22.24_OC Landbay Letter.pdf

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Hello,

Please see the attached letter of concern and opposition to the application for the increase in density for future development in the Oak Creek subdivision.

Thank you,

Deidre E Bolware

Prince George's County Planning Board
Attention: Mr. Peter Shapiro, Chair
1616 McCormick Drive
Upper Marlboro, MD 20774

Re: October 17, 2024 Hearing | Application for Amendment to Basic Plan | Oak Creek Club Landbay T (A-8427-01, A-8578-01, A-8579-01)

Dear Chairman Shapiro,

I am a resident of the Oak Creek Community and Lakeview Landbay.

I am writing to express my opposition to the proposed increase in residential density from 1.3 to 1.4 for the R-L Zone at the Northeast corner of Mary Bowie and Church Road and West of Bamberg Way. This equates to 12 additional houses, which will be located closest to Lakeview Landbay. Carrollton Development also plans to build 24 homes in the L-A-C Zone, for a total of 36 new homes.

As a community of over 1,100 existing homes, the development of any additional houses in Oak Creek will put additional strain on our community resources, which are challenged to adequately accommodate the community as is today. The Oak Creek Community currently has approximately 1,174 homes, which is already well beyond the original 1,098 home planned for the community. The increase in density does not take into account the current number of homes and will particularly disrupt the neighborhood's visual harmony, negatively impact the ingress/egress and gate infrastructure, harm and displace the natural environment and wildlife, cause additional drainage issues, and create street parking challenges particularly due to short driveways resulting from decreased lot sizes.

As a concerned resident, I strongly believe the original density should be maintained to preserve the integrity and value of our community and allow the community to continue to use its existing amenities without the burden of additional residences, which our current infrastructure cannot accommodate.

I ask that this application to increase residential density and remove the designation of the Development Parcel/Landbay T designation be denied.

Thank you for your consideration.

Regards,

Deidre E Boulware

Additional Back-up

For

A-8427-01, A-8578-01, & A-8579-01
Oak Creek Club - Landbay T

CLHATCHER
LLC
14401 SWEITZER LANE, SUITE 570, LAUREL, MD 20707

October 2, 2024

VIA ELECTRONIC MAIL
Mr. Joshua Mitchum, Reviewer
Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
1616 McCormick Drive
Largo, MD 20774

RE: Oak Creek Club – Landbay T; A-8427-01, A-8578-01, and A-8579-01
Request for Continuance

Dear Mr. Mitchum,

Please be advised that CLHatcher LLC represents Carrolton Oak Creek, LLC (herein referred to as the "**Applicant**") in the Basic Plan Amendments for Oak Creek Club – Landry T, A-8427-01, A-8578-01, A-8579-01, (the "**Basic Plans**").

A Planning Board hearing is set for the Basic Plans on October 17, 2024. The Applicant respectfully requests a continuance of the October 17th hearing to allow for additional time to coordinate with Maryland-National Capital Park & Planning Commission Staff on the subject application. Accordingly, the Applicant would like to request that the Basic Plans be continued to a new Planning Board hearing date of October 24, 2024.

Thank you for your consideration of this matter. Please do not hesitate to contact me with any questions.

Sincerely,

By:

Christopher L. Hatcher, Esq.
14401 Sweitzer Lane, Suite 570
Laurel, Maryland 20707
Attorney for Applicant

CC: Sherri Conner
Cheryl Summerlin
James Hunt

From: Becca Walawender
To: PPD-PGCPB
Subject: Improper posting - Application A-8427-01-Oakcreek Landbay T
Date: Tuesday, October 1, 2024 6:34:41 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

According to the Code of Ordinance, 27-125.03, applicants/developers must post signs for a period of 30 continuous days prior to the hearing date. In the case of Application A-8427-01-Oakcreek Landbay T , the developer posted the sign 29 days prior to the hearing date per an affidavit that has been entered into the record.

I am deeply disturbed to hear that the sign advertising the October 17, 2024 hearing to consider Application A-8427-01-Oakcreek Landbay T was not posted in accordance with the laws of the County. Given the substantial negative impact that the proposed changes to the development will have on our community, I want to ensure that the process to hear this developer's application is lawful, fair, and transparent. I ask that the Planning Board not rule on this application on October 17, 2024 and allow the Oak Creek Community to have the full 30 days of notification, therefore considering this application on or after November 18, 2024.

Thank you for your consideration and for following the County rules.

Becca Walawender
13303 Mary Bowie Parkway
Oak Creek

From: Jennifer Phillips
To: PPD-PGCPB
Subject: Oak Creek Landbay T Signage
Date: Tuesday, October 1, 2024 7:03:04 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Good evening,

I am writing to express my concern that the sign advertising the October 17, 2024 hearing to consider Application A-8427-01-Oakcreek Landbay T was not posted in accordance with the laws of the County. Given the substantial negative impact that the proposed development will have on our community, I want to ensure that the process to hear this developer's application is lawful, fair, and transparent. I ask that the Planning Board not rule on this application on October 17, 2024 and allow the Oak Creek Community to have the full 30 days of notification, therefore considering this application on or after November 18, 2024.

Thank you,

Jennifer Phillips, Oak Creek Resident

Sent from my iPhone

From: L Dan
To: PPD-PGCPB
Subject: Application A-8427-01-Oakcreek Landbay T
Date: Tuesday, October 1, 2024 7:45:46 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Greetings:

I am deeply disturbed to learn that the sign advertising the October 17, 2024 hearing to consider Application A-8427-01-Oakcreek Landbay T was not posted in accordance with the laws of the County. Given the substantial negative impact that the proposed development will have on our community, I want to ensure that the process to hear the developer's application is lawful, fair, and transparent. I ask that the Planning Board not rule on this application on October 17, 2024 and allow the Oak Creek Community to have the full 30 days of notification, therefore considering this application on or after November 18, 2024.

Sincerely,
Mrs Robinson
Oak Creek Resident

From: Anthony Johnson
To: PPD-PGCPB
Subject: Application A-8427-01-Oakcreek Landbay T
Date: Tuesday, October 1, 2024 8:17:19 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Good evening.
I am deeply disturbed to hear that the sign advertising the October 17, 2024 hearing to consider Application A-8427-01-Oakcreek Landbay T was not posted in accordance with the laws of the County. Given the substantial negative impact that the proposed development will have on our community, I want to ensure that the process to hear this developer's application is lawful, fair, and transparent. I ask that the Planning Board not rule on this application on October 17, 2024 and allow the Oak Creek Community to have the full 30 days of notification, therefore considering this application on or after November 18, 2024.

Best Regards,

Anthony AJ Johnson
The Spence Realty Group
202-841-2352
www.thespencerealtygroup.com

From: Margaret Banks
To: PPD-PGCPB
Subject: Unlawful Developer in Oak Creek
Date: Tuesday, October 1, 2024 10:14:49 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Planning Department,

I am deeply disturbed to hear that the sign advertising the October 17, 2024 hearing to consider Application A-8427-01-Oakcreek Landbay T was not posted in accordance with the laws of the County.

Given the substantial negative impact that the proposed development will have on our community, I want to ensure that the process to hear this developer's application is lawful, fair, and transparent. I ask that the Planning Board not rule on this application on October 17, 2024 and allow the Oak Creek Community to have the full 30 days of notification, therefore considering this application on or after November 18, 2024.

All the best,

Margaret Banks

From: Kristian Edwards
To: PPD-PGCPB
Subject: Planning Board Delayed Ruling
Date: Wednesday, October 2, 2024 9:04:08 AM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Morning -

I am deeply disturbed to hear that the sign advertising the October 17, 2024 hearing to consider Application A-8427-01-Oakcreek Landbay T was not posted in accordance with the laws of the County.

Given the substantial negative impact that the proposed development will have on our community, I want to ensure that the process to hear this developer's application is lawful, fair, and transparent.

I ask that the Planning Board not rule on this application on October 17, 2024 and allow the Oak Creek Community to have the full 30 days of notification, therefore considering this application on or after November 18, 2024.

Best,
Dr. Kristian E

--
Dr. Kristian Edwards, Founder of BLK + GRN
non-toxic personal care products created by Black artisans
Linkedin | Retail Ready | YouTube

From:	Kristian Edwards
To:	councildistrict6@co.pg.md.us
Cc:	chris@clhatcher.com; PPD-PGCPB
Subject:	Re: Opposition to Increasing Residential Density Near Oak Creek Community
Date:	Sunday, September 29, 2024 8:01:35 AM
Attachments:	Planning_Committee-_Proposed_Housing_Development_Opposition-aboglin84_gmail.com.pdf Planning_Committee-_Proposed_Housing_Development_Opposition-pionespr_comcast.net.pdf Planning_Committee-_Proposed_Housing_Development_Opposition-doristtucker_aol.com.pdf Planning_Committee-_Proposed_Housing_Development_Opposition-erniecraddock_gmail.com.pdf Planning_Committee-_Proposed_Housing_Development_Opposition.pdf

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[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Morning -

Here are 5 more letters from my neighbors.

Best,
Dr. Kristian

On Mon, Sep 23, 2024 at 8:00 AM Kristian Edwards <kristian@blkgrn.com> wrote:

> Morning Ms. Blegay,
>
> My name is Dr. Kristian Edwards and I am a resident of the Oak Creek community at 510 Cranston Ave, Upper Marlboro.
>
> I am writing to express my opposition to the proposed increase in residential density near the Oak Creek Community, which would raise the number of homes from 52 to 76. I was under the impression the HOA board only approved 30 single family homes.
>
> My primary concern is that this increase in density could negatively affect the overall character and aesthetic of our community. Raising the number to 76 would introduce congestion, disrupt the neighborhood's visual harmony, and put a strain on access and gate infrastructure which will impact traffic.
>
> As a resident at 510 Cranston Ave, Upper Marlboro, I strongly believe that the original density plan, 30, that the board agreed to should be maintained.
>
> I am not the only neighbor with this concern. What is the most efficient way for us to share our concerns? Chris Hatcher is CC:ed on this email.
>
> Thank you for your time and attention to this matter.
>
> I look forward to your response.
>
> Best regards,
> Dr. Kristian Edwards

--

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Dr. Kristian Edwards, Founder of BLK + GRN
non-toxic personal care products created by Black artisans
Linkedin | Retail Ready | YouTube

Prince George's County Planning Committee
Attn: Chris Hatcher
1616 McCormick Dr
Upper Marlboro, MD 20774

Re: Proposed Housing Development in Kettering, MD

Dear Chris -

My name is Jason Edwards and I am a resident of the Oak Creek community at 510 Cranston Ave

I am writing to express my opposition to the proposed increase in residential density near the Oak Creek Community, which would raise the number of homes from 52 to 76. I was under the impression that the board only approved 30 single family homes.

My primary concern is that this increase in density could negatively affect the overall character and aesthetic of our community. Raising the number to 76 would introduce congestion, disrupt the neighborhood's visual harmony, and put a strain on access and gate infrastructure which will impact traffic.

As a resident at 510 Cranston Ave, I strongly believe that the original density be maintained to preserve the integrity of our community.

Thank you for your time and attention to this matter.

I look forward to your response.

Best regards,

Jason Edwards

09 / 28 / 2024

Doc ID: 1a532afda68e17b0b522f8debe6acbd4ac5a7729

Title	Planning Committee- Proposed Housing Development Opposition
File name	Planning_Committe...position___1_.pdf
Document ID	1a532afda68e17b0b522f8debe6acbd4ac5a7729
Audit trail date format	MM / DD / YYYY
Status	Signed

Document History

VIEWED	**09 / 28 / 2024** 16:11:31 UTC-4	Viewed by - (hello@blkgrn.com) IP: 173.79.179.41
SIGNED	**09 / 28 / 2024** 16:12:05 UTC-4	Signed by - (hello@blkgrn.com) IP: 173.79.179.41
COMPLETED	**09 / 28 / 2024** 16:12:05 UTC-4	The document has been completed.

Prince George's County Planning Committee
Attn: Chris Hatcher
1616 McCormick Dr
Upper Marlboro, MD 20774

Re: Proposed Housing Development in Kettering, MD

Dear Chris -

My name is Alicia carter and I am a resident of the Oak Creek community at 13606 Paramus Ct

I am writing to express my opposition to the proposed increase in residential density near the Oak Creek Community, which would raise the number of homes from 52 to 76. I was under the impression that the board only approved 30 single family homes.

My primary concern is that this increase in density could negatively affect the overall character and aesthetic of our community. Raising the number to 76 would introduce congestion, disrupt the neighborhood's visual harmony, and put a strain on access and gate infrastructure which will impact traffic.

As a resident at [Your Address], I strongly believe that the original density be maintained to preserve the integrity of our community.

Thank you for your time and attention to this matter.

I look forward to your response.

Best regards,

09 / 27 / 2024

Doc ID: c6774231c27a1d8e8766a71a028789cb41cf95a3

Title	Planning Committee- Proposed Housing Development Opposition
File name	Planning_Committe...t_Opposition_.pdf
Document ID	c6774231c27a1d8e8766a71a028789cb41cf95a3
Audit trail date format	MM / DD / YYYY
Status	Signed

Document History

VIEWED	**09 / 27 / 2024** 22:14:55 UTC-4	Viewed by - (aboglin84@gmail.com) IP: 107.123.17.115
SIGNED	**09 / 27 / 2024** 22:16:02 UTC-4	Signed by - (aboglin84@gmail.com) IP: 107.123.17.115
COMPLETED	**09 / 27 / 2024** 22:16:02 UTC-4	The document has been completed.

Prince George's County Planning Committee
Attn: Chris Hatcher
1616 McCormick Dr
Upper Marlboro, MD 20774

Re: Proposed Housing Development in Kettering, MD

Dear Chris -

My name is Doris Tucker and I am a resident of the Oak Creek community at 14636 Briarley Place Upper Marlboro, Md 20774

I am writing to express my opposition to the proposed increase in residential density near the Oak Creek Community, which would raise the number of homes from 52 to 76. I was under the impression that the board only approved 30 single family homes.

My primary concern is that this increase in density could negatively affect the overall character and aesthetic of our community. Raising the number to 76 would introduce congestion, disrupt the neighborhood's visual harmony, and put a strain on access and gate infrastructure which will impact traffic.

As a resident at [Your Address], I strongly believe that the original density be maintained to preserve the integrity of our community.

Thank you for your time and attention to this matter.

I look forward to your response.

Best regards,

Doris Tucker

09 / 27 / 2024

Doc ID: 0a149cc14f00a036142cbd857db01f37182ba74e

Title	Planning Committee- Proposed Housing Development Opposition
File name	Planning_Committe...t_Opposition_.pdf
Document ID	0a149cc14f00a036142cbd857db01f37182ba74e
Audit trail date format	MM / DD / YYYY
Status	Signed

Document History

VIEWED	**09 / 27 / 2024** 11:28:11 UTC-4	Viewed by - (doristtucker@aol.com) IP: 96.255.187.111
SIGNED	**09 / 27 / 2024** 14:39:00 UTC-4	Signed by - (doristtucker@aol.com) IP: 96.255.187.111
COMPLETED	**09 / 27 / 2024** 14:39:00 UTC-4	The document has been completed.

Prince George's County Planning Committee
Attn: Chris Hatcher
1616 McCormick Dr
Upper Marlboro, MD 20774

Re: Proposed Housing Development in Kettering, MD

Dear Chris -

My name is Ernest Craddock and I am a resident of the Oak Creek community at 414 Rifton Ct

I am writing to express my opposition to the proposed increase in residential density near the Oak Creek Community, which would raise the number of homes from 52 to 76. I was under the impression that the board only approved 30 single family homes.

My primary concern is that this increase in density could negatively affect the overall character and aesthetic of our community. Raising the number to 76 would introduce congestion, disrupt the neighborhood's visual harmony, and put a strain on access and gate infrastructure which will impact traffic.

As a resident at [Your Address], I strongly believe that the original density be maintained to preserve the integrity of our community.

Thank you for your time and attention to this matter.

I look forward to your response.

Best regards,

09 / 27 / 2024

Doc ID: 54ff072a9420d02860096e0861dafbdde669f3d4

Title	Planning Committee- Proposed Housing Development Opposition
File name	Planning_Committe...t_Opposition_.pdf
Document ID	54ff072a9420d02860096e0861dafbdde669f3d4
Audit trail date format	MM / DD / YYYY
Status	Signed

Document History

VIEWED	**09 / 27 / 2024** 11:22:17 UTC-4	Viewed by - (erniecraddock@gmail.com) IP: 96.255.193.246
SIGNED	**09 / 27 / 2024** 11:23:01 UTC-4	Signed by - (erniecraddock@gmail.com) IP: 96.255.193.246
COMPLETED	**09 / 27 / 2024** 11:23:01 UTC-4	The document has been completed.

Prince George's County Planning Committee
Attn: Chris Hatcher
1616 McCormick Dr
Upper Marlboro, MD 20774

Re: Proposed Housing Development in Kettering, MD

Dear Chris -

My name is Pat Jones and I am a resident of the Oak Creek community at 14117 Mary Bowie Parkway

I am writing to express my opposition to the proposed increase in residential density near the Oak Creek Community, which would raise the number of homes from 52 to 76. I was under the impression that the board only approved 30 single family homes.

My primary concern is that this increase in density could negatively affect the overall character and aesthetic of our community. Raising the number to 76 would introduce congestion, disrupt the neighborhood's visual harmony, and put a strain on access and gate infrastructure which will impact traffic.

As a resident at [Your Address], I strongly believe that the original density be maintained to preserve the integrity of our community.

Thank you for your time and attention to this matter.

I look forward to your response.

Best regards,

Pat Jones

09 / 27 / 2024

Doc ID: 53f32f2a352b9e0f0a4fbf557f797cfc4c10f381

Title	Planning Committee- Proposed Housing Development Opposition
File name	Planning_Committe...t_Opposition_.pdf
Document ID	53f32f2a352b9e0f0a4fbf557f797cfc4c10f381
Audit trail date format	MM / DD / YYYY
Status	Signed

Document History

VIEWED	**09 / 27 / 2024** 18:01:13 UTC-4	Viewed by - (pjonespr@comcast.net) IP: 69.138.215.68
SIGNED	**09 / 27 / 2024** 18:03:35 UTC-4	Signed by - (pjonespr@comcast.net) IP: 69.138.215.68
COMPLETED	**09 / 27 / 2024** 18:03:35 UTC-4	The document has been completed.

From: Jeremy Scott
To: PPD-PGCPB
Subject: Code of Ordinance, 27-125.03
Date: Wednesday, October 2, 2024 9:38:01 AM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

I am deeply disturbed to hear that the sign advertising the October 17, 2024 hearing to consider Application A-8427-01-Oakcreek Landbay T was not posted in accordance with the laws of the County. Given the substantial negative impact that the proposed development will have on our community, I want to ensure that the process to hear this developer's application is lawful, fair, and transparent. I ask that the Planning Board not rule on this application on October 17, 2024 and allow the Oak Creek Community to have the full 30 days of notification, therefore considering this application on or after November 18, 2024.

Best regards,
Jeremy

From: Pat Jones
To: PPD-PGCPB
Subject: Application A-8427-01-Oakcreek Landbay T
Date: Wednesday, October 2, 2024 10:39:37 AM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear sir or madam:

It is deeply disturbing that the sign advertising the October 17, 2024 hearing to consider Application A-8427-01-Oakcreek Landbay T was not posted in accordance with the laws of the County. Given the substantial negative impact that the proposed development will have on our community, I want to ensure that the process to hear this developer's application is lawful, fair, and transparent. I ask that the Planning Board not rule on this application on October 17, 2024 and allow the Oak Creek Community to have the full 30 days of notification, therefore considering this application on or after November 18, 2024.

Pat Jones
14117 Mary Bowie Parkway
Upper Marlboro, Md 20774

Sent from my iPhone

From: Kip Banks
To: PPD-PGCPB
Subject: Concerns About Application A-8427-01-Oakcreek Landbay T
Date: Thursday, October 3, 2024 6:39:07 AM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Prince George's County Planning Department

I am deeply disturbed to hear that the sign advertising the October 17, 2024 hearing to consider Application A-8427-01-Oakcreek Landbay T was not posted in accordance with the laws of the County.

Given the substantial negative impact that the proposed development will have on our community, I want to ensure that the process to hear this developer's application is lawful, fair, and transparent.

I ask that the Planning Board not rule on this application on October 17, 2024 and allow the Oak Creek Community to have the full 30 days of notification, therefore considering this application on or after November 18, 2024.

Sincerely,
Kip Bernard Banks, Sr.
Prince George's County Resident

From: Katrina
To: PPD-PGCPB
Subject: Objection to Application A-8427-01-Oakcreek Landbay T
Date: Thursday, October 3, 2024 8:21:15 AM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

I am deeply disturbed to hear that the sign advertising the October 17, 2024 hearing to consider Application A-8427-01-Oakcreek Landbay T was not posted in accordance with the laws of the County. Given the substantial negative impact that the proposed development will have on our community, I want to ensure that the process to hear this developer's application is lawful, fair, and transparent. I ask that the Planning Board not rule on this application on October 17, 2024 and allow the Oak Creek Community to have the full 30 days of notification, therefore considering this application on or after November 18, 2024.

Thank you,

Katrina

From: Kristin Sampson
To: PPD-PGCPB
Subject: Improper posting - Application A-8427-01-Oakcreek Landbay
Date: Friday, October 4, 2024 11:16:26 AM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

According to the Code of Ordinance, 27-125.03, applicants/developers must post signs for a period of 30 continuous days prior to the hearing date. In the case of Application A-8427-01-Oakcreek Landbay T , the developer posted the sign 29 days prior to the hearing date per an affidavit that has been entered into the record.

I am deeply disturbed to hear that the sign advertising the October 17, 2024 hearing to consider Application A-8427-01-Oakcreek Landbay T was not posted in accordance with the laws of the County. Given the substantial negative impact that the proposed changes to the development will have on our community, I want to ensure that the process to hear this developer's application is lawful, fair, and transparent. I ask that the Planning Board not rule on this application on October 17, 2024 and allow the Oak Creek Community to have the full 30 days of notification, therefore considering this application on or after November 18, 2024.

Thank you for your consideration and for following the County rules.

Kristin Sampson
13303 Mary Bowie Parkway
Oak Creek

From: Michael Vaughn
To: PPD-PGCPB
Subject: Hearing to consider application A-8427-01- OakCreek Landbay T
Date: Friday, October 4, 2024 12:26:24 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

To Whom it May Concern,

I am a proud resident of the Oak Creek community.and want to share my concern regarding the hearing to consider application A-8427-01-Oakcreek Landbay T scheduled for Thursday, October 17th. There is a proposed development at the main gate of our wonderful community and the posting for that project **DID NOT** meet the 30 continuous days requirement for signs advertising a hearing date. The signs were posted 29 days prior.

This proposed development will have a substantial impact on our community and we want to ensure that the process is both fair to the residents and lawful. I am respectfully requesting that the Planning Board **NOT** rule on this application until the full 30 day notification requirement is met.

Thank you,
Michael Q. Vaughn

October 8, 2024

Prince George's County Planning Board

1616 McCormick Dr.

Largo, zMd 20774

Re: Continuance of Oct. 17th hearing on Prince George's County Planning A 84 2701, A 85 7801, A 85 7901

Dear Planning Board Commissioners:

As a resident/homeowner of Oak Creek subdivision, it is apparent that we need more time to consider and respond to proposed changes to an upcoming new development in our community (Prince George's County Planning A 84 2701, A 85 7801, A 85 7901).

Please grant a continuance of the hearing scheduled for October 17, 2024, and reschedule it no sooner than November 18, 2024.

Your consideration is appreciated.

Sincerely,

Pat Jones

Pat Jones

Resident/Owner

Oak Creek Subdivision

14117 Mary Bowie Parkway

Upper Marlboro, Md 20774

202-445-0320

Parsons, James

From: Dollie Banks <dolliewbanks@aol.com>
Sent: Friday, October 11, 2024 3:26 PM
To: PPD-PGCPB
Subject: Please vote no to increasing density to accommodate Carrollton Enterprises to maximize their profits (Application A-8427-01)

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Mr. Peter Shapiro, Chair
Prince George's County Planning Board
1616 McCormick Drive
Upper Marlboro, MD 20774

Dear Chairman Shapiro,

I am a resident of Oak Creek, living in a home adjacent to the land for which Carrollton Enterprises proposes to develop as described in Application A-8427-01. .

I am asking for a continuance of this application. Carrollton Enterprises is not in compliance with Prince George's County Code Code of Ordinance, 27-125.03. They posted the sign advertising the October 17, 2024 hearing date on September 18, 2024. They hoped that the residents would not notice that they were not in compliance with the law. They could have advised the Planning Board that they did not post the sign in time and therefore, were not in compliance. But, no, as has been my experience with Carrollton Enterprises, they say one thing and do another. So, the residents had to do the work and advise the Planning Department employees that the sign was not posted in compliance with the law.

Now that this has been brought to their attention that the residents noticed that Carrollton Enterprises was not in compliance with the law, they have requested that this application be considered on the Planning Board's agenda the following week. Don't you think that the people who are living next to this proposed development deserve better? People have to take time off from their jobs to attend to these hearings, which is the benefit of having 30 days' notification. It gives residents and stakeholders time to plan to appear at a hearing. Therefore, if you grant this continuance to consider this application on October 24th, then residents will need to sign up to speak at the hearing on October 22nd, which is three workdays from October 17th. That's just not fair. **Therefore, this is to request that Oak Creek residents be given the full 30 days notification before a hearing and that this application not be considered before November 18, 2024.**

I also request that the application's proposal to increase the density of the new homes from 1.3 dwelling units per acre to 1.4 dwelling units per acre be denied. Again, as part of the planning process, Carrollton Enterprises had meetings with the residents, particularly those who will be most impacted. We were told during these meetings that the new homes would be similar to the homes that they are adjacent to. At no time were we told that they would need to move the homes closer together in order to maximize their profits from this development. It saddens me that the meetings held as part of the development process are simply formalities. The developer says one thing, and then the residents are shocked when they see

the application filed with the Planning Department. I' In summary, the homes will not be aligned with those that they are adjacent to because they have a different density. **And, therefore, I request that you deny Application A-8427-01.**

Lastly, as a community of over 1,100 existing homes, the development of any additional houses in Oak Creek will put additional strain on our community resources, which are challenged to adequately accommodate the community as is today. Residents are currently considering a proposal for Oak Creek Club members on how to address a budget deficit for the operating budget of the neighborhood. This budget funds items such as the maintenance of the gates, security, landscaping etc. Three options are being considered including transferring money from the operating reserves to address the deficit or increasing residents' monthly assessment from $217 to $238. In 2012, the monthly assessment for this neighborhood was $135. If the proposed assessment increase of $238 is approved by the Oak Creek Board of Directors, it would represent a 76% increase from 2012 to 2025 which is hyper-inflationary. As you can see, the community is already challenged to provide services for residents who currently live in the neighborhood. It seems irresponsible to increase the number of homes, given these types of operational deficits.

I understand the pressures the Planning Board is under to approve development that will bring tax revenue to the county. I understand that Carrollton Enterprises , which has done limited development in Prince George's County, is anxious to pursue a new market and maximize its profits. I ask that you consider those of who have to live next to this development, those of us who will have our already high homeowners fees increased as a result of more development, those of us who will have to have more traffic on streets that were not designed to accommodate this type of development, and the list goes on.

To summarize, please vote to give the residents a full 30 days' notice before a hearing, as stated in the Prince George's County Code, and to deny this application to increase the density of homes in Oak Creek for the reasons cited above.

Sincerely,

Dollie Williams Banks

From:	Kathryn Thomas
To:	Hurlbutt, Jeremy
Subject:	Request for Continuance of October 17th Hearing – Prince George's County Planning Cases A-84-2701, A-85-7801, A-85-7901
Date:	Tuesday, October 8, 2024 9:47:22 AM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

October 7, 2024

Prince George's County Planning Board
1616 McCormick Dr.
Largo, MD 20774

Re: Request for Continuance of October 17th Hearing – Prince George's County Planning Cases A-84-2701, A-85-7801, A-85-7901

Dear Planning Board Commissioners,

As a homeowner and resident of the Oak Creek subdivision, I am writing to respectfully request a continuance for the hearing scheduled on October 17, 2024, regarding the proposed new development (Prince George's County Planning cases A-84-2701, A-85-7801, A-85-7901).

Given the significance of this project and its potential impact on our community, additional time is needed for residents to fully review and respond to the proposed changes. This will ensure that we can provide thoughtful feedback and meaningful input that reflects the concerns and best interests of the Oak Creek community.

I kindly ask that the hearing be rescheduled for a date no earlier than November 18, 2024. Your consideration of this request would be greatly appreciated.

Thank you for your time and attention to this matter.

Sincerely,

Kathryn Thomas
Resident/Homeowner
Oak Creek Subdivision
405 Boyden Street
Upper Marlboro, MD 20774
(240) 893-4901

CASE NO: A-8427-01
CASE NAME: OAK CREEK CLUB - LANDBAY T
PARTY OF RECORD: 30
PB DATE: 11-14-2024

CARROLLTON OAK CREEK, LLC
11785 BELTSVILLE DRIVE
BELTSVILLE MD 20705
(CASE NUMBER: A-8427-01)

CHARLES P. JOHNSON & ASSOCIATES, INC.
1751 ELTON ROAD, SUITE 300
SILVER SPRING MD 20903
(CASE NUMBER: A-8427-01)

WALA BLEGAY
PRINCE GEORGE'S COUNTY COUNCIL
1301 MCCORMICK DRIVE, 2ND FLOOR WAYNE K. CURRY ADMINISTRATION BUILDING
LARGO MD 20774
(CASE NUMBER: A-8427-01)

MEL FRANKLIN
AT-LARGE MEMBER
1301 MCCORMICK DRIVE, 2ND FLOOR WAYNE K. CURRY ADMINISTRATION BUILDING
LARGO MD 20774
(CASE NUMBER: A-8427-01)

MR.STEVEN J RICKS
P.O.BOX 3305
CAPITOL HEIGHTS MD 20791
(CASE NUMBER: A-8427-01)

CALVIN S HAWKINSII
AT-LARGE MEMBER
1301 MCCORMICK DRIVE, 2ND FLOOR WAYNE K. CURRY ADMINISTRATION BUILDING
LARGO MD 20774
(CASE NUMBER: A-8427-01)

MIKE REILLY
CARROLLTON DEVELOPMENT GROUP
9821 RHODE ISLAND AVENUE
COLLEGE PARK MD 20740
(CASE NUMBER: A-8427-01)

MARK ALLISON
9821 RHODE ISLAND AVENUE SUITE 1600
COLLEGE PARK MD 20740
(CASE NUMBER: A-8427-01)

MR.KENNETH EVANS
517 CRANSTON AVENUE
UPPER MARLBORO MD 20774
(CASE NUMBER: A-8427-01)

RAY VIA
8830 STANFORD BOULEVARD SUITE 400
COLUMBIA MD 21045
(CASE NUMBER: A-8427-01)

MICHAEL LENHART
LENHART TRAFFIC CONSULTING, INC.
645 B&A BOULEVARD SUITE 214
SEVERNA PARK MD 21146
(CASE NUMBER: A-8427-01)

KIP BANKS
405 ESTERVILLE LANE
UPPER MARLBORO MD 20774
(CASE NUMBER: A-8427-01)

DOLLIE BANKS
OAK CREEK RESIDENT
405 ESTERVILLE LANE
UPPER MARLBORO MD 20774
(CASE NUMBER: A-8427-01)

CHRIS HATCHER
CLHATCHER LLC
14401 SWEITZER LANE
LAUREL MD 20707
(CASE NUMBER: A-8427-01)

MS.DEIDRE BOULWARE
403 ESTERVILLE LANE
UPPER MARLBORO MD 20774
(CASE NUMBER: A-8427-01)

MRS.JESSICA P HILL
13503 HEBRON LANE
UPPER MARLBORO MD 20774
(CASE NUMBER: A-8427-01)

TIMOTHY STEWART
BEAN KINNEY AND KORMAN PC
14510 MARY BOWIE PARKWAY
UPPER MARLBORO MD 20774
(CASE NUMBER: A-8427-01)

OAK CREEK CLUB HOMEOWNERS
ASSOCIATION
14505 MARY BOWIE PARKWAY
UPPER MARLBORO MD 20772
(CASE NUMBER: A-8427-01)

MR.DWIGHT R WARD
301-440-4599
14508 14508 TURNER WOOTTON PARKWAY
UPPER MARLBORO MD 20774
(CASE NUMBER: A-8427-01)

PRENTISS GIBONEY
CLHATCHER LLC
14401 SWEITZER LANE SUITE 570
LAUREL MD 20707
(CASE NUMBER: A-8427-01)

JONATHAN MARTIN
CLHATCHER, LLC
14401 SWEITZER LANE SUITE 570
LAUREL MD 20707
(CASE NUMBER: A-8427-01)

MRS.DOLLIE W BANKS
405 ESTERVILLE LANE LANE
UPPER MARLBORO MD 20774
(CASE NUMBER: A-8427-01)

TRACEE BURROUGHS-GARDNER
13515 MARY BOWIE PARKWAY
UPPER MARLBORO MD 20774
(CASE NUMBER: A-8427-01)

DWIGHTÂ WARD
OAK CREEK CLUB HOMEOWNERS
ASSOCIATION
14505 MARY BOWIE PARKWAY
UPPER MARLBORO MD 20772
(CASE NUMBER: A-8427-01)

TAMIKA DAVIS
OAK CREEK CLUB HOMEOWNERS
ASSOCIATION
14505 MARY BOWIE PARKWAY
UPPER MARLBORO MD 20774
(CASE NUMBER: A-8427-01)

MRS.PAT S JONES
14117 MARY BOWIE PARKWAY PARKWAY
UPPER MARLBORO MD 20774
(CASE NUMBER: A-8427-01)

ANDREW FUNSCH
CHARLES P. JOHNSON & ASSOCIATES, INC.
1751 ELTON ROAD
SILVER SPRING MD 20903
(CASE NUMBER: A-8427-01)

DANIELLE TELESFORD
OAK CREEK RESIDENT
715 REXFORD WAY
UPPER MARLBORO MD 20774
(CASE NUMBER: A-8427-01)

YOLANDA L RICKS
406 BAMBERG WAY
UPPER MARLBORO MD 20774
(CASE NUMBER: A-8427-01)

MRS.ALICE COOKE
317 PANORA WAY
UPPER MARLBORO MD 20774
(CASE NUMBER: A-8427-01)

SIGN POSTING INFORMATION

Application Number: **A-8427-01 A-8578-01, A-8579-01**

Application Name: **OAK CREEK CLUB - LANDBAY T**

Date sign(s) were transmitted to applicant or applicant's agent: September 17th, 2024

Number of signs transmitted: 7

Person to whom signs were transmitted: Andrew P. Funsch **(Print)**

Understands the sign posting affidavit, map and photos must be emailed as one PDF to PGCReferrals@ppd.mncppc.org with subject: Case Number-Name "Posting Affidavit" no later than 14 days before scheduled hearing.

Andrew Funsch Date: 2024.09.30 11:06:33-04'00' **(Signature)**

Capacity in which that person was acting: Agent

(owner, applicant, agent)

Date & Time of scheduled PLANNING BOARD HEARING: **Thursday, 10/17/2024 @ 10:00am**

Last date sign(s) can be posted: **Tues. 9/17/2024 by 12midnight**

SIGN POSTING AFFIDAVIT

I, Andrew P. Funsch, hereby certify that the subject property was posted with
(print or type name)

7 sign(s) on September 18th, 2024.
(specify number) (date)

☒ I further certify that the signs were inspected on 9/27/2024 (7 to 15 days after site was posted) and were maintained in a reasonable manner.

Signature: Andrew Funsch Date: 2024.09.30 11:06:40-04'00'

DO NOT SUBMIT THIS AFFIDAVIT UNTIL THE SITE HAS BEEN INSPECTED.

Application Number: A-8427-01 A-8578-01, A-8579-01 Application Name: OAK CREEK CLUB - LANDBAY T

Contact Person & Telephone: Andrew P. Funsch, PLA (301) 434-7000

Company Name & Address: Charles P. Johnson & Associates, 1751 Elton Rd., Silver Spring, MD 20903

Capacity in which you are acting: Agent
(owner, applicant, agent)

Note: Attach legible, photograph(s) showing sign(s) in place and at least one additional photograph from a distance sufficient to show physical improvements or natural characteristics to identify the subject property.

Return this affidavit, posting map and photographs saved as one PDF and emailed to PGCReferrals@ppd.mncppc.org Subject: A-8427-01-OAK CREEK CLUB - LANDBAY T and "Posting Affidavit" no later than 14 days prior to the Planning Board hearing date.

* * * * * *

RDB 9-18-24

1
2
3
4
A
B
ROAD
ABBEVILLE
WAY
BOYDEN STREET
ESTERVILLE LANE
PLACE
BAMBERG
ESMOND - PEACE

PLANNING BOARD
HEARING
Proposed Development
Applicant Contact
240-545-8976
PLANNING BOARD
HEARING
Proposed Development
Zone:
Application No:

HEARING
HEARING

HEARING
Proposed Development
240-545-8976
HEARING
Proposed Development

HEARING
HEARING

PLANNING BOARD
HEARING
Proposed Development
Applicant Contact
For more information about this project or to share comments:
240-545-8976
HEARING
Zone:
Acres:
Application No:
Planning Board Hearing Information

HEARING
240-545-6978
HEARING

PLANNING BOARD
HEARING
Planning Department
Proposed Development
Property Description:
Increase residential density in R-L from 1.096 or 1.3 dwellings per acre to 1.108 or 1.4 dwelling units per acre & increase dwelling units in L-A-C from 52 to 76 dwelling units & eliminate commercial development in L-A-C
Zone:
R-L & L-A-C
Acres:
8.09
Application No:
A-8427-01, A-8578-01, A-8579-01
Applicant Contact
Name: Chris Hatcher
Phone: (202) 709-7317
Email: chris@cjhatcher.com
Planning Board Hearing Information
10/17/2024 10:00 am VIRTUAL
Become a Party of Record
For more information about this project or to share comments:
240-545-8976
or email PGCPB@mncppc.org
For more information:

HEARING
240-545-6976

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

NOTICE OF PUBLIC HEARING

Application Number: **A-8427-01, A-8578-01, and A-8579-01**

Application Name: **OAK CREEK CLUB - LANDBAY T**

Date and time of Planning Board hearing: **Thursday, October 17, 2024 @ 10:00 a.m. EST**

Description of Request: **INCREASE RESIDENTIAL DENSITY IN R-L FROM 1,096 OR 1.3 DWELLINGS PER ACRE TO 1,108 OR 1.4 D U PER ACRE, & INCREASE D U IN L-A-C FROM 52 TO 76 D U & ELIMINATE COMMERCIAL DEV IN L-A-C.**

Address or Location: **800 CHURCH ROAD, UPPER MARLBORO**

This Notice of Public Hearing is sent to you, a registered **person of record (or a register civic association or municipality) for the subject application.**

This Notice also provides information about Planning Board procedures. A technical staff report (TSR), with a recommendation to the Planning Board (Board), will be prepared by the assigned reviewer and published on the Planning Department's website within one to two weeks prior to the scheduled hearing date (noted above). Technical staff reports may be viewed online and printed. Within three weeks of the Board's hearing and decision, a formal resolution will be adopted by the Board and published on the website for viewing and printing. If you have any questions about the process, please contact the Development Review Division at 301-952-3530.

Planning Board hearings are scheduled to begin at 10:00 a.m. The order of the agenda items is for the convenience of the Planning Board and is subject to change without notice. If you would like to become a party of record, visit our website at http://www.mncppcapps.org/planning/Person_of_Record/.

The Planning Board encourages the participation of all individuals to include those with special needs; advanced notice is encouraged. For special needs assistance, please call 301-952-4584. If you wish to receive the Planning Board Agenda and other published reports by email, please sign up at https://www.pgplanningboard.org/participate/attend-contribute-to-a-planning-board-meeting and be sure to visit **www.pgplanning.org** for the latest information on all Department projects.

Planning Board meetings are held virtually and may be viewed at https://www.pgplanningboard.org/participate/attend-contribute-to-a-planning-board-meeting#Agenda. If you wish to speak at the public hearing, registration must be received by 12 noon on Tuesday before the meeting; please register at https://www.pgplanningboard.org/participate/attend-contribute-to-a-planning-board-meeting. Submit comments and supporting documentation into the record by emailing PGCPB@mncppc.org, also by 12 noon on Tuesday before the meeting.

CASE NO: A-8427-01, A-8578-01, & A-8579-01
CASE NAME: OAK CREEK CLUB - LANDBAY T
PARTY OF RECORD: 5
PB DATE: $0.69

CARROLLTON OAK CREEK, LLC
11785 BELTSVILLE DRIVE
BELTSVILLE MD 20705
(CASE NUMBER: A-8427-01, A-8578-01, & A-8579-01)

CHARLES P. JOHNSON & ASSOCIATES, INC.
1751 ELTON ROAD, SUITE 300
SILVER SPRING MD 20903
(CASE NUMBER: A-8427-01, A-8578-01, & A-8579-01)

WALA BLEGAY
PRINCE GEORGE'S COUNTY COUNCIL
1301 MCCORMICK DRIVE, 2ND FLOOR WAYNE
K. CURRY ADMINISTRATION BUILDING
LARGO MD 20774
(CASE NUMBER: A-8427-01, A-8578-01, & A-8579-01)

MEL FRANKLIN
AT-LARGE MEMBER
1301 MCCORMICK DRIVE, 2ND FLOOR WAYNE
K. CURRY ADMINISTRATION BUILDING
LARGO MD 20774
(CASE NUMBER: A-8427-01, A-8578-01, & A-8579-01)

CALVIN S. HAWKINS II
AT-LARGE MEMBER
1301 MCCORMICK DRIVE, 2ND FLOOR WAYNE
K. CURRY ADMINISTRATION BUILDING
LARGO MD 20774
(CASE NUMBER: A-8427-01, A-8578-01, & A-8579-01)

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.pgplanning.org

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

April 18, 2024

REFERRAL MEMORANDUM:

TO: The Prince George's County Planning Board
The Prince George's County District Council

FROM: Jeremy Hurlbutt, Supervisor, Zoning Section
Development Review Division

SUBJECT: Amendment to Basic Plan A-8427-01, A-8578-01 and A-8579-01, Oak Creek Club
REQUEST: Increase residential density in the R-L from 1,096 or 1.3 dwellings per acre to 1,108 or 1.4 dwelling units per acre. As well as an increase in dwelling units in the L-A-C from 52 to 76 dwelling units and the elimination of commercial development in L-A-C.

RECOMMENDATION: Pursuant to the March 23, 2024 submittal to the Development Review Division, for the pre-acceptance review for a request to amend the approved Basic Plan for the above referenced cases, staff finds the application is sufficient for acceptance in accordance with Section 27-197(c)(1) of the Zoning Ordinance.

All sections have agreed the subject application is ready for Acceptance. Sections included- Zoning, Subdivision, Environmental Planning, Transportation Planning, Historic Preservation, and Community Planning Sections. Pre-Acceptance review comments are below:

- Revise application form to include all proposed amended conditions,
- Submit signed/stamped copy of approved Basic Plan
- Submit application fees to the Applications Section and payable to M-NCPPC, , in the amounts shown below using the fee schedule with calculations of one half of the original fee paid which was $500 for each case plus sign posting fee of $30.00 x 8. Separate payments for each Basic Plan Amendment as shown: A-8427-01 $250.+$240.=$490; A-8578-01= $250; A-8579.01 = $250. A single posting will apply for the three combined cases.
- Provide additional information on how the policies found in Section IX Natural Environment of the 2022 Approved Bowie-Mitchellville and Vicinity Master Plan will be met.
- Separate the file into MNCPPC standard naming convention.
- Provide additional justification for why commercial is not feasible.

Please contact me at jeremy.hurlbutt@ppd.mncppc.org should you have any questions..

OAK CREEK CLUB – LANDBAY T

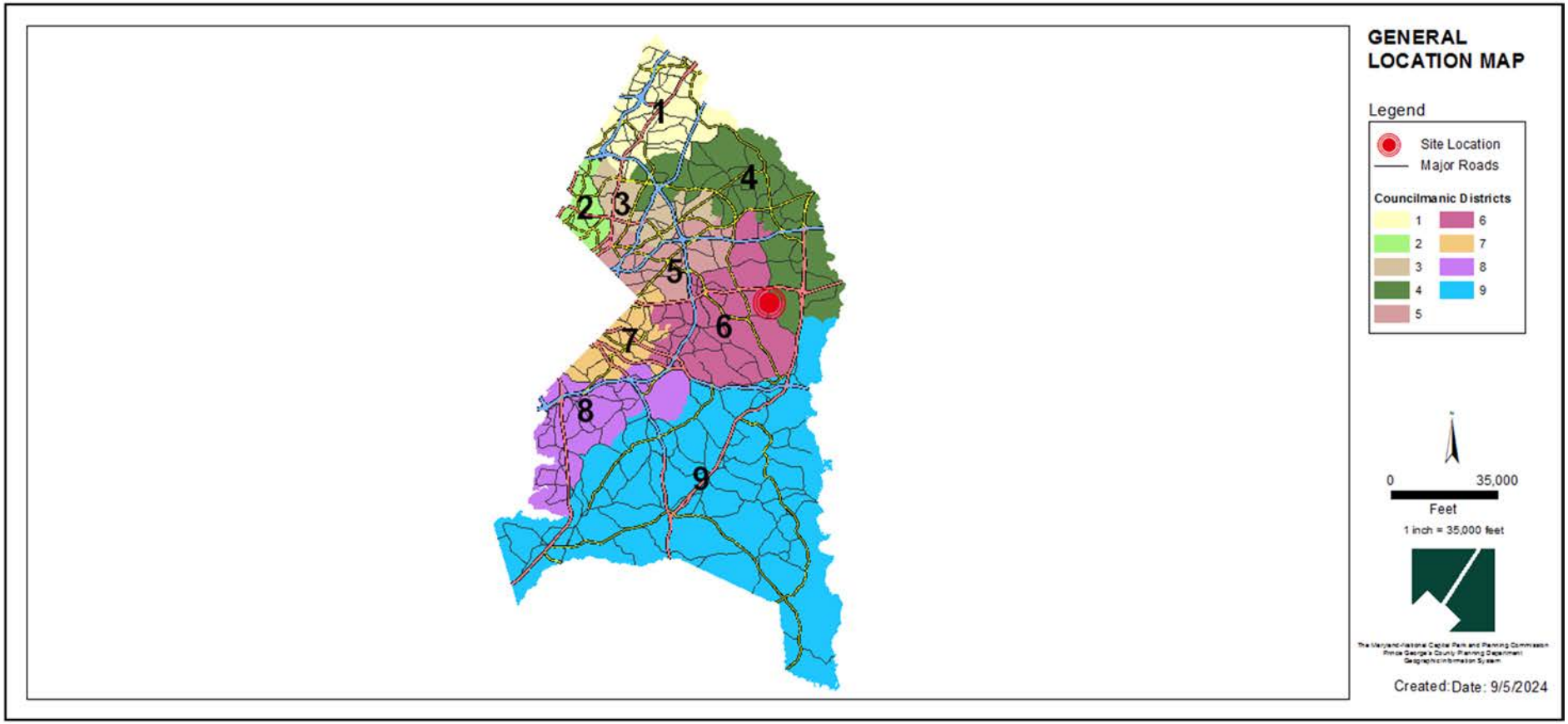
Basic Plan Amendment

Staff Recommendation: APPROVAL with conditions

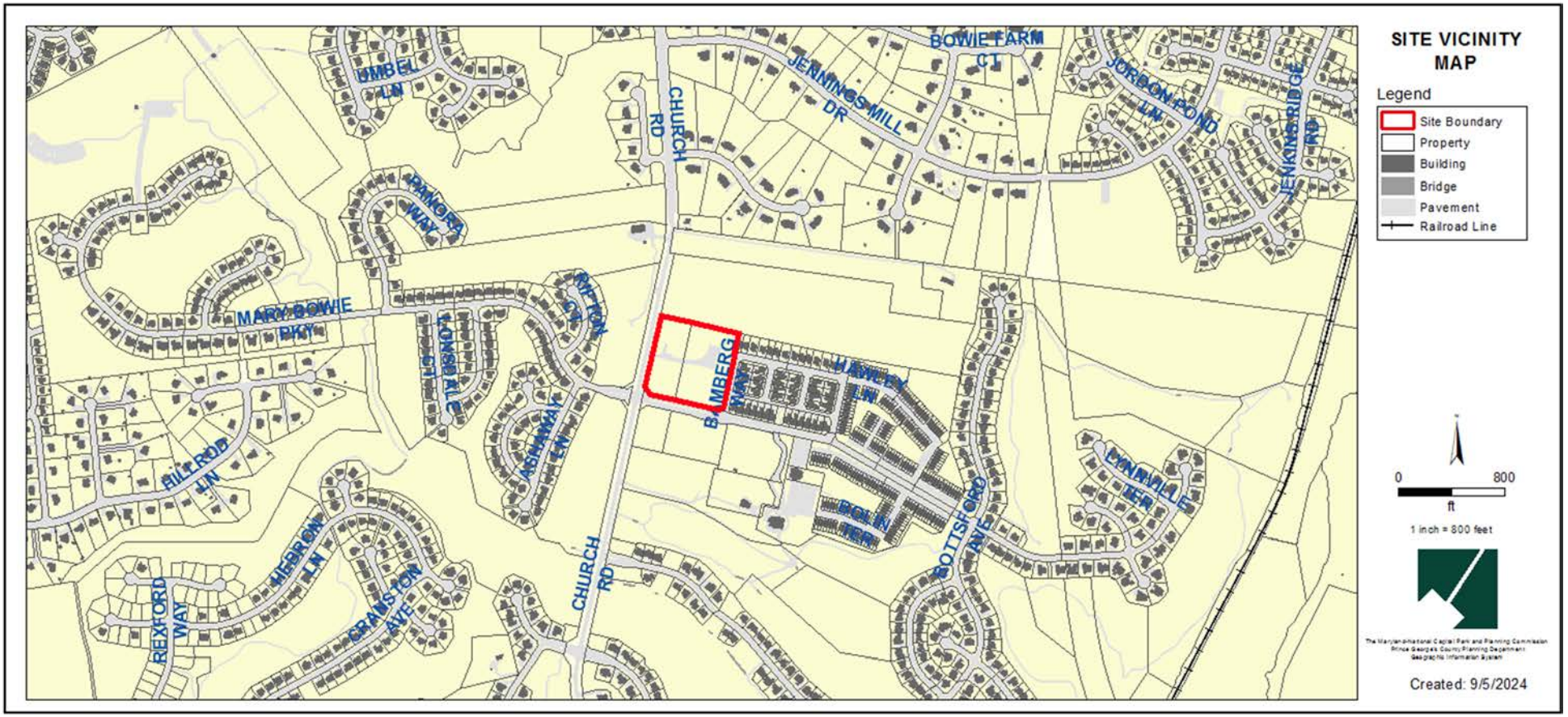
GENERAL LOCATION MAP

Council District: 06

Planning Area: 74A



SITE VICINITY MAP

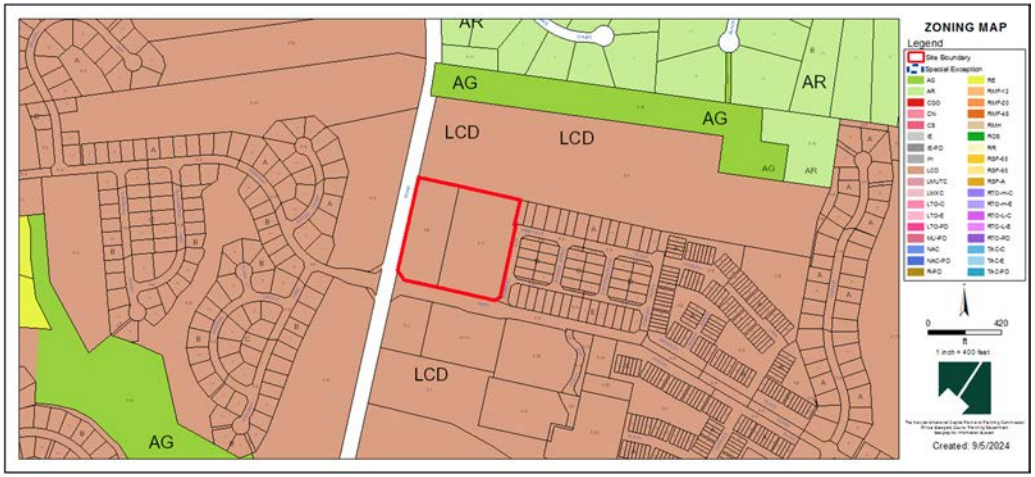


ZONING MAP (PRIOR AND CURRENT)

Property Zone: LCD

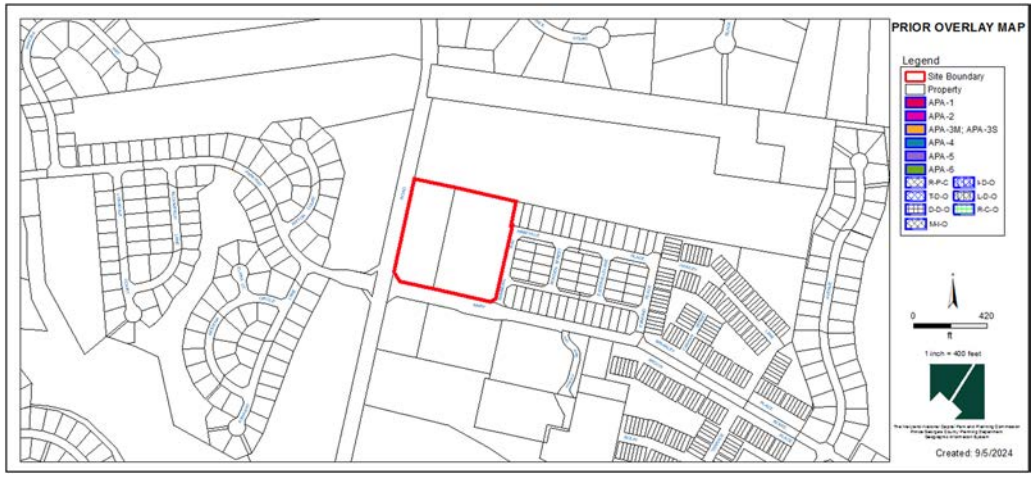
Prior Zoning (R-L & L-A-C)

Current Zoning (LCD)

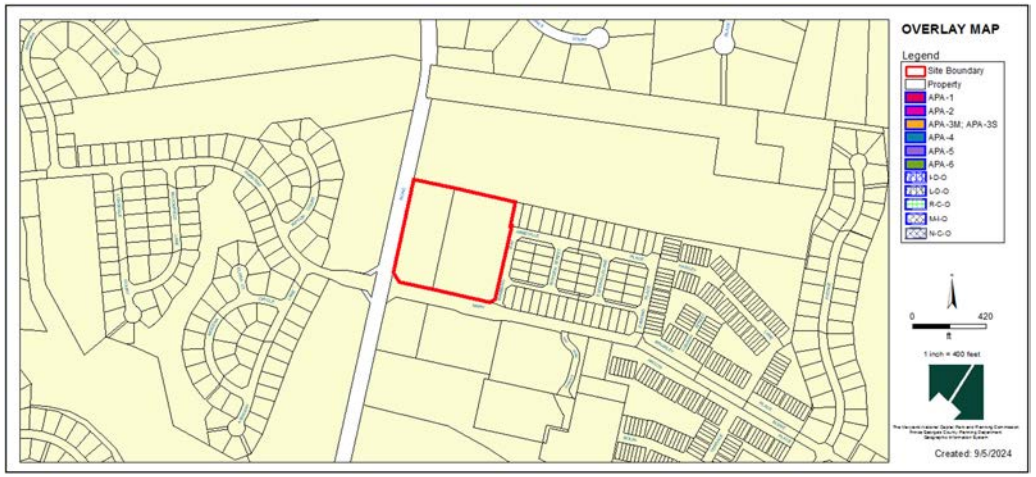


OVERLAY MAP (PRIOR AND CURRENT)

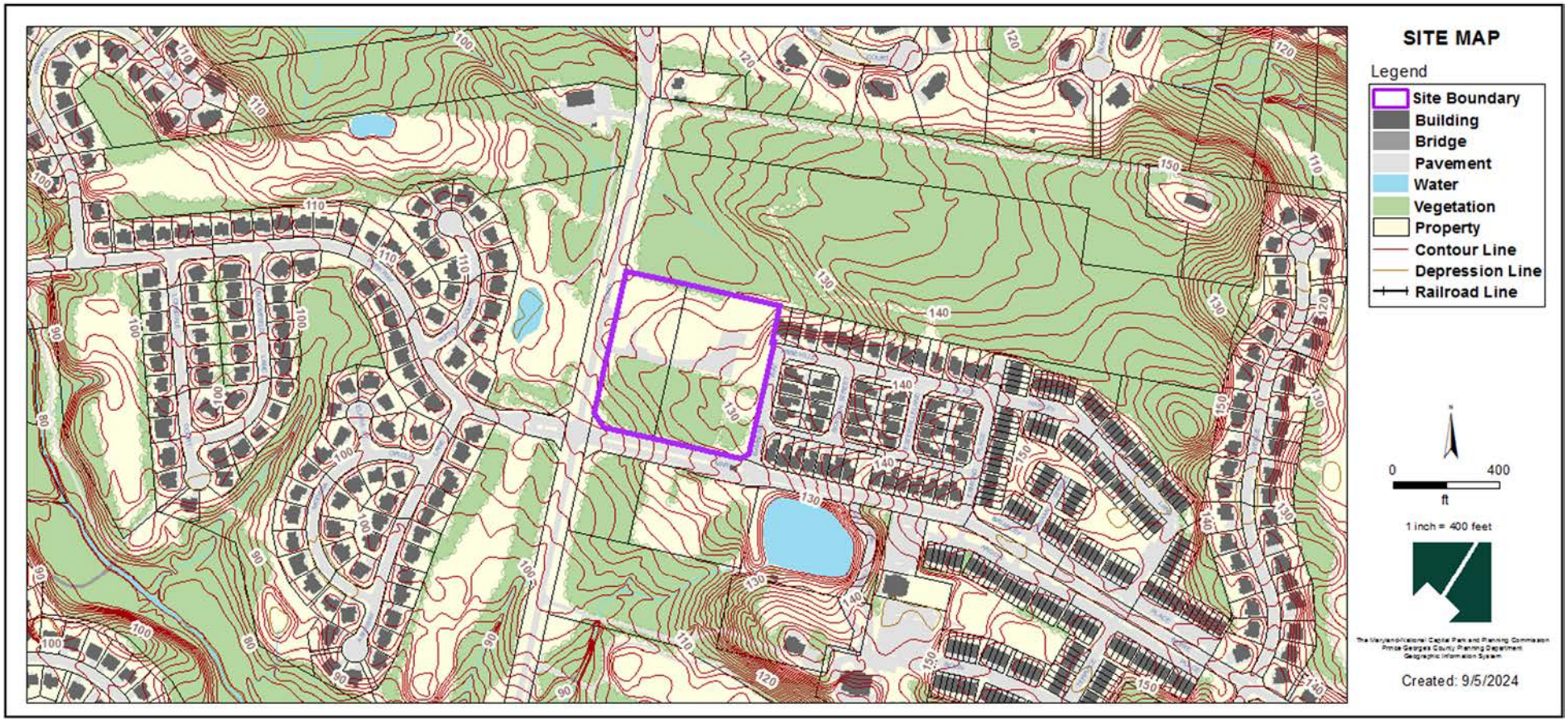
Prior Overlay Map



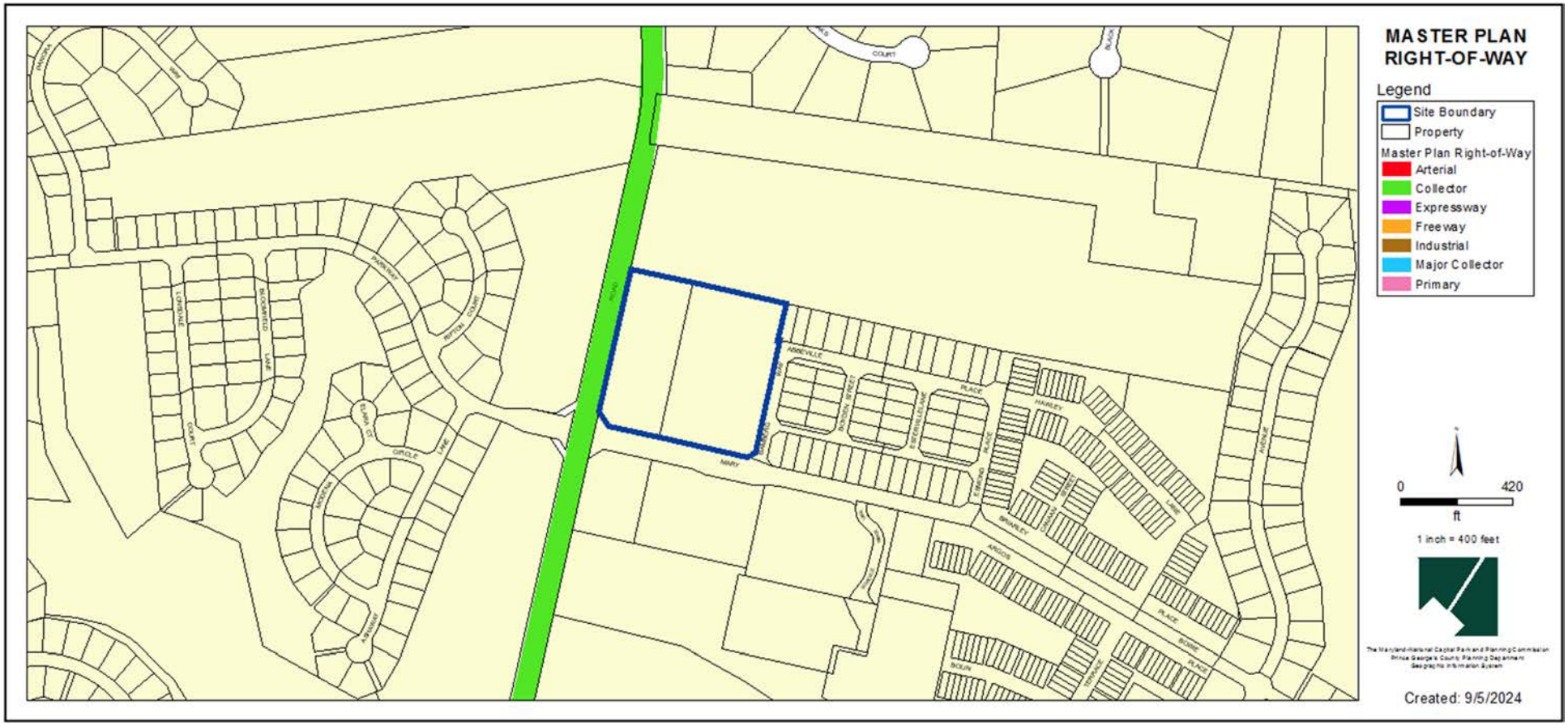
Current Overlay Map



SITE MAP


SITE MAP
Legend
Site Boundary
Building
Bridge
Pavement
Water
Vegetation
Property
Contour Line
Depression Line
Railroad Line
0
400
ft
1 inch = 400 feet
Created: 9/5/2024

MASTER PLAN RIGHT-OF-WAY MAP



STAFF RECOMMENDATION

APPROVAL, subject to the original conditions and considerations, with the amendment of Condition 1.

Case No.: A-8427, A-8578
and A-8579

Applicant: Oak Creek Club

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL

ZONING ORDINANCE NO. 11 - 2000

AN ORDINANCE to amend the Zoning Map for the Maryland-Washington Regional District in Prince George's County, Maryland, by amending an approved basic plan, with conditions.

WHEREAS, on November 26, 1991, the District Council approved Application Nos. A-8427, A-8578 & A-8579, for R-L and L-A-C zoning, with basic plan, on approximately 922 acres of land, located on both sides of Church Road and the north side of Oak Grove Road, Upper Marlboro, Maryland; and

WHEREAS, the applicant has filed a request with the District Council to amend the basic plan and conditions of zoning for Application Nos. A-8427, A-8578 & A-8579; and

WHEREAS, the request was reviewed by the Technical Staff and the Planning Board, who filed recommendations with the District Council; and

WHEREAS, the applicant's request was given public notice, in accordance with all requirements of law, and a public hearing on the request was held by the District Council; and

WHEREAS, having reviewed the record in this case and the testimony and exhibits presented at the public hearings, the District Council has determined that the request to amend the basic plan meets the requirements of Section 27-195(b) and should be approved, with conditions, as recommended by the Zoning Hearing Examiner, Technical Staff and Planning Board; and

WHEREAS, as the basis for this action, the District Council adopts the Technical Staff Report and the Planning Board Resolution as its findings and conclusions in this case; and

WHEREAS, to protect adjacent properties and the general neighborhood, approval of the amended basic plan is granted subject to conditions.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED:

SECTION 1. The basic plan for Application Nos. A-8427, A-8578 & A-8579 is hereby amended, subject to the following conditions:

1. In no event shall the maximum number of dwelling units exceed 1,096 in the R-L Zone or 52 in the L-A-C Zone.

2. Approval of the L-A-C Zone for 33 acres with the provision that the maximum square footage of the proposed commercial component shall be determined at Comprehensive Design Plan (CDP) review. Should it be determined at that time that adequate market support does not exist for the proposed 40,000 square feet of commercial development, a staging plan shall be approved providing for the development of a Neighborhood Activity Center in accordance with the Master Plan and Zoning Ordinance requirements for such

centers and the subsequent expansion of the center at such time as the necessary market support can be determined.

3. At each access point off of Church Road and Oak Grove Road, the amended Basic Plan will provide entrance buffers 100 feet wide on each side of the access road and 100 feet deep along the access road.

4. Prior to approval of a preliminary plan of subdivision, construction funding for the intersection of MD 193/MD 202, including the roadway link of Largo Road (MD 202) from the intersection with White House Road to the Watkins Park Road intersection and the realignment and widening of MD 193 to four lanes along the Master Plan alignment between MD 202 and Oak Grove Road shall be identified in the Maryland Department of Transportation's Consolidated Transportation Program or the Prince George's County Capital Improvement Program. The applicant shall make a cash contribution to the Prince George's County Department of Public Works and Transportation and notification shall be provided by the applicant to the Maryland-National Capital Park and Planning Commission. The cash contribution shall be identified for improvements to Largo Road (MD 202) between Watkins Park Road (MD 193) and White House Road including the Watkins Park Road intersection. The amount of the cash contribution shall be determined by the Prince George's County Planning Board.

5. Prior to approval of a preliminary plan of subdivision, there shall be an assurance of public and/or private funding commitments in sufficient amount to finance the installation of traffic signalization equipment, if signalization is deemed to be warranted, at the Watkins Park Road (MD 193)/Oak Grove Road intersection, in accordance with Maryland State Highway Administration standards.

6. Prior to the approval of Preliminary Plan of Subdivision, the Maryland State Highway Administration shall modify the Central Avenue (MD 214)/Church Road intersection to provide for Level-of-Service (LOS) "D" during both peak hours. Full construction funding shall be identified in the Maryland Department of Transportation's Consolidated Transportation Program, the Prince George's County Capital Improvement Program or from private sources. If the warrants are met and signalization is deemed necessary by

the Maryland State Highway Administration (SHA) and/or the Prince George's County Department of Public Works and Transportation (DPW&T), the applicant shall be responsible for assuring that traffic signalization equipment and necessary geometric improvements have been provided.

7. Prior to approval of a preliminary plan of subdivision for Stage I, a line, grade and staging concept for Leeland-Oak Grove Road as a major collector facility (in accordance with the C-58 alignment in the Approved Bowie-Collington-Mitchellville Master Plan), must be finalized and approved by the Department of Public Works and Transportation and the Maryland-National Capital Park and Planning Commission.

8. Prior to the issuance of any building permits for more than 200 dwelling units, the applicant shall bond to construct, at a minimum, a half section of a major collector facility along the realignment of Oak Grove-Leeland Road from the Watkins Park Road/Oak Grove Road intersection through the Church Road/Oak Grove-Leeland Road intersection. The roadway shall be constructed in accordance with Prince George's County Department of Public Works and Transportation requirements.

9. Prior to the issuance of any building permits, the applicant shall bond to construct access improvements at the Site Access "1" on Church Road and the Site Access "2" on Oak Grove Road to provide for a separate right and left turn lane on the approaches of the access points.

10. On all preliminary plats, final plats, site plans and other plan documents used to represent the proposed development, on which the A-44 right-of-way appears, the applicant, his heirs, successors and/or assigns shall identify the right-of-way as a future access-controlled arterial highway facility, in accordance with the approved *Bowie-Collington Master Plan*.

11. The applicant shall dedicate the right-of-way for Church Road as a (90-foot maximum) four-lane collector with an open median of varying width as determined by DPW&T. The location of the road shall be finalized at the time of CDP and shall be based on an Inventory of Significant Visual Features prepared according to the "Design Guidelines for

Scenic and Historic Roads." Construction will be in accordance with DPW&T requirements and may utilize the existing roadbed when appropriate.

12. A woodland conservation requirement of 25 percent shall be established for the portion of the site zoned R-A, unless it can be shown that the existing woodland is less than that amount. If so, the conservation threshold may be reduced to the percentage of existing woodland down to 20 percent of the net tract area of R-A zoned land. A Woodland Conservation requirement of 15% shall be established for the portion of the site zoned L-A-C. In addition, the applicant will reforest as required under applicable State and County regulations. All Tree Conservation Plans shall demonstrate how the development will meet this criteria.

13. The limits of the existing 100-year floodplain shall be approved by the Watershed Protection Branch of the Department of Environmental Resources prior to the approval of any Specific Design Plan.

14. The applicant shall provide proof that the U.S. Army Corps of Engineers or the appropriate State or local wetlands permitting authority agrees with the nontidal wetlands delineation along with submittal of the SDP.

15. All nontidal wetland mitigation areas shall be shown on the SDP.

16. Technical approval of the location and sizes of Stormwater Management Facilities is required prior to approval of any SDP.

17. Prior to the submittal of the Comprehensive Design Plan, the applicant and the Technical Staff shall determine if a noise study, which considers the impact of proposed A-44 and Church Road on the subject property, is necessary. If it is necessary, the study shall be submitted with the CDP.

18. All nondisturbed nontidal wetlands shall have at least a 25-foot nondisturbance buffer around their perimeters.

19. All streams and drainage courses shall comply with the buffer guidelines for the Patuxent River Primary Management Areas.

20. As part of the submittal of the CDP, the applicant shall include a conceptual layout of water and sewerage service to the site and an analysis of the impact of the construction of these facilities. Applicant, technical staff, and the WSSC shall work together using their best practical efforts to minimize the impact of water and sewer line construction on the subject property.

21. As part of the submittal of the Preliminary Plat, the applicant shall include a soil study that identifies the location and extent of Marlboro Clay.

22. The Environmental Setting of the Bowieville Historic Site (#74A-18) is approximately 14.7 " acres. Its boundaries are defined on the staff "Approved Environmental Setting" sketch found in the Technical Staff Report. Prior to CDP approval, the applicant shall complete a survey and map of historic landscape features around Bowieville (including the terraced gardens northeast of the mansion) to include a metes and bounds survey of the 14.7" acres as a basis for any potential revisions to the Historic Site's Environmental Setting. Further, the Comprehensive Design Plan approval shall take into consideration the following:

a. Potential revision to the Environmental Setting shall be based on the identification of an ultimate user for the Mansion and tobacco barn and appropriately detailed reuse and restoration plans.

b. Prior to Specific Design Plan approval for the Environmental Setting, parking for the adaptive reuse of Bowieville shall be provided primarily in the following locations: the adjoining streets, proposed clubhouse parking area, and parking area of the nearby commercial center.

c. The Environmental Setting shall be augmented with additional land to the west of the Historic Site to include the entirety of the historic entry lane so that the lane may be

included within the L-A-C as a means of access to the Historic Site.

23. Prior to approval of the Comprehensive Design Plan, the applicant shall install appropriate security measures at Bowieville to include fire and burglar alarms, security fencing and lighting and shall undertake appropriate weatherization repairs to preclude further deterioration of the Historic Site. These measures include but are not limited to:

a. Retaining and maintaining the existing chain-link fence in secure condition with a locked gate around the Historic Site.

b. Retaining and maintaining the plywood coverings over the window and door openings of the Historic Site.

c. Conducting roof repairs and repairs to drainage systems, flashing and caulking as they occur.

d. Installing a security and fire alarm system within the Historic Site, with an on-site burglar and fire alarms connected to central station monitoring.

e. Maintaining all historic outbuildings within the Environmental Setting in structurally stable and secure condition.

f. Posting "No Trespassing" signs on the Historic Site and the surrounding property.

24. The property shall be inspected on behalf of the applicant by a qualified preservation architect, preservation contractor or structural engineer 60 days after the approval of the Amended Basic Plan with inspection reports filed with the Planning Board or its designee at quarterly intervals until the Historic Site is completely restored or adaptively reused. The inspections shall ensure the maintenance of the security fence, window coverings, alarm systems, "no trespassing" signs, as well as any interim repairs made to preclude further deterioration as

determined by the Conditions Assessment. Evidence of quarterly inspection reports shall be provided by the applicant prior to approval of the Comprehensive Design Plan and all future Specific Design Plans.

25. Prior to the approval of a Comprehensive Design Plan and as part of a Comprehensive Preservation/Reuse Plan (CPRP) for the Historic Site, the applicant shall complete a Conditions Assessment of the Historic Site. The Conditions Assessment shall be prepared by a qualified preservation architect, preservation contractor or structural engineer for review by the Historic Preservation Commission. The Conditions Assessment shall prioritize the following:

a. "immediate" repairs deemed necessary to preclude further deterioration;

b. those "interim" and cyclical repairs required to maintain the property in reasonable condition prior to its rehabilitation;

c. those "ultimate" repairs associated with a use-specific rehabilitation of the property. Immediate repairs shall include but not be limited to the stabilization and securing of the historic tobacco barn northeast of the mansion.

26. Prior to the approval of the first Preliminary Plat, immediate repairs identified in the Conditions Assessment shall be completed by the applicant. Evidence of the completed work shall be provided to the Planning Board or its designee and certified by a qualified preservation architect, preservation contractor or structural engineer.

27. The applicant, his heirs, successors or assigns shall submit and Historic Area Work Permit (HAWP) for the restoration and adaptive reuse of the Bowieville Historic Site prior to the issuance of the 281st building permit for the development. The HAWP shall be consistent with the Secretary of the Interior's Standards for Rehabilitation and the Historic Preservation Commission's Policies and Guidelines and shall specifically address preservation of original fabric. The restoration of the Historic Site shall

be completed prior to the issuance of the 400th building permit for the development.

28. Prior to the issuance of the 281st building permit for the development, a performance bond or letter of credit or other suitable financial guarantee shall be issued by the applicant to be held by the M-NCPPC to guarantee the timely and satisfactory completion of the restoration of the Historic Site. Bonding procedures shall follow those in place for private recreational facilities agreements.

29. A Phase I archeological survey in the garden areas south and northeast of the house and summary report shall be undertaken by the applicant prior to CDP submission to determine the location and extent of historic landscape features, so that any important features can be protected and/or restored by the applicant. Additional archeological investigation (Phase II and Phase III) shall be conducted by the applicant if warranted by the Historic Preservation Commission within a reasonable amount of time after the completion and submittal of the Phase I report, and prior to the approval of the Comprehensive Design Plan.

30. The Comprehensive Design Plan shall consider appropriate uses for the Bowieville Mansion and tobacco barn that may include but not be limited to the following:

a. Reception hall/rental facility

b. Art gallery

c. Restaurant

d. Country Inn

e. Antique shop or other such low intensity retail use

f. Eleemosynary or philanthropic use

g. Low intensity office use

h. Library or similar cultural use

i. Private residence

j. Private school

k. A combination of the above uses

Additional uses may be approved at the time of Specific Design Plan for the Historic Site's Environmental Setting subject to approval by the Historic Preservation Commission

31. The applicant shall donate a protective easement on the exterior of Bowieville and the significant features within its Environmental Setting to an appropriate body capable of holding easements, within 180 days after settlement on Phase I of the development or prior to final plat approval, whichever is sooner. The area potentially protected by an easement shall be identified on all future submittals as the area of historic concern.

32. Comprehensive and Specific Design Plan review by the Historic Preservation Commission shall be required on structures adjacent to the Historic Site's Environmental Setting. This review will include but not be limited to architectural design, building placement, materials, roof features, fencing, landscaping and parking, in relationship to views from the Historic Site.

33. Timing mechanisms may be reviewed and amended by the Planning Board or its designee upon recommendation of staff during Comprehensive Design Plan Review. Specifically, these mechanisms involve the following conditions: Condition 24 (Security Measures); Condition 25 (Security Inspections); Condition 26 (Conditions Assessment); Condition 27 (Repair/Restoration Timetable); Condition 30 (Archeological Investigation). The review and potential revision of the Historic Preservation Commission's recommended timing mechanisms shall take into account the following considerations:

a. The need to provide for interim security for the Bowieville Historic Site and to preclude further deterioration by neglect and to guarantee stabilization and restoration as part of the development project;

b. The applicant's statement that he will not own the property until 90 days after Preliminary Plat approval.

34. All commercial and public assembly structures shall be fully sprinklered in accordance with National Fire Protection Standard (NFPA) 13 and all applicable County laws.

35. All residential structures shall be fully sprinklered in accordance with National Fire Protection Standard (NFPA) 13D and all applicable County laws.

36. The Basic Plan shall be amended to show the relocation of the 27-acre park/school site to the east side of Church Road at the northern boundary of the subject parcel as shown on the Department of Parks and Recreation (DPR) exhibit "A". The applicant shall dedicate this land at such time as requested by the Prince George's County Planning Board.

37. The CDP shall investigate and evaluate an extension of the planned hiker/biker trail east of Church Road as shown on DPR exhibit "A".

38. The applicant shall assure the provision of new access to the residents currently served by a driveway traversing M-NCPPC property (the Riley Tract) from the Oak Creek Community.

39. The floodplain (with the exception of road crossings) and adjoining buffer area along Black Branch shall be dedicated to M-NCPPC.

40. The amended Basic Plan shall show the Class I trail along Church Road, the entire frontage of the subject property, and also a Class I trail along the entire Oak Grove Road frontage.

41. At the time of Comprehensive Design Plan review, the locations of the trails, paths and sidewalks proposed will be evaluated on their interrelationship within the entire development site with respect to pedestrian movements.

42. In the interest of preserving the tree-lined driveway of the Beall House property, once alternative vehicular access to the Beall House is provided, the balance of the drive shall be incorporated into the open space network.

43. If there is a deficit contribution necessary to fund the extension of sewer and water lines for the project, applicants shall pay such deficit as determined by the WSSC.

44. All of the private recreational amenities identified in the amended Basic Plan text shall be listed on the face of the amended Basic Plan.

45. The open space element of the amended Basic Plan or its equivalent shall be clearly identified on the face of the plan.

46. If, after the golf course is completed and in use, and the adjacent residential areas are completed and occupied, it becomes apparent that errant golf balls are creating an unexpected hazard to persons or property off the golf course by repeatedly leaving the golf course property, the developer and/or golf course operator shall be required to retrofit the affected portion of the golf course with landscape screens or nets, as determined by the Planning Director and in the heights and locations specified by the Planning Director, sufficient to minimize the travel of golf balls beyond the lot lines of the site on which the golf facility is located. Such screens or nets shall be continuously maintained so as not to fall into disrepair.

47. For those lots with frontages along Church Road or Oak Grove Road, or with an intervening open space parcel between the road and the lot, the minimum lot width shall be 100 feet. Units on these lots may have side entry garages and may have dualized driveways. A 50-foot building setback is required from the street line and the property line.

48. Lots in Parcel A, backing up to the adjacent R-E Zone (Sierra Meadows) shall have a minimum landscape strip outside of the rear yards of at least 50 feet. Lots in Parcel C, backing up the R-E Zone (Behnke's Nursery) shall have a minimum landscape strip of at least 50 feet wide outside of the rear yards. Lots in Parcel L, backing up to

the R-E Zone (Seton Belt Property) shall have a minimum landscape strip of at least 50 feet outside of the rear yards. At the time of CDP review, the applicant may propose alternative design techniques including smaller lots, landscaped strips, etc., in order to address the issues of compatibility and the large lot component.

49. The applicant shall convey the open space parcel created by the relocation of Oak Grove Road to the St. Barnabas Church or the appropriate entity capable of holding real estate."

Comprehensive Design Plan Considerations

1. In addition to the requirements of Section 27-518 (a) of the Zoning Ordinance, the Comprehensive Design Plan shall include a golf course that is designed by an architect who is a member of the American Society of Golf Course Architects, and his signature shall be included on the supporting documentation, as a member of the design team.

2. The Comprehensive Design Plan for the golf course shall show the location of proposed streets and of all residential lots in close proximity to the golf course. The Comprehensive Design Plan shall establish minimum guidelines for setbacks within the golf course safety corridor consistent with industry standards. Any request for deviation of these guidelines shall be provided with sufficient justification to the satisfaction of the Planning Board and/or District Council to assure safety of the adjacent residential development. The Comprehensive Design Plan shall include an overlay graphic study of the golf course, adjacent streets and lots, prepared by the golf course architect, of the most likely direction and distance of the errant golf shots expected from all tee locations of all holes, and from all other locations on these holes from which errant shots may be expected. If, in the judgment of the Planning Board and/or District Council, the deviation presents too great a hazard to residents or their property, the golf course layout shall be revised

or the affected areas of residential lots shall be prohibited for residential use and shall become homeowners' open space or part of the golf course.

3. The Comprehensive Design Plan shall minimize the crossing of subdivision streets with golf course paths. The crossing of Church Road shall be via a bridge.

4. To the extent practicable, existing fence rows, isolated trees, or existing agricultural structures occurring in the setback shall be preserved and maintained unless removing such elements can be justified on the grounds of safety. The quality of these features shall be determined by the Planning Board and/or District Council at the time of Comprehensive Design Plan approval. In addition, groves, clusters, or rows of native trees, and shrubs typical of those indigenous to the vicinity of the proposed development shall be encouraged to be planted in the setback in order to enhance the rural character.

5. The Comprehensive Design Plan should recognize the A-44 facility. The location of the alignment must be coordinated further with staff in order to match approved rights-of-way on adjacent developments such as the Willowbrook Basic Plan, Collington Manor and Collington Station prior to Comprehensive Design Plan approval.

6. Primary residential streets will be constructed to provide access to the planned community park and the park/school. In the event private roadways are permitted in the planned community, equivalent private roadways will be provided (roadways with two travel lanes and two parking lanes).

7. An internal loop master plan trail shall be provided within the proposed development for the purpose of providing a neighborhood circuit for running, jogging and biking.

8. All development pods and parks, recreational and historical features shall be connected into the main trail network by feeder trails and sidewalks.

9. The handicapped accessibility of all trails shall be determined during CDP review.

10. For lots with rear yards oriented toward Oak Grove Road or Church Road, there shall be a minimum 300-foot setback requirement for the rear lot lines. The 300-foot buffer may include the golf course, however, within the 300 feet a minimum 50-foot landscaped buffer shall be provided, to be planted with the amount of plant materials required for a collector buffer in Section 4.6 of the *Landscape Manual*. If there is woodland area or hedgerow within the right-of-way, it may be combined with on-site woodland to contribute toward the 100-foot buffer requirement. Existing woods and/or vegetation may be allowed to substitute for the landscaping, only if it can be demonstrated that the woodland is a minimum of 25 feet wide and is supplemented with evergreen material to provide year-round screening. The landscaped buffer may be located either along the road or along the lots, but in no case shall it be split up into less than 25-foot widths.

SECTION 2. This Ordinance shall take effect on the date of its enactment.

Enacted this 24th day of July, 2000, by the following vote:

In Favor: Council Members Bailey, Estepp, Gourdine, Maloney, Scott, Shapiro and Wilson

Opposed:

Abstained:

Absent: Council Members Hendershot and Russell

Vote: 7-0

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: Dorothy F. Bailey
Dorothy F Bailey, Chair

ATTEST:

Joyce T. Sweeney
Clerk of the Council

Mark G. L. Ferguson, R.A.

Senior Land Planner
Site Design, Inc./RDA
5407 Water Street, Suite 206
Upper Marlboro, Maryland 20772
(301) 952-8200
mglferguson@engsite.tech

Education:

Bachelor of Architecture
University of Maryland, College Park, 1985

Licensure:

Registered Architect
Maryland Registration #7621, 1987

Employment:

5/05 to Present:	Senior Land Planner RDA Engineering Company, Inc./Site Design, Inc. Upper Marlboro & Largo, Maryland
5/99 to 5/05:	Principal Mark G. L. Ferguson, R.A., Architect & Planner Hyattsville, Maryland
5/89 to 5/99:	Architect/Planner Robertson-Dhalwala Associates, LLC Upper Marlboro, Maryland Prince Frederick, Maryland
9/87 to 5/89	Architect AIP Architects Adelphi, Maryland
6/85 to 9/87	Intern Architect AIP Architects Adelphi, Maryland
2/84 to 6/85	Intern AIP Architects Adelphi, Maryland

Professional Experience:

Mr. Ferguson has broad experience in the fields of architecture, land planning and civil engineering, with projects ranging in scope from small residential additions to community planning. He has provided expert planning testimony before the Circuit Court for Prince George's County, the Prince George's District Council, Planning Board, Zoning Hearing Examiner and Board of Zoning Appeals for numerous planning cases, as well as testimony before similar boards in other Southern Maryland jurisdictions.

Cases on which Mr. Ferguson has provided expert testimony or litigative assistance include:

- Queens Chapel Town Center
  Hyattsville, Maryland
  Expert planning testimony in a request to amend the conditions of the zoning approval allowing continuation of an existing restaurant with drive-through service in the C-S-C (T-D-O) zone in the West Hyattsville Local Center.

- National Capital Business Park (formerly Willowbrook)
  Upper Marlboro, Maryland
  Expert planning testimony in application A-9968/03, requesting revision of the Basic Plan and prior conditions of the zoning approval for a planned community in the R-S comprehensive design zone being developed under the E-I-A Zone's table of uses and standards.

- Signature Club at Manning Village
  Accokeek, Maryland
  Expert planning testimony in a request to amend conditions of the zoning approval A-9960-C for a tract in the M-X-T mixed use zone.

- Clay Property
  Hyattsville, Maryland
  Expert planning testimony in application CSP-20001, requesting rezoning from the R-80 (T-D-O) zone to the R-20 (T-D-O) zone in the Prince George's Plaza Regional Transit District.

- Vista95 Logistics Center
  Camp Springs, Maryland
  Expert planning testimony in a request to amend conditions of zoning approval A-9706-C for a tract in the I-1 industrial zone.

- Signature Club at Manning Village
  Accokeek, Maryland
  Expert planning testimony in a request to amend conditions of the zoning approval A-9960-C for a tract in the M-X-T mixed use zone.

- National View
  Oxon Hill, Maryland
  Expert planning testimony in application A-10055, requesting rezoning from the R-55 and R-R residential zones to the M-X-T mixed use zone.

- National Capital Business Park (formerly Willowbrook)
  Upper Marlboro, Maryland
  Expert planning testimony in application A-9968/02, requesting approval of a new Basic Plan and revision of the conditions of the zoning approval for a planned community in the R-S comprehensive design zone, to allow it to be developed under the E-I-A Zone's table of uses and standards.

- Wintergreen Tract
  Bryantown, Maryland
  Expert Planning testimony in Charles County zoning map amendment application 20-01, requesting rezoning from the RC residential zone to the CV commercial zone.

- Cecil Real Properties, LLC Tract
  Elkton, Maryland
  Expert Planning testimony in Cecil County zoning map amendment application 2020-02, requesting rezoning from the ST suburban transition residential zone to the M2 heavy industrial zone.

- Timothy Branch
  Brandywine, Maryland
  Expert planning testimony in application A-9988/01, requesting approval of a new Basic Plan and revision of the conditions of the zoning approval for a planned community in the L-A-C comprehensive design zone.

- Sears Parcel, Bowie Town Center
  Bowie, Maryland
  Expert planning testimony in application A-8589/04, requesting approval of a new Basic Plan and revision of the conditions of the zoning approval for a tract in a planned community in the M-A-C comprehensive design zone.

- Callicott Property
  Upper Marlboro, Maryland
  Expert planning testimony in application A-10054, requesting rezoning from the C-S-C commercial zone to the R-80 residential zone.

- Khan Property
  Brandywine, Maryland
  Expert planning testimony in application A-10049, requesting rezoning from the R-R residential zone to the C-M commercial zone.

- Saint Barnabas Mixed-Use Park
  Temple Hills, Maryland
  Expert planning testimony in application A-10047, requesting rezoning from the C-S-C commercial and I-1 industrial zones to the M-X-T mixed use zone.

- Locust Hill
  Upper Marlboro, Maryland
  Expert planning testimony in application A-9975/01, requesting approval of a new Basic Plan and revision of prior conditions of rezoning approval for a planned community in the R-L comprehensive design zone.

- Willowbrook
  Upper Marlboro, Maryland
  Expert planning testimony in application A-9968/01, requesting approval of a new Basic Plan and revision of prior conditions of rezoning approval for a planned community in the R-S comprehensive design zone.

- Renard Lakes
  Brandywine, Maryland
  Expert planning testimony in application A-10046, requesting rezoning from the R-S comprehensive design zone to the I-1 industrial zone.

- Moore's Corner
  Brandywine, Maryland
  Expert planning testimony in application A-10044, requesting rezoning from the R-R residential zone to the M-X-T mixed use zone.

- Linda Lane Commercial Park
  Camp Springs, Maryland
  Expert planning testimony in application A-10043, requesting rezoning from the R-80 residential and C-S-C commercial zones to the M-X-T mixed use zone.

- Brandywine-Waldorf Medical Clinic
  Brandywine, Maryland
  Expert planning testimony in application A-10042, requesting rezoning from the C-O commercial zone to the M-X-T mixed use zone.

- Glenn Dale Commons
  Glenn Dale, Maryland
  Expert planning testimony in application A-10038, requesting rezoning from the I-1 industrial zone to the M-X-T mixed use zone.

- American Rescue Workers
  Capitol Heights, Maryland
  Expert planning testimony in application A-10037, requesting rezoning from the R-R residential zone to the I-2 heavy industrial zone.

- Donnell Drive
  Forestville, Maryland
  Expert planning testimony in application A-10036, requesting rezoning from the R-T townhouse zone to the C-M commercial zone.

- Virginia Linen
  Capitol Heights, Maryland
  Expert planning testimony in application A-10033, requesting rezoning from the I-3 planned industrial zone to the I-1 light industrial zone.

- Amber Ridge
  Bowie, Maryland
  Expert planning testimony in application A-10031, requesting rezoning from the C-S-C commercial zone to the M-X-T mixed use zone.

- Oakcrest
  Laurel, Maryland
  Expert planning testimony in application A-10030, requesting rezoning from the R-55 residential zone to the C-S-C commercial zone.

- Fairview Commercial Property
  Lanham, Maryland
  Expert planning testimony in application A-10024, requesting rezoning from the R-80 residential zone to the C-S-C commercial zone.

- King Property
  Largo, Maryland
  Expert planning testimony in application A-10020, requesting rezoning from the I-3 planned industrial zone to the M-X-T mixed use zone.

- Cafritz Tract
  Riverdale Park, Maryland
  Expert planning testimony in application A-10018, requesting rezoning from the R-55 residential zone to the M-U-TC mixed use zone.

- Jemal's Post
  Forestville, Maryland
  Expert planning testimony in application A-10003, requesting rezoning from the I-1 industrial zone to the C-S-C commercial zone.

- Defiance Drive
  Fort Washington, Maryland
  Expert planning testimony in application A-10000, requesting rezoning from the R-E estate zone to the R-R residential zone.

- Sauerwein Property
  Upper Marlboro, Maryland
  Expert planning testimony in application A-9977, requesting approval of rezoning from the R-R residential zone to the R-T (townhouse) residential zone.

- Renard Lakes
  Brandywine, Maryland
  Expert planning testimony in application A-9970, requesting approval of a Basic Plan and rezoning from the I-1 industrial zone to the R-S comprehensive design zone.

- Bevard East
  Piscataway, Maryland
  Expert planning testimony in application A-9967, requesting approval of a Basic Plan and rezoning from the R-E residential zone to the R-L comprehensive design zone.

- Smith Home Farm
  Upper Marlboro, Maryland
  Expert planning testimony in application A-9965 and A-9966, requesting approval of a Basic Plan and rezoning from the R-A residential zone to the R-M and L-A-C comprehensive design zones.

- Boone Property
  Largo, Maryland
  Expert planning testimony in application A-9957, requesting rezoning from the R-E estate zone to the R-R residential zone.

- Edwards Property
  Adelphi, Maryland
  Expert planning testimony in application A-9954, requesting approval of a Basic Plan and rezoning from the R-R residential zone to the L-A-C comprehensive design zone.

- Buck Property
  Upper Marlboro, Maryland
  Expert planning testimony in application A-9952, requesting approval of a Basic Plan and rezoning from the R-A residential zone and the E-I-A comprehensive design zone to the R-S comprehensive design zone.

- Nicowski Property
  Upper Marlboro, Maryland
  Expert planning testimony in application A-9939, requesting rezoning from the C-O commercial zone to the C-S-C commercial zone.

- Parcel B, Largo Town Center
  Largo, Maryland
  Expert planning testimony in application A-9280, requesting an amendment to the Basic Plan for a site in the M-A-C comprehensive design zone.

- Queenstown Apartments
  Mount Rainier, Maryland
  Litigative Assistance in State Highway Administration Project PG3645I84, Item #110255, seeking just compensation for the State's condemnation of property for construction of the Queens Chapel Road improvements.

- State Roads Commission of the State Highway Administration v. Crescent Cities Jaycees
  Expert planning testimony in Case# CAL-94-20084, seeking just compensation for the State's condemnation of property for the expansion of Maryland Route 5.

- Millard Property
  Camp Springs, Maryland
  Expert planning testimony in State Highway Administration Project PG209A31, Item #89084, seeking just compensation for the State's condemnation of property for road improvements to Naylor Road associated with the construction of the Naylor Road Metro Station.

- Brandywine-Waldorf Medical Clinic
  Brandywine, Maryland
  Expert report in State Highway Administration Project PG175A31, Item #106368, seeking just compensation for the State's condemnation of property for road improvements to Branch Avenue associated with the construction of the interchange of Maryland Route 5 with various roads in the vicinity of T.B.

- University Place Center
  Langley Park, Maryland
  Expert report in State Highway Administration Project 10420130, Item #900576, seeking just compensation for the State's condemnation of property for construction of the Purple Line.

- *Washington Metropolitan Area Transit Authority v. 119,593 Square Feet of Land, More or Less, Situate in Landover, Prince George's County and Landover Beverage Realty LLC, et al.,* Case No. 8:20-cv-3468 TDC
  Landover, Maryland
  Expert rebuttal report in a case seeking just compensation for the State's condemnation of property for construction of a subway maintenance facility.

- *United States v. Makowsky*, Case #01-2096 D/Bre (D. Tenn)
  Litigative consultation to the U.S. Department of Justice on a case seeking remedies to accessibility barriers at an apartment complex in Shelby County, Tennessee.

- *United States v. Rose, et al.*, Case #02-73518 (E.D. Mich)
  Expert testimony for the U.S. Department of Justice on a case seeking remedies to accessibility barriers at apartment complexes in Van Buren Township, Michigan and in Batavia Ohio.

- *United States v. Rose, et al.*, Case #3:01cv0040AS (N.D. Ind)
  Expert testimony for the U.S. Department of Justice on a case seeking remedies to accessibility barriers at apartment complexes in Elkhart City, Indiana and in Fort Wayne, Indiana.

- *Weatherburn Associates, LLC, et al. v. County Commissioners for Charles County, Maryland*, Case #08-C-16-002422
  Expert report for the defendant in a proceeding seeking compensation for losses arising out of the alleged failure of the defendant to pursue environmental approvals of a certain formerly-planned road improvement in Charles County, Maryland.

- *Varsity Investment Group, LLC, et al. v. Prince George's County, Maryland*, Case #CAL-18-41277
  Expert report for the plaintiff in an proceeding seeking enforcement of a County Council Resolution granting remission of impact fees for the conversion of an office building to multifamily dwellings in Oxon Hill, Maryland.

- *Jackson v. Sumby*, Case #CAE-18-01785
  Expert testimony for the plaintiff in an proceeding alleging adverse possession of a shared driveway between two houses in Capitol Heights, Maryland.

- *Scaggs v. Barrett, et al.*, AAA Case #04-C-10-000151CN
  Expert testimony for the defendant in an arbitration proceeding alleging negligence in the preparation of a feasibility study in connection with a proposed subdivision in Calvert County, Maryland.

- Washington Gas Liquefied Natural Gas Storage Facility
  Hyattsville, Maryland
  *Pro bono e*xpert planning testimony in application SE-245/06, opposing the approval of a Special Exception to permit a regional liquefied natural gas storage facility in the O-S Zone, adjacent to a planned high-density mixed-use development around the West Hyattsville Metro station.

- Westside Shoppes Starbucks
  Laurel, Maryland
  Expert planning testimony in City of Laurel application SE No. 921, requesting approval of a Special Exception for a coffee shop with drive-through service in the M-X-T Zone.

- Westside Shoppes Wawa
  Laurel, Maryland
  Expert planning testimony in City of Laurel application SE No. 920, requesting approval of a Special Exception for a gas station complex in the M-X-T Zone.

- McDonald's Restaurant
  Forest Heights, Maryland
  Expert planning testimony in application ROSP-4196/01, requesting approval of a revised Special Exception Site Plan for a nonconforming restaurant in the C-S-C Zone.

- ACE Eastover Square Check Cashing
  Forest Heights, Maryland
  Expert planning testimony in application SE-4847, requesting approval of a Special Exception for a occupancy by a check cashing business in the C-S-C Zone.

- 7-Eleven Brightseat Road
  Capitol Heights, Maryland
  Expert planning testimony in application SE-4845, requesting approval of a Special Exception for the construction of a new gas station and food & beverage store in the I-3 Zone.

- Children's Guild Preschool
  Clinton, Maryland
  Expert planning testimony in application SE-4836, requesting approval of a Special Exception for the alteration of an existing church to accommodate a private school in the R-55 Zone.

- Royal Farms #411
  Landover, Maryland
  Expert planning testimony in application SE-4834, requesting approval of a Special Exception for the construction of a new gas station and food & beverage store in the C-S-C Zone, including a request for variance approval.

- 7-Eleven Boone's Lane
  Capitol Heights, Maryland
  Expert planning testimony in application SE-4832, requesting approval of a Special Exception for the construction of a new gas station and food & beverage store in the C-S-C Zone.

- Schultz Road Senior Living
  Clinton, Maryland
  Expert planning testimony in application SE-4830, requesting approval of a Special Exception for the construction of apartment dwellings for the elderly in the R-80 Zone.

- Resurrection Cemetery
  Upper Marlboro, Maryland
  Expert planning testimony in application SE-4823, requesting approval of a new Special Exception for the expansion of an existing cemetery in the R-R Zone.

- 7-Eleven Marlboro Pike
  Capitol Heights, Maryland
  Expert planning testimony in application SE-4822, requesting approval of a Special Exception for the construction of a new gas station and food & beverage store in the C-S-C Zone.

- Enterprise Rent-A-Car
  Capitol Heights, Maryland
  Expert planning testimony in application SE-4819, requesting approval of a Special Exception for a vehicle rental facility in the C-S-C Zone.

- Royal Farms #220
  Accokeek, Maryland
  Expert planning testimony in application SE-4816, requesting approval of a Special Exception for the construction of a new gas station and food & beverage store in the C-S-C Zone, including a request for permission to construct in a master-planned right-of-way.

- Hunt Real Estate Development
  Capitol Heights, Maryland
  Expert planning testimony in application SE-4815, requesting approval of a Special Exception for the construction of a new gas station and food & beverage store in the C-S-C Zone.

- SMO Gas Station & Car Wash
  Clinton, Maryland
  Expert planning testimony in application SE-4812, requesting approval of a Special Exception for the rebuild of an existing gas station with the addition of a car wash in the C-S-C Zone.

- Contee Estate Senior Living
  Laurel, Maryland
  Expert planning testimony in application SE-4811, requesting approval of a Special Exception for a congregate living facility for the elderly in the R-R Zone, including a request for Alternative Compliance.

- Uptown Suites
  Lanham, Maryland
  Expert planning testimony in application SE-4794, requesting approval of a Special Exception for a hotel in the I-2 Zone.

- Ernest Maier Concrete Batching Plant
  Bladensburg, Maryland
  Expert planning testimony in application SE-4792, requesting approval of a Special Exception for a concrete batching plant in the I-2 Zone.

- Smith Property Surface Mine
  Brandywine, Maryland
  Expert planning testimony in application SE-4517, requesting approval of a Special Exception for an extension in the validity period for an existing surface mine in the O-S Zone.

- Aggregate Industries Sand & Gravel Wet Processing Facility
  Brandywine, Maryland
  Expert planning testimony in application SE-4790, requesting approval of a Special Exception for an extension in the validity period for an existing wash plant in the R-A and R-E Zones.

- Traditions at Beechfield
  Mitchellville, Maryland
  Expert planning testimony in application SE-4785, requesting approval of a Special Exception for a planned retirement community in the R-E Zone.

- Chuck's Used Auto Parts
  Marlow Heights, Maryland
  Expert planning testimony in application SE-4783, requesting approval of a Special Exception for a vehicle salvage yard in the I-1 Zone.

- Dollar General
  Upper Marlboro, Maryland
  Expert planning testimony in application SE-4778, requesting approval of a Special Exception for a department or variety store in the I-1 Zone.

- Sunoco Gas Station and Car Wash
  Camp Springs, Maryland
  Expert planning testimony in application SE-4778, requesting approval of a Special Exception for a car wash addition to an existing gas station in the C-S-C Zone, including approval of Alternative Compliance for landscape buffers.

- Forestville Auto Service
  Upper Marlboro, Maryland
  Expert planning testimony in application SE-4768, requesting approval of a Special Exception for a gas station in the C-S-C Zone.

- Sheriff Road Seventh Day Adventist Church
  Fairmount Heights, Maryland
  Expert planning testimony in application SE-4750, requesting approval of a Special Exception for a church on a tract of land of less than one acre in the R-55 Zone.

- E&R Services, Inc.
  Lanham, Maryland
  Expert planning testimony in application ROSP-4464/02, requesting approval of an expansion to an existing Special Exception for a contractor's office with outdoor storage in the C-A Zone.

- Word Power Baptist Tabernacle
  Capitol Heights, Maryland
  Expert planning testimony in application SE-4694, requesting approval of a Special Exception for a church on a lot less than one acre in size in the R-18 Zone.

- Hotel at the Cafritz Property at Riverdale Park
  Riverdale Park, Maryland
  Expert planning testimony in application SE-4775, requesting approval of a Special Exception for a hotel in the M-U-TC Zone.

- SMO Gas Station & Car Wash
  Glenn Dale, Maryland
  Expert planning testimony in application SE-4757, requesting approval of a Special Exception for a gas station and a convenience store in the I-1 Zone.

- SMO Gas Station & Car Wash
  Beltsville, Maryland
  Expert planning testimony in application SE-4756, requesting approval of a Special Exception for a gas station in the C-S-C Zone.

- Liberty Motors
  Accokeek, Maryland
  Expert planning testimony in application ROSP-4575/02, requesting modification of two conditions of a Special Exception for a gas station in the C-S-C Zone.

- Rock Hill Sand & Gravel/Anthony George Project
  Brandywine, Maryland
  Expert planning testimony in application SE-4646, requesting approval of a Special Exception for a surface mining operation in the C-S-C Zone.

- SMO Gas Station & Car Wash
  Laurel, Maryland
  Expert planning testimony in application SE-4730, requesting approval of a Special Exception for a gas station and a car wash in the C-S-C Zone.

- Model Prayer Ministries
  Bladensburg, Maryland
  Expert planning testimony in application SE-4723, requesting approval of a Special Exception for a church on a tract of less than one acre in size in the R-55 Zone, including grant of variance.

- Dash-In Food Stores
  Clinton, Maryland
  Expert planning testimony in application SE-4654, requesting approval of a Special Exception for a gas station in the C-S-C Zone, including grant of variance.

- Cabin Branch
  Clarksville, Maryland
  Expert planning testimony for the opposition in Development Plan Amendment SPA 13-02, requesting approval of an outlet mall in the MXPD Zone.

- In Loving Hands
  Friendly, Maryland
  Expert planning testimony in application SE-4704, requesting approval of a Special Exception for a congregate living facility in the R-R Zone.

- A-1 Vehicle Salvage Yard
  Bladensburg, Maryland
  Expert planning testimony in application SE-4698, requesting approval of a Special Exception for a vehicle salvage yard in the I-1 Zone.

- Kreative Kids Child Care
  Beltsville, Maryland
  Expert planning testimony in application SE-4388/01, requesting revision to a prior approval of a Special Exception for a day care center in the R-R Zone to increase occupancy.

- Little Workers of the Sacred Heart Nursery
  Riverdale Park, Maryland
  Expert planning testimony in application SE-3473/01, requesting revision to a prior approval of a Special Exception for a day care center in the R-55 Zone to increase occupancy, including grant of variance.

- Six Flags Amusement Park
  Mitchellville, Maryland
  Expert planning testimony in application SE-2635 & SE-3400, requesting approval of modified conditions to allow for extended hours of operation on limited occasions for certain events, additional firework displays, modified noise limitations, and removing a stipulated height limit to allow for approval of new rides by Detailed Site Plan review and approval.

- American Legion Beltway Post #172
  Glenn Dale, Maryland
  Expert planning testimony in application SE-4725, requesting approval of a Special Exception for alterations to an existing private club in the R-80 Zone.

- CarMax
  Brandywine, Maryland
  Expert planning testimony in application SE-4697, requesting approval of a Special Exception for a used car sales lot in the C-S-C Zone, including testimony to justify construction in a planned transit right-of-way.

- McDonald's
  Adelphi, Maryland
  Expert planning testimony in application SE-4686, requesting approval of a Special Exception for alteration of a nonconforming fast food restaurant in the C-S-C Zone.

- Tires R Us
  Riverdale Park, Maryland
  Expert planning testimony in application SE-4675, requesting approval of a Special Exception for a tire store with installation facilities in the C-S-C Zone.

- The Tire Depot
  District Heights, Maryland
  Expert planning testimony in application SE-4673, requesting approval of a Special Exception for a tire store with installation facilities in the C-S-C Zone.

- 7-11 Store
  Lanham, Maryland
  Expert planning testimony in application SE-4670, requesting approval of a Special Exception for a food or beverage store in the C-M Zone.

- Beall Funeral Home
  Bowie, Maryland
  Expert planning testimony in application SE-4662, requesting approval of a Special Exception to add a crematorium to an existing funeral home in the R-E Zone.

- Fort Foote Barber & Beauty Shop
  Fort Washington, Maryland
  Expert planning testimony in application SE-4658, requesting approval of a Special Exception for a barber and beauty shop in the R-R Zone.

- Little People's Place Day Care Center
  Upper Marlboro, Maryland
  Expert planning testimony in application SE-4639, requesting approval of a Special Exception for a day care center in the R-R Zone.

- Young World Family Day Care Center
  Cheltenham, Maryland
  Expert planning testimony in application SE-4635, requesting approval of a Special Exception for a day care center in the R-R Zone.

- Star Wash Car Wash
  Laurel, Maryland
  Expert planning testimony in application SE-4630, requesting approval of a Special Exception for a car wash in the C-S-C Zone.

- Jock's Liquors
  Capitol Heights, Maryland
  Expert planning testimony in application SE-4626, requesting approval of a Special Exception for the reconstruction of an existing nonconforming liquor store in the C-O Zone.

- Little People U Day Care Center
  Capitol Heights, Maryland
  Expert planning testimony in application SE-4624, requesting approval of a Special Exception for a day care center in the R-55 Zone.

- Cherry Hill Park
  College Park, Maryland
  Expert planning testimony in application SE-4619, requesting approval of a Special Exception for the expansion of an existing recreational campground in the R-R Zone.

- Safeway Fuel Station
  Brandywine, Maryland
  Expert planning testimony in application SE-4612, requesting approval of a Special Exception for a gas station in the C-S-C Zone.

- Behr Apartments
  College Park, Maryland
  Expert planning testimony in application SE-4611, requesting approval of a Special Exception for an apartment building in the R-55 Zone.

- Barnabas Road Concrete Recycling Facility
  Temple Hills, Maryland
  Expert planning testimony in application SE-4605, requesting approval of a Special Exception for a concrete recycling facility in the I-1 Zone.

- Rose Child Development Center
  Temple Hills, Maryland
  Expert planning testimony in application SE-4601, requesting approval of a Special Exception for the expansion of an existing day care center in the R-80 Zone.

- Shell Oil Station
  Laurel, Maryland
  Expert planning testimony in application SE-4597, requesting approval of a Special Exception for a gas station in the C-S-C Zone, including revisions to a prior Special Exception under ROSP-1673/06.

- Catherine's Christian Learning Center
  Brandywine, Maryland
  Expert planning testimony in application SE-4592, requesting approval of a Special Exception for a day care center in the R-R Zone.

- Panda Restaurant
  Capitol Heights, Maryland
  Expert planning testimony in application SE-4574, requesting approval of a Special Exception for a fast food restaurant in the I-1 Zone.

- Manor Care of Largo
  Upper Marlboro, Maryland
  Expert planning testimony in application SE-4573, requesting approval of a Special Exception for the expansion of an existing nursing home in the R-R Zone.

- Bowie Assisted Living
  Bowie, Maryland
  Expert planning testimony in application SE-4569, requesting approval of a Special Exception to expand an existing congregate living facility in the R-R Zone.

- 7604 South Osborne Road
  Upper Marlboro, Maryland
  Expert planning testimony in application SE-4567, requesting approval of a Special Exception for a day care center in the R-A Zone.

- Superior Car Wash
  Bowie, Maryland
  Expert planning testimony in application SE-4565, requesting approval of a Special Exception for a car wash in the C-S-C Zone.

- Kinder Explorers Day Care Center
  Lanham, Maryland
  Expert planning testimony in application SE-4566, requesting approval of a Special Exception for a day care center in the R-R Zone, and subsequently in SE-4681 requesting approval for its expansion.

- Rita's Water Ice
  Clinton, Maryland
  Expert planning testimony in application SE-4535, requesting approval of a Special Exception for a fast-food restaurant in the C-S-C Zone.

- Chen's Apartments
  College Park, Maryland
  Expert planning testimony in application SE-4533, requesting approval of a Special Exception to alter a nonconforming apartment building in the R-55 Zone.

- Future Scholars Learning & Art Center
  Upper Marlboro, Maryland
  Expert planning testimony in application SE-4516, requesting approval of a Special Exception for a day care center in the R-R Zone.

- Renee's Day Care Center
  Upper Marlboro, Maryland
  Expert planning testimony in application SE-4507, requesting approval of a Special Exception for a day care center in the R-R Zone.

- Generations Early Learning Center
  Fort Washington, Maryland
  Expert planning testimony in application SE-4515, requesting approval of a Special Exception for a day care center in the R-R Zone.

- Latchkey Day Care Center
  Oxon Hill, Maryland
  Expert planning testimony in application SE-4496, requesting approval of a Special Exception for a day care center in the R-R Zone.

- Marvil Property
  Adelphi, Maryland
  Expert planning testimony in application SE-4494, requesting approval of a Special Exception for a nursery and garden center with an accessory arborist's operation in the R-R Zone.

- Jericho Senior Living
  Landover, Maryland
  Expert planning testimony in application SE-4483, requesting approval of a Special Exception for the adaptive use of a historic site as apartment dwellings for the elderly in the C-O Zone.

- WaWa
  Beltsville, Maryland
  Expert planning testimony in application SE-4477, requesting approval of a Special Exception for a convenience commercial store in the C-M Zone.

- Fun-Damentals Early Learning Center
  Friendly, Maryland
  Expert planning testimony in application SE-4476, requesting approval of a Special Exception for a day care center in the R-R Zone.

- Good News Day Care Center
  Temple Hills, Maryland
  Expert planning testimony in application SE-4473, requesting approval of a Special Exception for a day care center in the R-80 Zone.

- Wishy Washy Car Wash
  Accokeek, Maryland
  Expert planning testimony in application SE-4472, requesting approval of a Special Exception for a car wash in the C-S-C Zone.

- John Vitale & Sons
  Lanham, Maryland
  Expert planning testimony in application SE-4464, requesting approval of a Special Exception for a contractor's office in the C-A Zone.

- St. Paul Senior Living
  Capitol Heights, Maryland
  Expert planning testimony in application SE-4463, requesting approval of a Special Exception for apartment dwellings for the elderly in the R-R Zone.

- Safeway Gas Station
  Fort Washington, Maryland
  Expert planning testimony in application SE-4448, requesting approval of a Special Exception for a gas station in the C-S-C Zone.

- BP Amoco Gas Station
  Temple Hills, Maryland
  Expert planning testimony in application SE-4445, requesting approval of a Special Exception for a convenience commercial store in the C-M Zone.

- WaWa
  Camp Springs, Maryland
  Expert planning testimony in application SE-4436, requesting approval of a Special Exception for a gas station in the C-S-C Zone.

- Quarles Petroleum
  Capitol Heights, Maryland
  Expert planning testimony in application SE-4410, requesting approval of a Special Exception for a gas station in the I-1 Zone.

- Brown Station Early Learning Center
  Upper Marlboro, Maryland
  Expert planning testimony in application SE-4393, requesting approval of a Special Exception for a day care center in the R-R Zone.

As principal of his own architecture and planning firm, Mr. Ferguson was involved with the following diverse residential, commercial and institutional architectural and planning projects:

- Franklin's General Store and Delicatessen
  Hyattsville, Maryland
  Consulting services for the preparation of construction documents and construction contract administration for a 11,000-square foot addition to a historic commercial structure on U.S. Route One. Also, land planning services involving necessary waivers of parking and loading requirements, variances from setbacks and landscaping requirements, and permission to build in planned right-of-way of U.S. Rte One.

- King Farm Village Center
  Rockville, Maryland
  Inspection services for five mixed-use buildings in the village center of the 500-acre New Urbanist development in Rockville, Maryland

- Trinity Church
  Upper Marlboro, Maryland
  Full architectural services for the construction of a portico to the fellowship hall on the site of a National Register-listed historic site

- Publick Playhouse
  Bladensburg, Maryland
  Land planning services for the redevelopment and expansion of an existing community theater building.

- Transnational Law and Business University
  Brandywine, Maryland
  Master planning of a university campus on a 342-acre site

- Balmoral
  Upper Marlboro, Maryland
  Planning of a comprehensively-designed 357 lot residential subdivision immediately to the south of and connected with the 2,400-unit Beech Tree development

- Fred Lynn Middle School
  Woodbridge, Virginia
  Consulting services for the preparation of construction documents for a 131,000-square foot renovation

- Graham Park Middle School
  Dumfries, Virginia
  Consulting services for the preparation of construction documents for a 99,000-square foot renovation and four-classroom addition.

- Elizabeth Graham Elementary School
  Woodbridge, Virginia
  Consulting services for the preparation of construction documents for a classroom addition.

- Dale City Elementary School
  Dale City, Virginia
  Consulting services for the preparation of construction documents for a classroom addition.

- Occoquan Elementary School
  Woodbridge, Virginia
  Consulting services for the preparation of construction documents for a four-classroom addition that tied together three of the four buildings at the oldest school in Prince William County.

- 4912 St. Barnabas Road
  Temple Hills, Maryland
  Consulting services on the design preparation of construction documents and permits processing for a 1,500-square foot tenant fit-out for an attorney's office.

- 6100 Executive Boulevard
  Bethesda, Maryland
  Full architectural services from space planning through construction documents preparation for a 1,500-square foot tenant fit-out for a technology consulting firm.

- Parking Lot Rehabilitation, Bureau of Prisons
  Washington, D.C.
  Consulting services on construction documents preparation for rehabilitation of the parking and service area in the central courtyard of the old Federal Home Loan Bank Board building at 320 First Street, N.W.

- Covenant Creek Subdivision
  Owings, Maryland
  Land planning services for the subdivision of 161 acres crossing the Calvert/Anne Arundel County border into 47 clustered lots, involving the use of Transferable Development Rights and development of public road access across a wetland area into a landlocked tract.

- Welch Property
  Accokeek, Maryland
  Land planning services for the development of a 326-unit planned retirement community on a 41-acre tract.

- Phase II, Boyd & Margaret Shields King Memorial Park
  Prince Frederick, Maryland
  Land planning and engineering services for the design and construction of the second phase of development of a 7.5-acre park adjacent to the Courthouse in the heart of the Prince Frederick Town Center

- White Sands Community Center
  Lusby, Maryland
  Feasibility analysis for conversion of existing stable facility into a community building.

- Good Hope Hills Condemnation
  Temple Hills, Maryland
  Land planning services during condemnation proceedings against a one-acre commercial property.

- Additions and alterations to a private residence
  Washington Grove, Maryland
  Consulting services on the structural design, preparation of construction documents and construction observation for the construction of an award-winning 750-square foot, $150,000 addition and renovation to a historic structure in a National Register district.

- Additions and alterations to a private residence
  Chevy Chase, Maryland
  Consulting services from schematic design through the construction phases of an award-winning 1,700-square foot, $1.4 million dollar addition and renovation, which involved the relocation of a public sewer main from beneath the existing building.

- Additions and alterations to a private residence
  Hyattsville, Maryland
  Full architectural services for the construction of a large kitchen and bathroom addition to a Prince George's County listed historic site

- Additions and alterations to a private residence
  Silver Spring, Maryland
  Consulting schematic design services for a 2,000-square foot addition and renovation.

- Private residence
  Avenue, Maryland
  Architectural and planning services for the construction of a private residence on a 24-acre site on St. Clement's Bay

- Private residence
  Avenue, Maryland
  Full architectural services for the design of a private residence on a one-acre site on St. Clement's Bay

- Additions and alterations to a private residence
  University Park, Maryland
  Full architectural services for the construction of a 350-square foot addition.

At RDA his activities are concentrated in the following fields:

- Land use studies, feasibility analyses and detailed project planning for hundreds of various residential, commercial and industrial developments in Prince George's, Calvert, Montgomery, Charles, St Mary's and Anne Arundel Counties. This work requires intimate knowledge of the relevant master and/or comprehensive plans and zoning ordinances and other land development regulations in many jurisdictions.

- Hydrologic and hydraulic analyses of urban watersheds in connection with the development of drainage and stormwater management systems for various residential subdivisions and commercial and industrial projects. Tools used in these analyses included the TR-20, HEC-1 and HEC-2 hydraulic analysis programs, USDA/SCS hydrologic analysis methods, as well as the Maryland State Highway Administration's and other rational hydrologic analysis methods.

- Hydraulic and structural design of storm drainage and stormwater management systems, including wet ponds, dry detention and retention basins, underground detention systems, vegetative and structural infiltration systems, oil/grit separators, and conventional open and enclosed drainage systems. Analysis of theoretical breach events in earthen embankment structures to determine possible effects of downstream flooding caused by dam failures.

Mr. Ferguson served from 1991 to 1996 as the Town Engineer for the Town of Edmonston, Maryland. In this capacity, Mr. Ferguson advised the Town Council on the effects of legislation, assisted in the preparation of ordinances, assisted in the planning process during the development of the Master Plans for Planning Areas 68 and 69, and advised the Town on the selection of project proposals for funding under the Community Development Block Grant program.

During his tenure at AIP Architects, Mr. Ferguson was responsible for the entire scope of the project development process for numerous architectural projects, including:

- Project feasibility and financial analysis
- Project planning and schematic design
- Management and development of construction documentation
- Specifications writing
- Construction contract documents preparation and administration of bidding
- Coordination with regulatory authorities and permit processing
- Construction contract administration and project observation

Some of the projects Mr. Ferguson had intensive involvement with at AIP Architects include:

Office/Commercial Building (54,000 sf)
1815 University Boulevard, Adelphi, Maryland

Comfort Inn (202 rooms)
Ocean Highway, Ocean City, Maryland

Commercial Building (22,000 sf)
7931 Georgia Avenue, Silver Spring, Maryland

Office Commercial Building (58,000 sf)
4915 St. Elmo Avenue, Bethesda, Maryland

Office/Condominium Park (14,000 sf)
Old Largo Road, Largo, Maryland

Office Building (18,000 sf)
801 Wayne Avenue, Silver Spring, Maryland

Other Professional Activities:

Chairman, Hyattsville Community Development Corporation, 2001-2007
Treasurer, Hyattsville Community Development Corporation, 2010-2018
Board Member, Hyattsville Community Development Corporation, 2001-Present

This local development corporation was created to undertake the revitalization of commercial areas in the city of Hyattsville, to encourage the arts, and act together with the Gateway CDC in the establishment of the Gateway Arts District. Among many other works, the Hyattsville CDC has sponsored the installation of multiple works of public art, administered the creation of two generations of Hyattsville's Community Sustainability Plans, secured and disseminated market studies for development in the Route One corridor, and managed the renovation of the former Arcade Theater into the City of Hyattsville's Municipal Annex.

Vice Chairman, City of Hyattsville Planning Committee, 2000-2005

This committee advises the Mayor, City Council and City Administrator on both external planning issues which impact the City, as well as redevelopment and revitalization issues within the City.

Member, City of Hyattsville Planning Committee, 1992-2005

Member, Neighborhood Design Center Project Review Committee, 1995-1998

This committee reviews and provides guidance for the work of less-experienced design professionals on their *pro bono* projects for the Neighborhood Design Center.

Member, Prince George's County Zoning Ordinance Review Task Force, 1994-1995

This task force, chaired by former Prince George's County Council chairman William B. Amonett, was formed by order of the Prince George's County Council, and met over a period of four months to review the County's entire Zoning Ordinance and the make recommendations on streamlining the 1200-page ordinance.

Member, Prince George's County Task Force to study the creation of U-L-I and M-U-TC zones, 1993-1994

This task force, chaired by Prince George's County Council member Stephen J. Del Giudice, was formed by order of the Prince George's County Council, and met over a period of three months to revise the legislation which was proposed to create the innovative U-L-I (Urban Light Industrial) and M-U-TC (Mixed-Use Town Center) zoning district regulations, which were proposed by the American Planning Association-award winning *Adopted Master Plan for Planning Area 68 (Avondale, Brentwood, Colmar Manor, Cottage City, Edmonston, Hyattsville, Mount Rainier, North Brentwood, Riverdale, University Hills)* as a means to encourage redevelopment and revitalization of existing urbanized areas of Prince George's County. The work of this task force led directly to the passage of the legislation.

Lenhart Traffic Consulting, Inc.

Traffic Engineering & Transportation Planning

MICHAEL M. LENHART, P.E., P.T.O.E.

PRESIDENT

Mike Lenhart is a professional traffic engineer with over 28 years of combined technical and academic experience. Responsibilities with the firm include, but are not limited to, proposal preparation, various traffic engineering and managerial tasks in the areas of traffic impact analysis, traffic safety studies, and transportation planning, as well as providing expert witness testimony at public hearings and community meetings.

Mr. Lenhart has worked as a transportation professional in the private sector since 1999 and has provided traffic engineering and transportation planning services for over one thousand projects in numerous jurisdictions across Maryland. Previously, Mr. Lenhart served as the Chief of the Engineering Access Permits Department for the Maryland State Highway Administration (SHA). During his tenure at the SHA, Mr. Lenhart also served as the Traffic Engineer overseeing Southern Maryland. During his career, he has performed various traffic engineering tasks, including traffic signal design, highway and intersection capacity analysis, maintenance and protection of traffic design, and transportation planning. He has also participated in engineering training programs and researched transportation related topics.

Job History

2005 - Present
President – Lenhart Traffic Consulting, Inc.

2002 - 2005
Senior Project Manager - The Traffic Group, Inc.

2000 – 2002
Independent Consultant - The Traffic Group, Inc.

1999 - 2000
Senior Associate - The Traffic Group, Inc.

1998 – 1999
Division Chief – Engineering Access Permits
Maryland State Highway Administration

1990 - 1998
Traffic Engineer
Maryland State Highway Administration

Educational Background

- *Bachelors of Science in Civil Engineering -1990 (U of MD @ College Park)*
- *Masters of Science in Traffic Engineering& Transportation Planning -1998 (U of MD @ College Park)*

Affiliations

- Registered Professional Engineer (P.E.) – MD, DE
- Professional Traffic Operations Engineer (PTOE) - ITE
- Member ITE

Places where Mr. Lenhart has testified as an expert witness

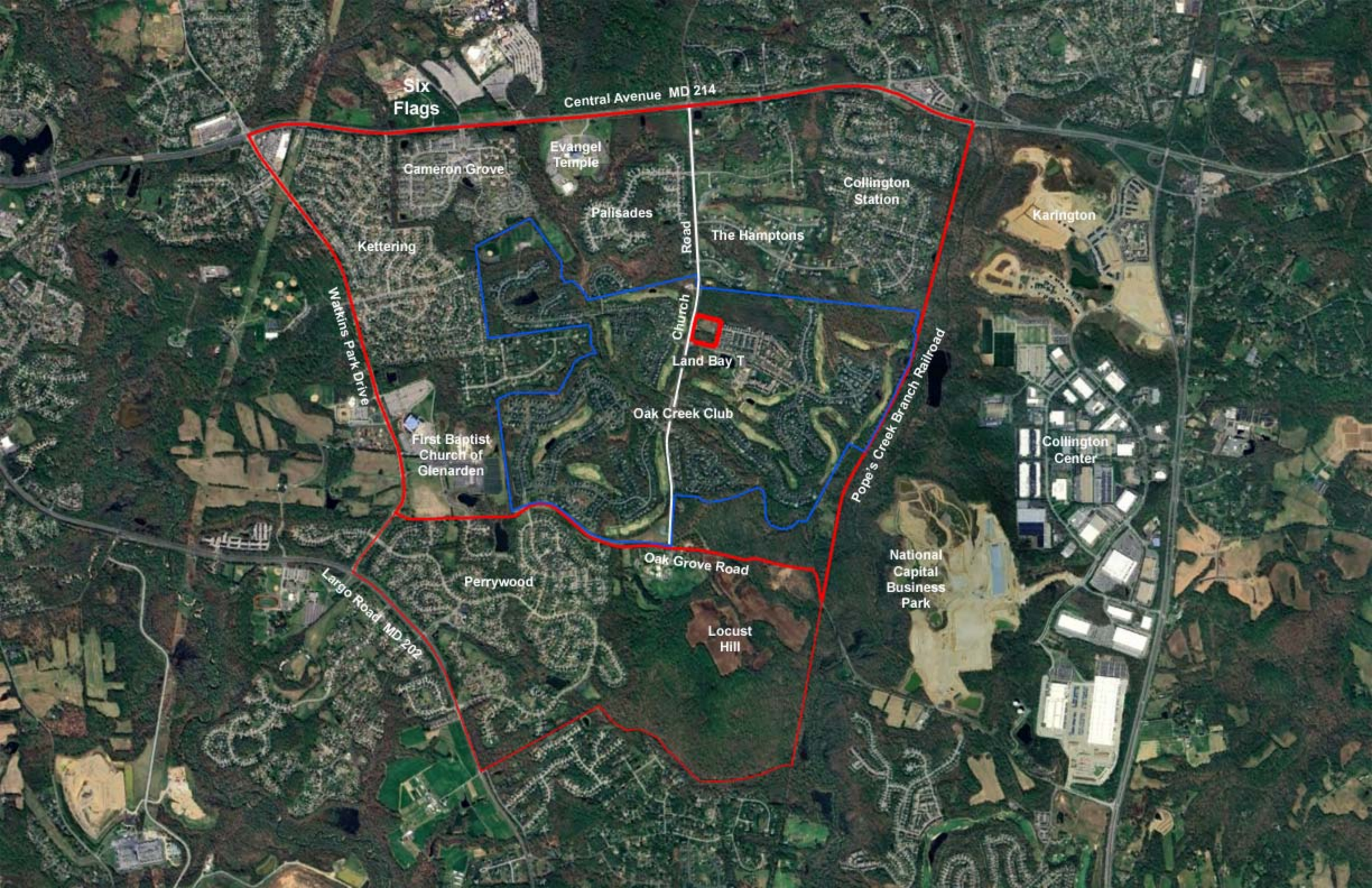
Allegany County – Board of Appeals, Planning Commission
Annapolis - Planning Commission, Board of Appeals
Anne Arundel County – Board of Appeals, Administrative Hearing Officer
Baltimore County – Zoning Commissioner, Planning Board
Calvert County – Planning Commission, Board of Appeals, County Commissioners
Carroll County – Board of Zoning Appeals; Planning Board
Charles County – County Commissioners, Circuit Court, Board of Appeals, Planning Commission, Town of LaPlata Planning Commission, Town Council, Board of Appeals
City of Frederick – Planning Commission
Frederick County – Planning Commission, County Commissioners
Harford County – Circuit Court
Prince George's County – District Council, Planning Board, Zoning Examiner, Bowie City Council & Planning Commission, City of Laurel

Montgomery County – Planning Board, Zoning Examiner
Queen Anne's County – Planning Commission
St. Mary's County – Planning Commission; County Commissioners
Sussex County, DE – Planning Commission, Board of County Commissioners
Talbot County – Planning Commission
Town of Leesburg, VA – Planning Commission
Washington County – Board of County Commissioners
Worcester County – Planning Commission

MARYLAND STATE HIGHWAY ADMINISTRATION-ENGINEERING SERVICES, DISTRICT 5
High Accident Sections
Traffic Safety Studies
Traffic Signal Warrant Studies
Highway Design Consultation
Project Planning Consultation
Traffic Impact Study Review

Lenhart Traffic Consulting, Inc.
645 Baltimore Annapolis Blvd, Suite 214
Severna Park, MD 21146

Phone (410) 216-3333
Fax (443) 782-2288
email: mlenhart@lenharttraffic.com


Six Flags
Central Avenue MD 214
Evangel Temple
Cameron Grove
Palisades
Kettering
Road
Church
The Hamptons
Collington Station
Karington
Watkins Park Drive
Land Bay T
Oak Creek Club
First Baptist Church of Glenarden
Pope's Creek Branch Railroad
Collington Center
Oak Grove Road
Perrywood
Largo Road MD 202
Locust Hill
National Capital Business Park

CAMERON GROVE
Zoned R-E

NOTE:

The following is a list of recreational facilities to be included in the parkland;
- 2 Combo soccer/football fields
- 2 youth soccer fields
- 1 softball field
- 1 gazebo with picnic tables
- 1 playground for 2-12 years of age
- 215 parking spaces
- 8' wide trails in the park and stream valley

RECREATION FACILITIES

EVANGEL TEMPLE, INC.
L. 6314 - F. 686,692
439.76 Acres
P. 21
Zoned R-L

SCALE: 1"=200'

GRAPHIC SCALE
200 0 100 200 400
SCALE: 1" = 200'

LOCATION MAP

SCENIC POND

DEVELOPMENT PARCEL
A
SINGLE FAMILY DETACHED

GOLF

DEVELOPMENT PARCEL
B
SINGLE FAMILY DETACHED

DEVELOPMENT PARCEL
C
SINGLE FAMILY DETACHED

DEVELOPMENT PARCEL
D
SINGLE FAMILY DETACHED

DEVELOPMENT PARCEL
E
SINGLE FAMILY DETACHED

BLACK BRANCH

BURLEIGH STREET

MACKERNUT CT.

WHITEBARK CT.

KETTERING
PLAT # 28,
RB WWW 74 - P. 100.
(R-E)

TAMARACK CT.

CLAIRBORNE STREET

LANE

HILLROD

BEALL HOUSE 3.0ac.

BEHNKE NURSERIES
L. 5031 - F. 191
80.0 Acres
Zoned R-E

SOUTH

ROAD

CHURCH

OPEN SPACE

OAK GROVE ROAD

PERRYWOOD
L. 5552 - F. 463,464
94.3188 Acres
Zoned R-S

ANDEAN GOOSE WAY
WHISTLING SWAN COURT
GOOSE DUCK DRIVE
NENE DRIVE
HOTOMTOT POCHARD CT.

PERRYWOOD
LOT/PARCEL "A"
2.38 Acres
Zoned R-E

W.F. CHESLEY
L. 5437 - F. 836
Zoned R-R

THE VESTRY OF ST. BARNABAS CHURCH
QUEEN ANNE PARRISH
L. 4601 - F. 461
Zoned R-E

THE VESTRY OF QUEEN ANNE PARRISH
L. 3665 F. 57
Zoned R-E

QUEEN ANNE SCHOOL

ST. BARNABAS CHURCH

W.SEATON BELT
JBB 6 /233
187.09 Acres
P. 22
Zoned R-E

KEY
- EXISTING 100 YEAR FLOODPLAIN
  REFERENCE G&G 100 YEAR FLOODPLAIN COLLINGTON BRANCH STORMWATER MANAGEMENT FACILITY PLAN - JUNE 1985 - FLOODPLAIN SHOWN ON TRIBUTARIES TO BLACK BRANCH ARE APPROXIMATED
- APPROXIMATE LOCATION OF WETLANDS
- APPROXIMATE LOCATION OF WATERS OF THE USA

NOTE: ALL AREAS SUBJECT TO WRITTEN CONFORMATION FROM THE U.S. ARMY CORPS OF ENGINEERS

UPDATES/REVISIONS:
- 3/24/2024— SUBMIT AMENDED BASIC PLAN TO ADD RESIDENTIAL LOTS IN R-L AND L-A-C ZONE
- 8/2/2024— REVISE TO ADDRESS SDRC COMMENTS
- 12/19/2024— REMOVE DESIGNATION OF DEVELOPMENT PARCEL/LANDBAY T

BASIC PLAN

OAK CREEK - LANDBAY T

7th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

CPJ Associates
Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394
www.cpja.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

NOV., 2023

SCALE: 1"=200'

N

GRAPHIC SCALE

200 0 100 200 400

SCALE: 1" = 200'

EVALINA S. MITCHELL
L. 4515 - F. 172
115.50 Acres
P. 12
Zoned R-A

N/F C. HALL
L. HB12 - F. 340

N/F
M.N.C.P.& P.C.
L. 3711 - F. 243
Zoned R-A

N/F E. CZARCINSKI et ux
L. 3695 - F. 473

N/F W.B. BINGER
L. 423 - F. 211

N/F ERNEST D. MAIER, JR. et al
L. 3982 - F. 534

SCHOOL / PARK SITE

LIMITS OF CURRENT APPLICATION.

SOUTH

SINGLE-FAMILY DETACHED

BUFFER

L.A.C.
SINGLE FAMILY DETACHED

BUFFER

COMMUNITY SERVICE CENTER

BOWIEVILLE MANSION
(HISTORIC SITE)

CLUBHOUSE

DEVELOPMENT PARCEL
F
SINGLE FAMILY ATTACHED

DEVELOPMENT PARCEL
G
SINGLE FAMILY ATTACHED

DEVELOPMENT PARCEL
H
SINGLE FAMILY DETACHED

GOLF

MASTER PLAN • A-44 R.O.W.

OPEN SPACE

DEVELOPMENT PARCEL
I
SINGLE FAMILY DETACHED

GOLF

GOLF

DEVELOPMENT PARCEL
J
SINGLE FAMILY DETACHED

GOLF

OPEN SPACE

DEVELOPMENT PARCEL
L
SINGLE FAMILY DETACHED

GOLF

DEVELOPMENT PARCEL
K
SINGLE FAMILY DETACHED

OPEN SPACE

W.SEATON BELT
JBB 6 /233
187.09 Acres
P. 22
Zoned R-E

ST. BARNABAS CEMETERY
THE VESTRY OF ST. BARNABAS CHURCH
LIBER 1871 - F. 376
7.91 Acres
Zoned R-E

HERMAN and FLORENCE T. D'AULERIO
L. 4193 - F. 546
P. 6
Zoned R-A

N/F EARL LOVELESS et al
L. 2711 - F. 543
Zoned R-R

JERRINGTON CT.
JANSMORE CT.
JORDON
JANDLEWAY CT.
POND
LANE
JOHNSTONE
JARVIS CREST CT.
LANE
COLLINGTON STATION
Zoned R-R
DRIVE
JORRICK CT.
MILL
JAMIESON
JENNINGS
JACKSON VALLEY CT.
JOHNSON
RIDGE
RD.
LANE
JENKINS
LANE
CULTIVATED FIELD
CULTIVATED FIELD
CULTIVATED FIELD
CULTIVATED FIELD
TREE
TREES
BRANCH
BLACK
COLLINGTON
PENNSYLVANIA
RAILROAD
OAK
GROVE
ROAD
CHURCH
ROAD

KEY
- PROPOSED LOCAL ROAD
- EXISTING COUNTY ROAD
- MASTER PLAN TRAIL
- GOLF CORRIDOR
- COMMUNITY FACILITY
- UNIQUE FEATURE

KEY
- EXISTING 100 YEAR FLOODPLAIN
  REFERENCE G&O 100 YEAR FLOODPLAIN COLLINGTON BRANCH STORMWATER MANAGEMENT FACILITY PLAN - JUNE 1995 - FLOODPLAIN SHOWN ON TRIBUTARIES TO BLACK BRANCH ARE APPROXIMATED
- APPROXIMATE LOCATION OF WETLANDS
- APPROXIMATE LOCATION OF WATERS OF THE USA

NOTE: ALL AREAS SUBJECT TO WRITTEN CONFIRMATION FROM THE U.S. ARMY CORPS OF ENGINEERS.

SITE DATA

TOTAL SITE AREA = 925 ACRES

R-L		L-A-C	
GROSS AREA	895 AC	GROSS AREA	33 AC
LESS 50% FL. PL. (92 AC)	46AC	COMMUNITY SERVICE CTR	40,000 SQ. FT.
NET SITE AREA	846 AC	VILLAGE HOUSINNG	76 UNITS
R-L 1.0 DU/AC	846 AC		
R-I 1.5 DU/AC	1,269 UNITS	BOWIEVILLE HISTORIC SITE	
PROPOSED DENSITY	1,108 UNITS 1.4 DU/AC		

UPDATES/REVISIONS:
3/24/2024– SUBMIT AMENDED BASIC PLAN TO ADD RESIDENTIAL LOTS IN R–L AND L–A–C ZONE
8/2/2024– REVISE TO ADDRESS SDRC COMMENTS
12/19/2024– REMOVE DESIGNATION OF DEVELOPMENT PARCEL/LANDBAY T

BASIC PLAN

OAK CREEK - LANDBAY T

7th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

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www.cpja.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

LAND PLANNING ANALYSIS
OAK CREEK CLUB – Land Bay T

Prepared in connection with Basic Plan Amendment
Applications A-8427-02, A-8578-02 & A-8579-02

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SiteDesign

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LAND PLANNING ANALYSIS
Oak Creek Club – Land Bay T
Upper Marlboro, Maryland

This report is prepared in conjunction with the application for an Amendment to the Basic Plans for Land Bay T of Oak Creek Club, a tract of land within and a part of the larger Oak Creek Club development containing approximately 8.09 acres in the LCD Zone and the R-L and L-A-C prior zones, to modify the total development density proposed in the overall Oak Creek Club.

THE PROPERTY

Location -	East side of Church Road, at its intersection with Mary Bowie Parkway (private)	
Address -	800 South Church Road	
Municipality -	None. The municipal limits of the City of Bowie are approximately 700 feet to the north.	
Frontages -	Church Road	– 545.39'
Rights-of-way -	Church Road	– 90’ (80’ Ult.)
Zoning -	LCD (Legacy Comprehensive Design) Zone	
Prior Zoning -	R-L (Residential Low Development) (1.0 - 1.5) and L-A-C (Local Activity Center) Zones	
Acreage -	8.09± Acres (Land Bay T only)	
Zoning Maps -	201SE12 & 201SE13 (Land Bay T only)	
Tax Map -	Tax Map 69, Grid E-4 and Tax Map 76, Grid E-1 (Land Bay T only)	
Subdivision -	Unsubdivided acreage assessed as (part of) Tax Map 76, Grid F-1, Parcel 3, and Parcel B, “Oak Creek Club,” recorded in Plat Book REP 203 at plat 20	
Historic Sites -	The subject property is adjacent to County Historic Site #74A-018, Bowieville, which is also a National Register Historic Site.	
Councilmanic District -	6	
Master Plan & SMA -	The subject property is located in Planning Area 74A. The applicable Master Plan is the *Approved Bowie-Mitchellville and Vicinity Master Plan,* approved on March 8, 2022.	
	The Bowie Master Plan designated the subject property for “Residential Low” and “Neighborhood Mixed Use” future land uses. “Neighborhood Mixed Use” is defined by the Master Plan as, “Traditional retail/shopping areas that are	

transitioning to a mix of residential, shopping, eating and drinking, and other neighborhood-serving amenities. Neighborhood Mixed-Use areas are located outside of designated Centers, often along arterial roadways and at key intersections and interchanges.". "Residential Low" land use is defined by the Master Plan as, "Residential areas up to 3.5 dwelling units per acre. Primarily single-family detached dwellings."

The 2024 *Approved Bowie-Mitchellville and Vicinity Master Plan Sectional Map Amendment* retained the subject property in the previously-existing LCD Zone.

The Growth Policy Map in the May, 2014 General Plan placed the property in the Established Communities category, and the Generalized Future Land Use Map designated it for "Residential Low" land use.

The subject property is not within a Priority Preservation Area.

Adjoining properties (within the Oak Creek Club) are also designated by the Master Plan for "Residential Low" and "Neighborhood Mixed Use" land uses with the exception of the MNCPPC-owned "school/park site" to the north, which is designated for "Parks and Open Space" land use.

LOCATION AND FIELD INSPECTION

The subject property is located along the east side of Church Road, at the main gate to the east side of the Oak Creek Club development on Mary Bowie Parkway, a private road. The subject property is located roughly in the middle of the larger 800-acre Oak Creek Club development, which is essentially fully developed with the exception of the subject property and L-A-C-zoned land to the south of it.

The subject property is undeveloped and partially wooded, and is surrounded by the masonry and iron fencing which encloses the public perimeter of the larger Oak Creek Club development. The approved Basic Plan map indicates that the portion of the subject property platted as Parcel B is within the prior R-L-zoned area and is designated as "Buffer." The portion of the property known as Part Of Parcel 3 is within the prior L-A-C-zoned area, and contains a symbol for a community facility labeled as "Church/Daycare."

To the west of the subject property is Church Road, with the ninth hole of the Oak Creek Club golf course beyond. The approved Basic Plan indicates that portion of the Oak Creek Club across Church Road from the subject property is designated for "Golf" use.

To the south of the subject property across Mary Bowie Parkway are the main gate of the east side of the Oak Creek Club at the subject property's southeast corner, and undeveloped tracts in the prior R-L and L-A-C Zones which are owned by the Homeowner's Association. The approved Basic Plan indicates that the portion of the Oak Creek Club across Mary Bowie Parkway platted as Parcel C is within the prior R-L-zoned area and is designated as "Buffer." The portion of the property known as Outlot B, Plat 6 is within the prior L-A-C-zoned area, and contains a symbol for a community facility labeled as "Community Service Center."

To the east of the subject property, across the private Bamberg Way, are single-family detached dwellings on lots of approximately 6,000 square feet. The approved Basic Plan indicates that the portion

of the Oak Creek Club is within the prior L-A-C-zoned area, and is designated for "Single-Family Detached" use.

To the north of the subject property is undeveloped, wooded land owned by MNCPPC. The approved Basic Plan indicates that the portion of the Oak Creek Club is within the prior R-L-zoned area, and is designated as a "School/Park Site."

NEIGHBORHOOD DEFINITION:

While a defined neighborhood is not as relevant to the approval of the subject application as it would be to the approval of a Special Exception or a Euclidean zoning map amendment, the Planning staff has defined the neighborhood of the subject application as:

North:	Central Avenue (MD 214)
East:	New York Central Rail Line
South:	Oak Grove Road
West:	Watkins Park Drive

This planner generally concurs that these are appropriate, if very generous, boundaries for consideration of the proposed amendments affecting Land Bay T; if the effects of the entirety of the Oak Creek Club development were to be considered, he would extend the southern boundary Largo Road (MD 202) to the south to encompass both the Perrywood and Locust Hill planned developments and the Queen Anne School.

DESCRIPTION OF THE PROPOSED AMENDMENT

The proposed Basic Plan Amendment is being requested to increase the permitted residential development caps provided for by Condition 1 of Zoning Ordinance 11-2000 (which is applicable to all three cases A-8427, A-8578 & A-8579) from 1,096 units in the prior R-L-zoned portion of the Oak Creek Club to 1,108 units, and from 52 units in the prior L-A-C-zoned portion of the Oak Creek Club to 76 units, for a total increase to the density cap of 36 units. This planner notes that 52 dwelling units currently exist in the prior L-A-C-zoned area (and also notes that the "Zoning Prior" layer appears to be shifted and therefore suggests only 38 prior L-A-C-zone dwelling units now exist). The associated modification to the Basic Plan map illustrates the deletion of the Community Facility symbol indicating a site for "Church/Day Care," and a westward expansion of the development envelope in the Land Bay T area to reflect the additional 12 units of proposed R-L development.

CRITERIA FOR APPROVAL:

Section 27-1704(d) of the Prince George's County Zoning Ordinance provides that,

> *"Development approvals or permits of any type approved under the prior Zoning Ordinance or prior Subdivision Regulations or otherwise subject to this Section are "grandfathered" and all buildings, uses, structures, or site features are deemed legal and conforming, and subject to the provisions of Section 27-1707. Notwithstanding the provisions in this Section, if the development approval is for a CSP, special permit, Comprehensive Sketch Plan, or 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 pursuant to Subsection (a) above (unless a longer or an indefinite validity is applicable pursuant to Subsection (a) above) or until the property is rezoned pursuant to a Zoning Map Amendment (Section 27-3601) or Planned Development Zoning Map Amendment (Section 27-3602), whichever occurs first. All other development approvals shall have access to and utilization of the prior Zoning Ordinance and prior Subdivision Regulations for all purposes until April 1, 2032 or until the property is rezoned pursuant to a Zoning Map Amendment (Section 27-3601) or Planned Development Zoning Map Amendment (Section 27-3602), whichever occurs first."

Because the Oak Creek Club development (of which the subject property is a part) had numerous approvals under the prior Zoning Ordinance, the provisions of Section 27-197(a)(1) of the prior Zoning Ordinance are applicable to the approval of the requested Amendments. Section 27-197(a)(1) provides that,

"If an amendment of an approved Basic Plan involves a change in land area or an increase in land use density or intensity for the overall area included in the approved Basic Plan, the Plan shall be amended only in accordance with all the provisions of this Subdivision which apply to the initial approval of the Basic Plan by Zoning Map Amendment application, except as provided in this Section."

As the character of the requested Amendments do not fall under any of the exceptions provided for in the remainder of Section 17-197, Pursuant to Section 27-197(c)(9) of the Prince George's County Code, the District Council shall therefore find that the requirements of Section 27-195(b) for the original approval of a Basic Plan have been met.

COMPLIANCE WITH APPROVAL CRITERIA OF SECTION 27-195(b):

(1) Prior to the approval of the application and the Basic Plan, the applicant shall demonstrate, to the satisfaction of the District Council, that the entire development meets the following criteria:

(A) The proposed Basic Plan shall either conform to:
(i) the specific recommendation of a General Plan Map, Area Master Plan map; or urban renewal plan map; or the principles and guidelines of the plan text which address the design and physical development of the property, the public facilities necessary to serve the proposed development, and the impact which the development may have on the environment and surrounding properties; or
(ii) The principles and guidelines described in the Plan (including the text) with respect to land use, the number of dwelling units, intensity of nonresidential building and the location of land uses.

(B) The economic analysis submitted for a proposed retail commercial area adequately justifies an area of the size and scope shown on the Basic Plan;

(C) Transportation facilities (including streets and public transit)
(i) which are existing,
(ii) which are under construction, or

(iii) (iii) for which one hundred percent (100%) of the construction funds are allocated within the adopted County Capital Improvement Program, or

will be provided by the applicant, will be adequate to carry the anticipated traffic generated by the development based on the maximum proposed density. The uses proposed will not generate traffic which would lower the level of service anticipated by the land use and circulation systems shown on the approved General or Area Master Plans, or urban renewal plans;

(D) Other existing or planned private and public facilities which are existing, under construction, or for which construction funds are contained in the first six (6) years of the adopted County Capital Improvement Program (such as schools, recreation areas, water and sewerage systems, libraries and fire stations) will be adequate for the uses proposed;

(E) Environmental relationships reflect compatibility between the proposed general land use types, or if identified, the specific land use types, and surrounding land uses, so as to promote the health, safety, and welfare of the present and future inhabitants of the Regional District."

(2) Notwithstanding subparagraphs (C) and (D), above, where the application anticipates a construction schedule of more than six (6) years (Section 27-179), public facilities (existing or scheduled for construction within the first six (6) years) will be adequate to serve the development proposed to occur within the first six (6) years. The Council shall also find that public facilities probably will be adequately supplied for the remainder of the project. In considering the probability of future public facilities construction, the Council may consider such things as existing plans for construction, budgetary constraints on providing public facilities, the public interest and public need for the particular development, the relationship of the development to public transportation, or any other matter that indicates that public or private funds will likely be expended for the necessary facilities.

(3) In the case of an L-A-C Zone, the applicant shall demonstrate to the satisfaction of the District Council that any commercial development proposed to serve a specific community, village, or neighborhood is either:

(A) Consistent with the General Plan, an Area Master Plan, or a public urban renewal plan; or

(B) No larger than needed to serve existing and proposed residential development within the community, village, or neighborhood.

The Applicant believes that all of the forgoing applicable criteria are met by the requested Amendments, and the individual subsections listed above are discussed, following:

(A) The proposed Basic Plan shall either conform to:

(i) the specific recommendation of a General Plan Map, Area Master Plan map; or urban renewal plan map; or the principles and guidelines of the plan text which address the design and physical development of the property, the public facilities necessary to serve the proposed development, and the impact which the development may have on the environment and surrounding properties; or

(ii) The principles and guidelines described in the Plan (including the text) with respect to land use, the number of dwelling units, intensity of nonresidential building and the location of land uses.

The Oak Creek Club development is in conformance with the specific recommendation of the Master Plan maps for the 2022 Bowie-Mitchellville and Vicinity Master Plan map, which reflects Residential Low land use in the R-L-zoned portion of the subject property, and Neighborhood Mixed-Use land use in the L-A-C-zoned portion.

The text of the Land Use element of the Bowie-Mitchellville and Vicinity Master Plan does not specifically discuss the Oak Creek Club development, the Basic Plan, both originally and as proposed to be amended, conforms to the principles and guidelines described in it for land use, the number of dwelling units and the location of land uses: The planned residential development in the R-L-zoned area conforms to the plan's land use recommendation for, "Residential areas up to 3.5 dwelling units per acre. Primarily single-family detached dwellings."[1] And the planned single-family residential development in the L-A-C-zoned area amply conforms to the indicated density of "(</=48)"[2] i.e. less than 48 dwelling units per acre.

The plan text for the Land Use element of the Bowie-Mitchellville Plan includes one Policy for the Established Communities portion of the plan area:

Policy LU3
Map 16. Future Land Use recommends creating strategic opportunities for infill housing and commercial land uses within Established Communities, served by existing infrastructure.

While this Policy is proposed to be implemented by four property-specific strategies, this planner strongly opines that the approval of the subject Amendments will also act to fulfill this policy of the Bowie-Mitchellville Master Plan text.

The remainder of the applicable Policies in the Bowie-Mitchellville Master Plan are found in the Natural Environment element of the Master Plan.

Policy NE 1
Ensure that areas of connectivity and ecological functions are maintained, restored, or established during development or redevelopment.

Because the subject property is a parcel without regulated environmental features, and is located within an existing planned development area within the larger Oak Creek Club development, the areas of connectivity and ecological functions which have already been established will be maintained with the approval of the requested Amendments. Furthermore, unlike the existing development in the Oak Creek Club, the proposed development will be regulated by the modern stormwater management regulations.

[1] M-NCP&PC, *Approved Master Plan for Bowie-Mitchellville and Vicinity* (March, 2022), p. 50.
[2] *Master Plan,* p. 50.

> ***Policy NE 5***
> *Reduce urban heat island effect, thermal heat impacts on receiving streams, and reduce stormwater runoff by increasing the percentage shade and tree canopy over impervious surfaces.*

Similar to the regulation of stormwater management, the proposed development will be subject to the increased Tree Canopy Coverage requirements of CB-21-2024, which will actively implement this Policy of the Master Plan.

In summary, the requested Amendment will meet both the specific recommendation of an Area Master Plan map and the principles and guidelines of the Plan text.

> *(B)The economic analysis submitted for a proposed retail commercial area adequately justifies an area of the size and scope shown on the Basic Plan;*

No new commercial area is proposed by the subject Amendments.

> *(C) Transportation facilities (including streets and public transit) (i) which are existing, (ii) which are under construction, or (iii) for which one hundred percent (100%) of the construction funds are allocated within the adopted County Capital Improvement Program, or will be provided by the applicant, will be adequate to carry the anticipated traffic generated by the development based on the maximum proposed density. The uses proposed will not generate traffic which would lower the level of service anticipated by the land use and circulation systems shown on the approved General or Area Master Plans, or urban renewal plans;*

The conformance of the subject Amendments to this criterion for approval will be addressed by another witness.

> *(D) Other existing or planned private and public facilities which are existing, under construction, or for which construction funds are contained in the first six (6) years of the adopted County Capital Improvement Program (such as schools, recreation areas, water and sewerage systems, libraries and fire stations) will be adequate for the uses proposed;*

The technical staff of the Special Projects Section Countywide Planning Section has found in their September 12, 2024 referral that the police, fire and rescue public facilities would be adequate for the uses, but would be further tested at the time of the Preliminary Plan of Subdivision, and that the school clusters which serve the subject property are operating below 100% capacity. They further found that the water and sewer category is sufficient evidence of the availability of planned water and sewerage systems.[3]

> *(E) Environmental relationships reflect compatibility between the proposed general land use types, or if identified, the specific land use types, and surrounding land uses, so as to promote the health, safety, and welfare of the present and future inhabitants of the Regional District.*

[3] Memorandum, Bobby Ray to Joshua Mitchum, September 12, 2024; pp. 68-71 of 71 in the backup material to the Technical Staff Report.

As described above, the location of the subject property is abutted by an existing pod of medium-density, single-family attached residential development in the prior L-A-C-zoned portion of the Oak Creek Club, which is comparable in character to that which will be proposed should the subject Amendments be approved. Beyond the inherent compatibility of comparably-dense single-family development, along the active portion of the subject property's perimeter, the school/park site to the north (which also abuts the comparable existing development) is a compatible neighbor, and a buffer will separate the proposed dwellings from Church Road. The future Community Service Center use proposed by the existing Basic Plan across Mary Bowie Parkway in the remainder of L-A-C Zone will remain unaffected by the requested Amendments. These relationships exist in the approved Basic Plan and will be maintained by the requested amendments.

(4) Notwithstanding subparagraphs (C) and (D), above, where the application anticipates a construction schedule of more than six (6) years (Section 27-179), public facilities (existing or scheduled for construction within the first six (6) years) will be adequate to serve the development proposed to occur within the first six (6) years. The Council shall also find that public facilities probably will be adequately supplied for the remainder of the project. In considering the probability of future public facilities construction, the Council may consider such things as existing plans for construction, budgetary constraints on providing public facilities, the public interest and public need for the particular development, the relationship of the development to public transportation, or any other matter that indicates that public or private funds will likely be expended for the necessary facilities.

The Oak Creek Club – Land Bay T project is not anticipated to have a construction schedule of more than 6 years.

(5) In the case of an L-A-C Zone, the applicant shall demonstrate to the satisfaction of the District Council that any commercial development proposed to serve a specific community, village, or neighborhood is either:

(A) Consistent with the General Plan, an Area Master Plan, or a public urban renewal plan; or

(B) No larger than needed to serve existing and proposed residential development within the community, village, or neighborhood.

No commercial development within the prior L-A-C-zoned area is proposed by the subject Amendments for the Land Bay T area.

CONFORMANCE WITH THE PURPOSES OF THE PRIOR R-L ZONE

Section 27-514.08(a) establishes the nine purposes of the prior R-L Zone. The compliance of the subject application with these purposes is discussed as follows:

(1) Establish (in the public interest) a plan implementation Zone, in which (among other things):

(A) Permissible residential density is dependent upon providing public benefit features and related density increment factors; and

(B) The location of the Zone must be in accordance with the adopted and approved General Plan, Master Plan, Sector Plan, or Sectional Map Amendment Zoning Change;

This Purpose addresses the establishment of the prior R-L Zone as a zone in which achievable density of a proposed development is related to the provision of public benefit features, and second, that the prior R-L Zone, like all Comprehensive Design Zones, is a plan implementation zone, such that the application of the zone to a tract of land must be in accordance with the adopted and approved General Plan, Master Plan, or Sector Plan.

The proposed Amendments request an increase in the approved cap of the permissible development density at the subject property, but the amended cap which is proposed by the requested Amendments at this Basic Plan stage are in keeping with – and are in fact substantially below – the densities reflected by the Master Plan's land use recommendations. In necessary accordance with the existing regulations, the final density for the subject project will be determined by the subsequent Comprehensive Design Plan, which will stipulate the density increments permitted in return for provision of the public benefits which are proposed, such as the creation of open space, provision of recreational facilities, creation of a trails network and so forth.

The location of the proposed zone with respect to the adopted and approved General Plan or Master Plan has been discussed in the foregoing text, but is in any case moot to the approval of the requested amendments, as the prior R-L Zone has already been applied to a portion of the subject property.

(2) Establish regulations through which adopted and approved public plans and policies (such as the General Plan, Sector Plans, or Sectional Map Amendment Zoning Changes) can serve as the criteria for judging individual development proposals;

This Purpose addresses the reason for the establishment of Comprehensive Design Zones, and their function to enable the use of the various planning documents cited as criteria for judgment of individual development proposals. The discussion, above, of the conformance of the proposed project with the Plan Map and the principles and guidelines of the Master Plan demonstrates that the approval of the requested Amendments would continue to be in conformance with this Purpose for the prior R-L zone.

(3) Assure the compatibility of proposed land uses with existing and proposed surrounding land uses, and existing and proposed public facilities and services, so as to promote the health, safety, and welfare of the present and future inhabitants of the Regional District;

This Purpose of the prior R-L Zone is to assure compatibility between the proposed land uses and the surrounding land uses, and the adequacy of public facilities so as to promote the health, safety, and welfare of the present and future inhabitants of the Regional District. The discussion of the compatibility of the proposed general land use types and the surrounding land uses in the foregoing text demonstrates that the approval of the requested Amendments would be in conformance with this Purpose for the prior R-L zone.

(4) Encourage amenities and public facilities to be provided in conjunction with residential development;

This Purpose encourages the provision of amenities and public facilities in conjunction with the residential development. By (1) the establishment of the mechanism of density increments that are tied to public benefit features, and (2) the close connection of all planning approvals with a finding of adequacy of public facilities, the intent of the Zone's purposes is met. By its conformance with the requirements for adequacy of public facilities, and further by the provision of public benefit features

(the extent of which will be determined at the time of the Comprehensive Design Plan), the requested Amendments are in harmony with this Purpose.

(5) Encourage and stimulate balanced land development;

This Purpose of the prior R-L Zone requires the regulations of the zone to encourage and stimulate "balanced land development". We believe that the development proposed by the subject application will be balanced in its relationship to the surrounding existing development by its conformance with the Master Plan map and its principles and guidelines.

(6) Improve the overall quality and variety of residential environments in the Regional District;

The Purpose of improving the overall quality and variety of residential environments is met by the signal feature of Comprehensive Design Zones generally that allows applicants to develop unique development regulations that are specific to the features and conditions of each particular tract. In this way, the application of a single zoning district does not result in a uniform array of dwelling types and lot sizes which often do not fit properly with the local natural environment, but rather allow a carefully tailored response to each site's own needs.

(7) Encourage low-density residential development which provides for a variety of one-family dwelling types, including a large lot component, in a planned development;

This purpose of the prior R-L Zone is to encourage low-density residential development which provides for a variety of one-family dwelling types, including a large lot component, in a planned development. As this proposal will add units of a type already established in the abutting developed portion of Oak Creek Club which are a part of a variety of single-family dwelling types which are a part of the overall development: attached units as well as detached dwellings on a variety of lot sizes and types, the requested Amendments are in harmony with this purpose.

(8) Protect significant natural, cultural, historical, or environmental features and create substantial open space areas in concert with a unique living environment; and

The application is in harmony with this Purpose of the prior R-L Zone of protecting significant natural, cultural, historical, or environmental features and creating substantial open space areas because it will not impact the significant natural and environmental features in the larger development's network of open space areas, and because the adjacent historical feature, the Bowieville mansion, will continue to be protected by the environmental setting provided for in the earlier approvals.

(9) Protect viewsheds and landscape/woodland buffers along the primary roadways and woodlands, open fields, and other natural amenities within the Zone.

Finally, by providing a buffer area along Church Road, the approval of the requested Amendments will continue to be in harmony with this Purpose of the prior R-L Zone.

CONFORMANCE WITH THE PURPOSES OF THE PRIOR L-A-C ZONE

Section 27-494(a) establishes the six purposes of the prior L-A-C Zone. The compliance of the subject application with these purposes is discussed as follows. The purposes of the prior L-A-C Zone are to:

(1) Establish (in the public interest) a plan implementation Zone, in which (among other things):
(A) Permissible residential density and building intensity are dependent on providing public benefit features and related density/intensity increment factors; and
(B) The location of the zone must be in accordance with the adopted and approved General Plan, Master Plan, Sector Plan, public urban renewal plan, or Sectional Map Amendment Zoning Change;
(2) Establish regulations through which adopted and approved public plans and policies (such as the General Plan, Master Plans, Sector Plans, public urban renewal plans, and Sectional Map Amendment Zoning Changes for Community, Village, and Neighborhood Centers) can serve as the criteria for judging individual physical development proposals;

As with the similar purpose of the prior R-L Zone discussed above, this Purpose of the prior L-A-C Zone addresses the reason for the establishment of Comprehensive Design Zones, and their function to enable the use of the various planning documents cited as criteria for judgment of individual development proposals. The conformance of the proposed project with the Plan Map and the principles and guidelines of the Master Plan text demonstrate that the approval of the requested Amendments would also continue to be in conformance with this Purpose for the prior L-A-C zone.

(3) Assure the compatibility of proposed land uses with existing and proposed surrounding land uses, and existing and proposed public facilities and services, so as to promote the health, safety and welfare of the present and future inhabitants of the Regional District;

As with the similar purpose of the prior R-L Zone discussed above, this Purpose of the prior L-A-C Zone seeks to assure compatibility between the proposed land uses and the surrounding land uses, and the adequacy of public facilities so as to promote the health, safety, and welfare of the present and future inhabitants of the Regional District. The discussion of the compatibility of the proposed general land use types and the surrounding land uses, particularly the continuation on the subject property of the dwelling type now existing on the abutting prior L-A-C-zoned portion of the larger Oak Creek Club development demonstrates that the approval of the requested Amendments would be in conformance with this Purpose for the prior L-A-C zone.

(4) Encourage and stimulate balanced land development;

As with the similar purpose of the prior R-L Zone discussed above, this Purpose of the prior L-A-C Zone requires the regulations of the zone to encourage and stimulate “balanced land development”. We believe that the development proposed by the subject application will be balanced in its relationship to the surrounding existing development, particularly the continuation on the subject property of the dwelling type now existing on the abutting prior L-A-C-zoned portion of the larger Oak Creek Club, by its conformance with the Master Plan map and its principles and guidelines.

(5) Group uses serving public, quasi-public, and commercial needs together for the convenience of the populations they serve;

The existing Basic Plan map groups the existing golf course clubhouse, restaurant and community recreational facilities and the future retail and Community Service Center elements together at the main entrance to the development in the prior L-A-C-zoned area. The requested Amendments will not change that relationship.

(6) Encourage dwellings integrated with activity centers in a manner which retains the amenities of the residential environment and provides the convenience of proximity to an activity center.

The requested Amendments will reinforce this aspect of the existing Basic Plan map by integrating more medium density detached dwellings in convenient proximity to the existing golf course clubhouse, restaurant and recreational facilities and future retail and Community Service Center elements at the main entrance to the development in the prior L-A-C-zoned area.

In conclusion, this planner finds that the subject application, A-9975-01, is in conformance with the requirements for approval as laid out in Section 27-195(b) of the Zoning Ordinance and with the purposes of the relevant Zones.

COMPLIANCE WITH THE PURPOSES OF THE PRIOR ZONING ORDINANCE:

There are also fifteen general purposes of the prior Zoning Ordinance, which are laid out in §27-102(a). The proposed Zoning Map Amendment would be in harmony with these purposes, as follows:

(1) To protect and promote the health, safety, morals, comfort, convenience, and welfare of the present and future inhabitants of the County;

The approval of the requested Amendments to the Basic Plan at the subject property will allow for the construction of a complementary dwelling type which will be most compatible with the abutting development, will preserve the views from the surrounding road network, and provide sufficient development yield to allow the project to move forward. The approval will protect and promote the health and safety of the present and future inhabitants of the County by providing sufficient buffers from the roadway. The approval will protect the comfort and convenience of the surrounding neighbors by fitting compatibly with the larger Oak Creek club's mix of dwelling types.

Furthermore, the review process inherent in Comprehensive Design Zones provides for a higher level of both planning flexibility and public oversight to promote and protect the public health, safety and welfare.

(2) To implement the General Plan, Area Master Plans, and Functional Master Plans;

This purpose is addressed in the Zoning Ordinance by the criterion for approval of Comprehensive Design Zones Zone found in §27-195(b)(1)(A); the extent to which the approval of the requested amendments to the Basic Plan for the subject property in the prior R-L and L-A-C Zones implements the Master Plan is discussed above.

(3) To promote the conservation, creation, and expansion of communities that will be developed with adequate public facilities and services;

As with the purpose of implementing the General and Master Plans, this purpose is largely replicated by the criteria for approval of Comprehensive Design Zones found in §27-195(b)(1)(C) and (D) addressing transportation facilities, police, fire, schools and water and sewerage; the harmony of the request for approval of Amendments to the approved Basic Plan and its conditions with this purpose of the Zoning Ordinance will be discussed at length in the testimony of the transportation planning expert, and has also been discussed by Technical Staff in the Countywide Planning referral.

(4) To guide the orderly growth and development of the County, while recognizing the needs of agriculture, housing, industry, and business;

As noted in the discussion of the purpose of protecting and promoting the public health and safety, above, the multi-stage public review process inherent in the Comprehensive Design Zones' regulations affords a higher level of guidance for the development at the property (and therefore for its contribution to the growth and development of the County as a whole). These principles are reflected in the Basic Plan, and the requested Amendments will not affect the review process going forward; as such, the approval of the requested amendments to the Basic Plan at this property will continue to be in particularly close harmony with this purpose of the Ordinance.

(5) To provide adequate light, air, and privacy;

The lot standards which have been established in past Comprehensive Design Plans for the Oak Creek Club have ensured the provision of adequate light, air and privacy for the proposed development.

The additional standards and design guidelines for the approval of a Comprehensive Design Plan and Specific Design Plans which are required by the regulations for Comprehensive Design Zones afford additional opportunities to ensure the provision of adequate light, air and privacy. These principles are reflected in the approved Basic Plan, and the requested Amendments will not affect the adequacy of light, air or privacy; as such, approval of the requested Amendments will be in harmony with this purpose as well.

(6) To promote the most beneficial relationship between the uses of land and buildings and protect landowners from adverse impacts of adjoining development;

The approval of the prior R-L and L-A-C Zones at this property was initially found to promote the most beneficial relationships between land and buildings, because of their conformance with the land use recommendations of the Master Plan, and because of the environmental relationships inherent in the approved Basic Plan Map. The requested Amendments to the Basic Plan map will preserve buffers to the scenic and historic character of existing Church Road, and as such, approval of the requested Amendments will be in harmony with this purpose of the Zoning Ordinance.

(7) To protect the County from fire, flood, panic, and other dangers;

The approval of the requested Amendments will not affect the original approval of the prior R-L and L-AC Zones at the subject property and their harmony with this Purpose of the Zoning Ordinance, as they will not affect the requirements for the proposed development to conform with regulations established in the body of the Zoning Ordinance, as well as other County Ordinances, which are intended to protect from fire, flood, panic and other dangers, namely: the floodplain regulations, stormwater management regulations, the fire prevention code, the building code, and the tables of permitted uses for the various zones.

(8) To provide sound, sanitary housing in a suitable and healthy living environment within the economic reach of all County residents;

The approval of the requested Amendments would be in harmony with this Purpose because it would allow for the development of more of one of the housing styles already established in the larger Oak

Creek Club development, and will thereby promote a broader range of affordability, and will reinforce the suitable and healthy living environment which was reflected in the original Basic Plan approval.

(9) To encourage economic development activities that provide desirable employment and a broad, protected tax base;

This purpose is not strictly applicable to the approval of the requested Amendments because the scope of the proposed development and the Amendments requested to enable it will not change the amount of commercial development already permitted.

(10) To prevent the overcrowding of land;

The approval of the requested Amendments would be in harmony with this Purpose because the amended plan will still require the property to be developed in conformance with regulations that are approved through a Comprehensive Design Plan to ensure the prevention of overcrowding, including height limits and setbacks.

(11) To lessen the danger and congestion of traffic on the streets, and to insure the continued usefulness of all elements of the transportation system for their planned functions;

The approval of the requested amendments would be in harmony with this Purpose because the criterion of §27-195(b)(1)(C) assures the adequacy of local public transportation facilities as a prerequisite to the approval of the Zone.

(12) To insure the social and economic stability of all parts of the County;

As the Zoning Ordinance is the principal tool for the implementation of the planning process by enacting legal requirements which implement the planning goals that strive to maintain the social and economic stability of the County, this planner believes that conformance with the requirements and regulations of the Zoning Ordinance will be prima facie evidence of the application's harmony with this purpose.

Beyond that, however, the approval of the requested amendments would promote the economic and social stability of the County by allowing for more housing opportunities to contribute to the tax base, and by providing for a greater number and proportion of medium-density detached residences within the subject property, will expand housing opportunities to a larger segment of the housing market.

(13) To protect against undue noise, and air and water pollution, and to encourage the preservation of stream valleys, steep slopes, lands of natural beauty, dense forests, scenic vistas, and other similar features;

The approval of the requested amendments will have minimal impact to the protections to the County's natural features which were inherent in the original approval of the prior R-L and L-A-C Zones, as the subject property does not contain regulated environmental features.

(14) To provide open space to protect scenic beauty and natural features of the County, as well as to provide recreational space;

The approval of the requested amendments will have minimal impact to the open space network which was proposed in the original approval of the prior R-L and L-A-C Zones; a buffer to Church Road will

remain, and the larger network of open space throughout the Oak Creek Club development will not be affected.

The final purpose,

(15) To protect and conserve the agricultural industry and natural resources

is not directly applicable to the subject property, except to the extent that the greater proportion of concentration of medium-density detached residential units and greater development yield minimize the pressure to develop the open lands where agriculture and the extraction of natural resources are practiced.

CONCLUSION

In summary, the approval of the subject Amendment would meet the criteria of §27-195(b) for initial approval of Comprehensive Design Zones.

This Form Is To Be Filed With:

STATE ETHICS COMMISSION
45 CALVERT STREET, 3RD FLOOR
ANNAPOLIS, MD 21401
410-260-7770
1-877-669-6085

CLERK OF THE COUNTY COUNCIL
COUNTY ADMINISTRATION BUILDING
ROOM 2198
UPPER MARLBORO, MD 20772
301-952-3600

Individual Applicant Affidavit

(Form PG 1)

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Identifying Information

Name of Applicant Albert W. Turner Residuary Trust Case No. (where applicable) A-8427-02

Address of Applicant 9821 Rhode Island Ave * College Park, MD 20740

Identity of the Property/ Subject of Application Oak Creek Club Parcel B, Tax ID# 36369255 and Parcel 3, Tax ID# 0777144 Type of Application (see §5-833(d)) Basic Plan Amendment

[1]Section 5-833 of the Public Ethics Law defines a business entity as a corporation, a general partnership, a joint venture, a limited liability company, a limited partnership or a sole proprietorship.

Applicant Payment/Contribution to Member Information (check or complete applicable blanks)

1. Was a payment/contribution made by the applicant to a treasurer or a continuing committee, either directly or through a political action committee (PAC), during the 36 months before the application filing or during the pendency of the application? _____ Yes __X__ No

If the answer to #1 is yes, list below the name of the member or members and the date or dates of the payment/contribution:

Name of Member	Date

If the payment/contribution above was through a PAC, identify the PAC and the date of the transfer to the treasurer or continuing committee:

Solicitation and other Payment/Contribution Information

2. Did the applicant solicit a person or business entity to make a payment/contribution to a member during the 36 months before the application filing or during the pendency of the application?
_____ Yes __X__ No

If the answer to #2 above is yes, and a payment/contribution was made, list below the name of the member or members, the date or dates of the payment/contribution, and the name of the contributor:

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3. Did a member of the applicant's household make a payment/contribution to a member during the 36 months before the application filing or during the pendency of the application? ____ Yes __X__ No

If the answer to #3 above is yes, list below the name of the member or members, the date or dates of the payment/contribution, and the name of the household member who made the contribution/payment:

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I hereby make oath or affirmation that the contents of this affidavit are true and correct to the best of my knowledge, information and belief.

Signature (original to be filed with the Clerk) — 3-3-25 Date

Ian C. Kelly

Printed Name of Signer

Trustee

Title of Signer (if applicable)

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Identifying Information

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Address of Applicant 9821 Rhode Island Ave * College Park, MD 20740

Identity of the Property/ Subject of Application Oak Creek Club Parcel B, Tax ID# 36369255 and Parcel 3, Tax ID# 0777144

Type of Application (see §5-833(d)) Basic Plan Amendment

[1]Section 5-833 of the Public Ethics Law defines a business entity as a corporation, a general partnership, a joint venture, a limited liability company, a limited partnership or a sole proprietorship.

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Ian C. Kelly

Printed Name of Signer

Trustee

Title of Signer (if applicable)

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Signature (original to be filed with the Clerk) Date

Ian C. Kelly

Printed Name of Signer

Trustee

Title of Signer (if applicable)

Oak Creek Club – Landbay T – Basic Plan Amendments

A-8427-02 + A-8575-02 + A-8579-02

Analysis of Conditions – Zoning Ordinance No. 11-2000

Dated: March 3, 2025

1. In no event shall the maximum number of dwelling units exceed 1,096 in the R-L Zone or 52 in the L-A-C Zone.

Comment: Pursuant to the subject Basic Plan Amendment applications, the Applicant proposes to amend Condition #1 to state:

> *In no event shall the maximum number of dwelling units exceed 1,108 in the R-L Zone, which equates to **1.4** dwelling units per adjusted gross acre, and **76** in the L-A-C Zone.*

2. Approval of the L-A-C Zone for 33 acres with the provision that the maximum square footage of the proposed commercial component shall be determined at Comprehensive Design Plan (CDP) review. Should it be determined at that time that adequate market support does not exist for the proposed 40,000 square feet of commercial development, a staging plan shall be approved providing for the development of a Neighborhood Activity Center in accordance with the Master Plan and Zoning Ordinance requirements for such centers and the subsequent expansion of the center at such time as the necessary market support can be determined.

Comment: Condition #2 remains in effect for future development in the L-A-C Zone.

3. At each access point off of Church Road and Oak Grove Road, the amended Basic Plan will provide entrance buffers 100 feet wide on each side of the access road and 100 feet deep along the access road.

Comment: Condition #3 remains in effect.

4. Prior to approval of a preliminary plan of subdivision, construction funding for the intersection of MD 193/MD 202, including the roadway link of Largo Road (MD 202) from the intersection with White House Road to the Watkins Park Road intersection and the realignment and widening of MD 193 to four lanes along the Master Plan alignment between MD 202 and Oak Grove Road shall be identified in the Maryland Department of Transportation's Consolidated Transportation Program or the Prince George's County Capital Improvement Program. The applicant shall make a cash contribution to the Prince George's County Department of Public Works and Transportation and notification shall be provided by the applicant to the Maryland-National Capital Park and Planning Commission. The cash contribution shall be identified for improvements to Largo Road (MD 202) between Watkins Park Road (MD 193) and White House Road including the Watkins Park Road intersection. The amount of the cash contribution shall be determined by the Prince George's County Planning Board.

Comment: Condition #4 was satisfied at the time of approval of PPS 4-01032.

5. Prior to approval of a preliminary plan of subdivision, there shall be an assurance of public and/or private funding commitments in sufficient amount to finance the installation of traffic signalization equipment, if signalization is deemed to be warranted, at the Watkins Park Road

(MD 193)/0ak Grove Road intersection, in accordance with Maryland State Highway Administration standards.

Comment: In accordance with Maryland State Highway Administration standards, Condition #5 was satisfied by the construction of the traffic circle located at the intersection of Watkins Park Road and Oak Grove Road in lieu of a traffic signal.

6. Prior to the approval of Preliminary Plan of Subdivision, the Maryland State Highway Administration shall modify the Central Avenue (MD 214)/Church Road intersection to provide for Level-of-Service (LOS) “D" during both peak hours. Full construction funding shall be identified in the Maryland Department of Transportation's Consolidated Transportation Program, the Prince George’s County Capital Improvement Program or from private sources. If the warrants are met and signalization is deemed necessary by the Maryland State Highway Administration (SHA) and/or the Prince George's County Department of Public Works and Transportation (DPW&T) , the applicant shall be responsible for assuring that traffic signalization equipment and necessary geometric improvements have been provided.

Comment: Condition #6 was satisfied prior to the approval of PPS 4-01032.

7. Prior to approval of a preliminary plan of subdivision for Stage I, a line, grade and staging concept for Leeland-Oak Grove Road as a major collector facility (in accordance with the C-58 alignment in the Approved Bowie Collington Mitchellville Master Plan), must be finalized and approved by the Department of Public Works and Transportation and the Maryland-National Capital Park and Planning Commission.

Comment: Condition #7 was satisfied with approval from the Department of Public Works and Transportation and the Maryland-National Capital Park and Planning Commission in 2013.

8. Prior to the issuance of any building permits for more than 200 dwelling units, the applicant shall bond to construct, at a minimum, a half section of a major collector facility along the realignment of Oak Grove Leeland Road from the Watkins Park Road/Oak Grove Road intersection through the Church Road/Oak Grove-Leeland Road intersection. The roadway shall be constructed in accordance with Prince George's County Department of Public Works and Transportation requirements.

Comment: Condition #8 has been satisfied, except that the roadway remains under construction as of February 27, 2025.

9. Prior to the issuance of any building permits, the applicant shall bond to construct access improvements at the Site Access "1" on Church Road and the Site Access "2" on Oak Grove Road to provide for a separate right and left turn lane on the approaches of the access points.

Comment: Condition #9 has been satisfied.

10. On all preliminary plats, final plats, site plans and other plan documents used to represent the proposed development, on which the A-44 right-of way appears, the applicant, his heirs, successors and/or assigns shall identify the right of-way as a future access-controlled arterial highway facility, in accordance with the approved Bowie-Collington Master Plan.

Comment: The A-44 right-of-way reservation was abandoned on February 11, 2006, pursuant to City of Bowie Council Resolution, CR11-2006. Accordingly, Condition #10 is no longer applicable.

11. The applicant shall dedicate the right-of-way for Church Road as a (90-foot maximum) four-lane collector with an open median of varying width as determined by DPW&T. The location of the road shall be finalized at the time of CDP and shall be based on an Inventory of Significant Visual Features prepared according to the "Design Guidelines for Scenic and Historic Roads." Construction will be in accordance with DPW&T requirements and may utilize the existing roadbed when appropriate.

Comment: Condition #11 was satisfied with the recordation of the Church Road-South right-of-way on the Plat located at Plat Book REP 203, Plat#20, recorded on October 12, 2004.

12. A woodland conservation requirement of 25 percent shall be established for the portion of the site zoned R-A, unless it can be shown that the existing woodland is less than that amount. If so, the conservation threshold may be reduced to the percentage of existing woodland down to 20 percent of the net tract area of R-A zoned land. A Woodland Conservation requirement of 15% shall be established for the portion of the site zoned L-A- C. In addition, the applicant will reforest as required under applicable State and County regulations. All Tree Conservation Plans shall demonstrate how the development will meet this criteria.

Comment: Condition #12 remains in effect.

13. The limits of the existing 100-year floodplain shall be approved by the Watershed Protection Branch of the Department of Environmental Resources prior to the approval of any Specific Design Plan.

Comment: Condition #13 remains in effect. However, no 100-year floodplain will be affected by the subject Basic Plan Amendment applications.

14. The applicant shall provide proof that the U.S. Army Corps of Engineers or the appropriate State or local wetlands permitting authority agrees with the nontidal wetlands delineation along with submittal of the SDP.

Comment: Condition #14 remains in effect. However, no wetlands will be affected by the subject Basic Plan Amendment applications.

15. All nontidal wetland mitigation areas shall be shown on the SDP.

Comment: Condition #15 remains in effect. However, no wetlands will be affected by the subject Basic Plan Amendment applications.

16. Technical approval of the location and sizes of Stormwater Management Facilities is required prior to approval of any SDP.

Comment: Condition #16 remains in effect.

17. Prior to the submittal of the Comprehensive Design Plan, the applicant and the Technical Staff shall determine if a noise study, which considers the impact of proposed A-44 and Church Road on the subject property, is necessary. If it is necessary, the study shall be submitted with the CDP.

Comment: The A-44 right-of-way reservation was abandoned on February 11, 2006, pursuant to City of Bowie Council Resolution, CR11-2006. Accordingly, Condition #17 is no longer applicable with respect to the A-44. However, Condition #17 remains in effect with respect to Church Road.

18. All non-disturbed nontidal wetlands shall have at least a 25-foot non-disturbance buffer around their perimeters.

Comment: Condition #18 remains in effect. However, the requirements of this condition are otherwise required by current requirements for Natural Resource Inventories.

19. All streams and drainage courses shall comply with the buffer guidelines for the Patuxent River Primary Management Areas.

Comment: Condition #19 has been superseded by subsequent legislative action.

20. As part of the submittal of the CDP, the applicant shall include a conceptual layout of water and sewerage service to the site and an analysis of the impact of the construction of these facilities. Applicant, technical staff, and the WSSC shall work together using their best practical efforts to minimize the impact of water and sewer line construction on the subject property.

Comment: The requirements of Condition #20 are redundant, as these requirements are otherwise contained in and covered by the requirements for CDPs in the Prior Zoning Ordinance.

21. As part of the submittal of the Preliminary Plat, the applicant shall include a soil study that identifies the location and extent of Marlboro Clay.

Comment: The requirements of Condition #21 are redundant, as these requirements are otherwise contained in and covered by the requirements for CDPs in the Prior Zoning Ordinance.

22. The Environmental Setting of the Bowieville Historic Site (#74A-18) is approximately 14.7 acres. Its boundaries are defined on the staff "Approved Environmental Setting" sketch found in the Technical Staff Report. Prior to CDP approval, the applicant shall complete a survey and map of historic landscape features around Bowieville (including the terraced gardens northeast of the mansion) to include a metes and bounds survey of the 14. 7 acres as a basis for any potential revisions to the Historic Site's Environmental Setting. Further, the Comprehensive Design Plan approval shall take into consideration the following:
    a. Potential revision to the Environmental Setting shall be based on the identification of an ultimate user for the Mansion and tobacco barn and appropriately detailed reuse and restoration plans.
    b. Prior to Specific Design Plan approval for the Environmental Setting, parking for the adaptive reuse of Bowieville shall be provided primarily in the following locations: the adjoining streets, proposed clubhouse parking area, and parking area the nearby commercial center.
    c. The Environmental Setting shall be augmented with additional land to the west of the Historic Site to include the entirety of the historic entry lane so that the lane may be included within the L-A C as a means of access to the Historic Site.

Comment: Condition #22 has been satisfied and is no longer applicable.

23. Prior to approval of the Comprehensive Design Plan, the applicant shall install appropriate security measures at Bowieville to include fire and burglar alarms, security fencing and lighting

and shall undertake appropriate weatherization repairs to preclude further deterioration of the Historic Site. These measures include but are not limited to:

a. Retaining and maintaining the existing chain-link fence in secure condition with a locked gate around the Historic Site.
b. Retaining and maintaining the plywood coverings over the window and door openings of the Historic Site.
c. Conducting roof repairs and repairs to drainage systems, flashing and caulking as they occur.
d. Installing a security and fire alarm system within the Historic Site, with an on-site burglar and fire alarms connected to central station monitoring.
e. Maintaining all historic outbuildings within the Environmental Setting in structurally stable and secure condition.
f. Posting "No Trespassing" signs on the Historic Site and the surrounding property.

Comment: Condition #23 has been satisfied and is no longer applicable.

24. The property shall be inspected on behalf of the applicant by a qualified preservation architect, preservation contractor or structural engineer 60 days after the approval of the Amended Basic Plan with inspection reports filed with the Planning Board or its designee at quarterly intervals until the Historic Site is completely restored or adaptively reused. The inspections shall ensure the maintenance of the security fence, window coverings, alarm systems, "no trespassing" signs, as well as any interim repairs made to preclude further deterioration as determined by the Conditions Assessment. Evidence of quarterly inspection reports shall be provided by the applicant prior to approval of the Comprehensive Design Plan and all future Specific Design Plans.

Comment: Condition #24 has been satisfied and is no longer applicable.

25. Prior to the approval of a Comprehensive Design Plan and as part of a Comprehensive Preservation/Reuse Plan (CPRP) for the Historic Site, the applicant shall complete a Conditions Assessment of the Historic Site. The Conditions Assessment shall be prepared by a qualified preservation architect, preservation contractor or structural engineer for review by the Historic Preservation Commission. The Conditions Assessment shall prioritize the following:

a. "immediate" repairs deemed necessary preclude further deterioration;
b. those "interim" and cyclical repairs required to maintain the property in reasonable condition prior to its rehabilitation;
c. those "ultimate" repairs associated with a use-specific rehabilitation of the property. Immediate repairs shall include but not be limited to the stabilization and securing the historic tobacco barn northeast of the mansion.

Comment: Condition #25 has been satisfied and is no longer applicable.

26. Prior to the approval of the first Preliminary Plat, immediate repairs identified in the Conditions Assessment shall be completed by the applicant. Evidence of the completed work shall be provided to the Planning Board or its designee and certified by a qualified preservation architect, preservation contractor or structural engineer.

Comment: Condition #26 has been satisfied and is no longer applicable.

27. The applicant, his heirs, successors or assigns shall submit and Historic Area Work Permit (HAWP) for the restoration and adapt reuse of the Bowieville Historic Site prior to the issuance

of the 281st building permit for the development. The HAWP shall be consistent with the Secretary of Interior's Standards for Rehabilitation and Historic Preservation Commission's Policies and Guidelines and specifically address preservation of original fabric. The restoration of the Historic Site shall be completed prior to the issuance of the 400th building permit for the development.

Comment: Condition #27 has been satisfied pursuant to HC-HAWP #10-07 and is no longer applicable.

28. Prior to the issuance of the 281st building permit for the development, a performance bond or letter of credit or other suitable financial guarantee shall be issued by the applicant to be held by the M-NCPPC to guarantee the timely and satisfactory completion of the restoration of the Historic Site. Bonding procedures shall follow those in place for private recreational facilities agreements.

Comment: Condition #28 has been satisfied and is no longer applicable.

29. A Phase I archeological survey in the garden areas south and northeast of the house and summary report shall be undertaken by the applicant prior to CDP submission to determine the location and extent of historic landscape features, so that any important features can be protected and/or restored by the applicant. Additional archeological investigation (Phase II and Phase III) shall be conducted by the applicant if warranted by the Historic Preservation Commission within a reasonable amount of time after the completion and submittal of the Phase I report, and prior to the approval of the Comprehensive Design Plan.

Comment: Condition #29 has been satisfied and is no longer applicable.

30. The Comprehensive Design Plan shall consider appropriate uses for the Bowieville Mansion and tobacco barn that may include but not be limited to the following:
    a. Reception hall/rental facility
    b. Art gallery
    c. Restaurant
    d. Country Inn
    e. Antique shop or other such low intensity retail use
    f. Eleemosynary or philanthropic use
    g. Low intensity office use
    h. Library or similar cultural use
    i. Private residence
    j. Private school
    k. A combination of the above uses

Comment: Condition #30 has been satisfied and is no longer applicable.

31. The applicant shall donate a protective easement on the exterior of Bowieville and the significant features within its Environmental Setting to an appropriate body capable of holding easements, within 180 days after settlement on Phase I of the development or prior to final plat approval, whichever is sooner. The area potentially protected by an easement shall be identified on all future submittals as the area of historic concern.

Comment: Condition #31 has been satisfied and is no longer applicable.

32. Comprehensive and Specific Design Plan review by the Historic Preservation Commission shall be required on structures adjacent to the Historic Site's Environmental Setting. This review will include but not be limited to architectural design, building placement, materials, roof features, fencing, landscaping and parking, in relationship to views from the Historic Site.

Comment: Condition #32 remains in effect.

33. Timing mechanisms may be reviewed and amended by the Planning Board or its designee upon recommendation of staff during Comprehensive Design Plan Review. Specifically, these mechanisms involve the following conditions: Condition 24 (Security Measures); Condition 25 (Security Inspections); Condition 26 (Conditions Assessment); Condition 27 (Repair/Restoration Timetable); Condition 30 (Archeological Investigation). The review and potential revision of the Historic Preservation Commission's recommended timing mechanisms shall take into account the following considerations:
    a. The need to provide for interim security for the Bowieville Historic Site and to preclude further deterioration by neglect and to guarantee stabilization and restoration as part of the development project;
    b. The applicant's statement that he will not own the property until 90 days after Preliminary Plat approval.

Comment: Condition #33 has been satisfied and is no longer applicable.

34. All commercial and public assembly structures shall be fully sprinklered in accordance with National Fire Protection Standard (NFPA) 13 and all applicable County laws.

Comment: Condition #34 remains in effect.

35. All residential structures shall be fully sprinklered in accordance with National Fire Protection Standard (NFPA) 13D and all applicable County laws.

Comment: Condition #35 remains in effect.

36. The Basic Plan shall be amended to show the relocation of the 27-acre park/school site to the east side of Church Road at the northern boundary of the subject parcel as shown on the Department of Parks and Recreation (DPR) exhibit "A". The applicant shall dedicate this land at such time as requested by the Prince George's County Planning Board.

Comment: Condition #36 has been satisfied, as described below, and is no longer applicable.

MNCPPC School/Park site: Parcel A, 26.46 acres, was recorded at Plat Book REP 201, p. 47 and dedicated to MNCPPC. It is located east of Church Road, just North of Oak Creek club subdivision. This property is shown on DPR Exhibit “B”

Oak Creek Park: Parcel B, 35.57 acres, was recorded at Plat Book Rep 215, p. 34 and dedicated to MNCPPC. It is located on the west side of Church Road, North side of Oak Creek subdivision as shown on DPR Exhibit A.

37. The CDP shall investigate and evaluate an extension of the planned hiker/biker trail east of Church Road as shown on DPR exhibit “A”.

Comment: Condition #37 has been satisfied and is no longer applicable.

38. The applicant shall assure the provision of new access to the residents currently served by a driveway traversing M-NCPPC property (the Riley Tract) from the Oak Creek Community. Parcel C was recorded at Plat Book MMB 241, p.30 to provide driveway access to the adjacent property.

Comment: Condition #38 has been satisfied and is no longer applicable, as evidenced by the recordation of Parcel C recorded at Plat Book MMB 241, p.30.

39. The floodplain (with the exception of road crossings) and adjoining buffer area along Black Branch shall be dedicated to M-NCPPC.

Comment: Condition #39 has been satisfied and is no longer applicable.

40. The amended Basic Plan shall show the Class I trail along Church Road, the entire frontage of the subject property, and also a Class I trail along the entire Oak Grove Road frontage.

Comment: Condition #40 has been satisfied and is no longer applicable.

41. At the time of Comprehensive Design Plan review, the locations the trails, paths and sidewalks proposed will be evaluated on their interrelationship within entire development site with respect to pedestrian movements.

Comment: Condition #41 has been satisfied and is no longer applicable.

42. In the interest of preserving the tree-lined driveway of the Beall House property, once vehicular access to the Beall House is provided, of the drive shall be incorporated into the open space network.

Comment: Condition #42 has been satisfied and is no longer applicable.

43. If there is a deficit contribution necessary to fund the extension of sewer and water lines for the project, applicants shall pay such deficit as determined by the WSSC.

Comment: Condition #43 is no longer applicable.

44. All of the private recreational amenities identified in the amended Basic Plan text shall be listed on the face of the amended Basic Plan.

Comment: Condition #44 has been satisfied and is no longer applicable.

45. The open space element of the amended Basic Plan or its equivalent shall clearly identified on the face of the plan.

Comment: Condition #45 has been satisfied and is no longer applicable.

46. If, after the golf course is completed and in use, and the adjacent residential areas are completed and occupied, it becomes apparent that errant golf balls are creating an unexpected hazard to persons or property off the golf course by repeatedly leaving the golf course property, the developer and/or golf course operator shall be required to retrofit the affected portion of the golf course with landscape screens or nets, as determined by the Planning Director and in the heights

and locations specified by the Planning Director, sufficient to minimize the travel of golf balls beyond the lot lines of the site on which the golf facility is located. Such screens or nets shall be continuously maintained so as not to fall into disrepair.

Comment: Condition #46 remains in effect.

47. For those lots with frontages Church Road or Oak Grove Road, or with an intervening open space parcel between the road and the lot, the minimum lot width shall be 100 feet. Units on these ots may have side entry garages and may have dualized driveways. A 50 foot building setback is required from the street line and the property line.

Comment: Condition #47 remains in effect.

48. Lots in Parcel A, backing up to the adjacent R-E Zone (Sierra Meadows) shall have a minimum landscape strip outside of the rear yards of at least 50 feet. Lots Parcel C, backing up the R-E Zone (Behnke' s Nursery) shall have a minimum landscape strip of at least 50 feet wide outside of the rear yards. Lots in Parcel L, backing up to the R-E Zone (Seton Belt Property) shall have a minimum landscape strip of at least 50 outside of the rear yards. At the time of CDP review, the applicant may propose alternative design techniques including smaller lots, landscaped strips, etc., in order to address the issues of compatibility and the large lot component.

Comment: Condition #48 remains in effect.

49. The applicant shall convey the open space parcel created by the relocation of Oak Grove Road to the St. Barnabas Church or the appropriate entity capable of holding real estate.

Comment: Condition #49 has been satisfied and is no longer applicable, as evidenced by the recordation of Parcel B at Plat Book MMB 241REP214, p.87. Parcel B was conveyed to St. Barnabas Church.

Supplemental Justification Statement

June 1990

MD. NAT'L CAP. PK. & PL. COMM.
PRINCE GEORGE'S COUNTY
RECEIVED
JUL 2 1990
ZONING APPLICATION OFFICE
Ref to

NVLand, Inc.
Miller and Smith Land of Maryland, Inc.

A- 85 79 ZHE- Ext. R-6

A8579

THE GREENS OF DUMBARTON

SUPPLEMENTAL JUSTIFICATION STATEMENT

INTRODUCTION

The purpose of this supplement is to provide additional information regarding the amendment of three pending Comprehensive Design Zone applications. The balance of the Greens of Dumbarton Justification Statement remains unchanged including the density calculations and overall Basic Plan development concept. The Greens of Dumbarton is an amendment to three companion Comprehensive Design Zone requests for Kettering Employment Park with Supporting Housing, application numbers A-8427, A-8578 and A-8579. All three zoning applications were remanded by the District Council to the Planning Board on May 7, 1990 for new staff reports to reflect the amended applications.

THE BASIC PLAN

The Greens of Dumbarton Basic Plan incorporates the three Comprehensive Design Zones into one plan as did the original Kettering Employment Park with Supporting Housing. However, there have been changes in the acreages and categories of the rezoning requests.

Application A-8427

Comprehensive Design Zone application A-8427 originally requested rezoning of 185.4 acres on the eastern portion of the property from the R-A (Residential-Agricultural) and R-R (Rural-Residential) Zones to the E-I-A (Employment and Institutional Area) Zone. This amendment requests the rezoning of the 185.4 acre property to the R-S (Residential-Suburban 1.6 to 2.6 dwelling units per acre) Zone.

Application A-8427 is proposed to have 242 single family detached dwelling units with a density of 1.36 dwelling units per acre. The regulations for the Comprehensive Design Zone density calculations as outlined in Section 27-513 of the Zoning Ordinance and the density calculations are as shown on Table 1:

TABLE 1
R-S ZONE DENSITY CALCULATIONS (A-8427)

	General Standards Residential Suburban 1.6	The Greens of Dumbarton Development
(1) Minimum size of zone	25 adjoining acres	177.7 Acres*
(2) Base Residential density	1.6 dwelling units per acre	284 units
(3) Maximum residential density	2.6 dwelling units per acre	462 units
Proposed Development - Maximum	1.36 dwelling units per acre	242 units

*185.4 Acres - 7.7 Acres (50% of 15.4 Acre Floodplain) = 177.7 acres for density calculations.

Application A-8579

The second application, A-8579, is a request from the R-A and R-R Zones to the E-I-A Zone for 270.4876 acres. The Greens of Dumbarton reduces the acreage to 33 acres and proposes a rezoning from the R-A Zone to the L-A-C (Local Activity Center) Zone. The remaining acreage has been incorporated into application A-8578. This amended application is east of Church Road and is proposed to have 52 single family detached dwelling units and a 40,000 square feet maximum neighborhood center.

Density calculations for the L-A-C Zone, will remain the same as in the full Justification Statement for The Greens of Dumbarton. The table below shows the density calculations and the proposed FAR for the commercial center:

TABLE 2
L-A-C ZONE DENSITY CALCULATIONS (A-8579)

	Neighborhood Center	Potential Yield	Proposed Yield
(1) Minimum size of zone	4 adjoining gross acres	33 Acres*	33 Acres*
(2) Base residential Density	8 DU per gross residential acre	190 DU	--
(3) Maximum residential Density	12.1 DU per gross residential acre	285 DU	52 DU (2.1 DU/AC)
(4) Base commercial intensity	0.16 FAR per gross commercial acre	64,100 SF	--
(5) Maximum commercial	0.31 FAR per gross commercial acre	124,200 SF	40,000 SF (0.09 FAR)

*Density and intensity calculations are based on theoretical percentages of 72% considered residential and 28% considered commercial which equates to 23.8 acres residential and 9.2 acres commercial per Section 27-485(b) of the Zoning Ordinance.

Application A-8578

Comprehensive Design Zone application A-8578 was originally for the "bow tie" portion of the property west of Church Road. The original application requested a rezoning from the R-A Zone to the R-S (2.7 to 3.5) Zone for 208.52 acres. The Greens of Dumbarton amendment proposes to retain the request for the R-S Zone but with a density range of 1.6 to 2.6 dwelling units per acre. Additionally, this amendment increases the acreage of the request. The new acreage will be a total of 703.5 acres composed of 208.52 acres from the original request, 227.315 acres from the remainder of A-8579, the 265.0 acre Beall Property north of Oak Grove Road and the 2.5 acre Young Hope Cottage.

Application A-8578 is proposed to have 906 single family detached units with a density of 1.36 dwelling units per acre. Density calculations are as follows:

TABLE 3
R-S ZONE DENSITY CALCULATIONS (A-8578)

	General Standards Residential Suburban 1.6	The Greens of Dumbarton Development
(1) Minimum size of zone	25 adjoining acres	664.8 Acres*
(2) Base Residential density	1.6 dwelling units per acre	1,064 units
(3) Maximum residential density	2.6 dwelling units per acre	1,728 units
Proposed Development - Maximum	**1.36 dwelling units per acre**	**906 units**

*703.1 Acres - 38.3 Acres (50% of 76.6 Acre Floodplain) = 664.8 acres for density calculations.

SUMMARY

When considering the Greens of Dumbarton as one overall project, the R-S Zone will have 1,148 single family detached dwelling units at a density of 1.36 dwelling units per acre and the density calculations are as follows for the combination of applications A-8427 and A-8578.

TABLE 4
OVERALL R-S ZONE DENSITY CALCULATIONS

	General Standards Residential Suburban 1.6	The Greens of Dumbarton Development
(1) Minimum size of zone	25 adjoining acres	842.5 Acres*
(2) Base Residential density	1.6 dwelling units per acre	1,340 units
(3) Maximum residential density	2.6 dwelling units per acre	2,190 units
Proposed Development - Maximum	1.36 dwelling units per acre	1,148 units

*888.5 Acres - 46 Acres (50% of 92 Acre Floodplain) = 842.5 acres for density calculations.

A summary of the zoning category changes and acreages are shown on the table below:

TABLE 5
AMENDMENT SUMMARY

ZONING APPLICATION	EXISTING ZONING	PENDING REQUESTS	ACREAGE	AMENDED REQUEST	AMENDED ACREAGE	DENSITY
A-8427	R-A & R-R	E-I-A	185.4	R-S	185.4	242 DU
A-8578	R-A & R-R	R-S	208.52	R-S	703.1	906 DU
A-8579	R-A	E-I-A	270.48	L-A-C	33.0	52 DU 40,000 SF
TOTAL					921 AC.	1,200 DU 40,000 SF

An amended Basic Plan for The Greens of Dumbarton is submitted herewith to reflect the inclusion of the Young Hope Cottage within the application area.

OLD APPLICATIONS

A-8427	185.484 acres
A-8578	208.520 acres
A-8579	260.315 acres
TOTAL	654.319 acres

AMENDED APPLICATIONS

A-8578

Pt. of Parcel 10	104.9625
Pt. of Parcel 10	103.3612
Parcel 2	265.0005
Sub. 11005	2.5000
Pt. of Parcel 3	227.3150
TOTAL	703.1392 acres

A-8427

Parcel 53	60.6387
Parcel 31	57.4600
Parcel 32	57.4793
Parcel 52	9.8565
TOTAL	185.4345 acres

A-8579

Part of Parcel 3 33 acres

TOTAL = 921.5737 acres

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMISSION
Prince George's County Planning Department

Development Review Division
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772
Contact: DRDapplications@ppd.mncppc.org

APPLICATION FORM

APPLICATION TYPE: Basic Plan (A-8579-02) ☑Revision of Case # A-8579-01

Companion Cases: CDP-9902-06, CDP-9903-05, 4-24004+ADQ-2024-004

Payment option: ☐Credit Card ☐Check (payable to M-NCPPC) *Do not submit payment until requested by staff*

PROJECT NAME: Oak Creek Club

Complete address (if applicable) 800 Church Road S, Upper Marlboro, MD 20774

Geographic Location (distance related to or near major intersection)
Northeast of intersection of Church Road and Mary Bowie Pkwy

Total Acreage: 817.75 ac	Aviation Policy Area: N/A	Election District: 7
Tax Map/Grid: 069E4/076F1	Current Zone(s): LCD	Council District: 6
WSSC Grid: 201SE12	Existing Lots/Blocks/Parcels: Part Pcl 3, Part Pcl B	Dev. Review District: 7
Planning Area: 74A	In Municipal Boundary: None	Is development exempt from grading permit pursuant to 32-127(a)(6)(A)? ☐ Yes ☑ No
Tax Account #: 3636925 & 0777144	Police District #: 10	General Plan Growth Policy: Established Communities

Proposed Use of Property and Request of Proposal:
Expand the existing residential development

Please list previously approved applications affecting the subject property:
Basic Plan A-8579
CDP-9902-05 (R-L) and CDP-9903-04(L-A-C)
PPD #4-01032, SDP-0308-07, TCP2-109-03-06

Applicant Name, Address & Phone:
Mark Allison
11785 Beltsville Drive
Beltsville, MD 20705
mallison@carrolltonenterprises.com
301-572-7800

Owner Name, Address & Phone:
(if same as applicant indicate same/corporation see Disclosure)
Carrollton Oak Creek LLC
11785 Beltsville Dr
Beltsville, MD 20705
301-572-7800

Consultant Name, Address & Phone:
Charles P. Johnson & Associates, Inc.
1751 Elton Road, #300
Silver Spring, MD 20903
301-434-7000

Contact Name, Phone & E-mail:
Andrew P. Funsch
301-434-7000
afunsch@cpja.com

SIGNATURE (Sign where appropriate; include Application Form Disclosure for additional owner's signatures):

Owner's Signature (signed) — Date: 3-3-25
Ian C. Kelly

Applicant's Signature (signed) — Date: 3-3-25
Mark Allison

Contract Purchaser's Signature (signed) — Date

Applicant's Signature (signed) — Date

FOR STAFF USE ONLY Application No.(s):

SUBDIVISION CASES: Preliminary Plan of Subdivision/Conservation Sketch Plan

Type of Application (Check all that apply): ☐Conventional Subdivision ☐Conservation Subdivision
☐ Conservation Sketch Plan ☐ Subdivision Ordinance Interpretation ☐ Vacation Petition

Variation, Variance or Alternative Compliance Request(s): ☐Yes ☐ No	Applicable Zoning/Subdivision Regulation Section(s): _____

Total Number of Proposed:
Lots _____ Outlots _____ Parcels _____ Outparcels _____

Number of Dwelling Units: Attached_____ Detached_____ Multifamily_____	Gross Floor Area (Nonresidential portion only): _____

SUBDIVISION CASES: Final Plat

Water/Sewer: ☐DPIE ☐Health Department	Number of Plats: _____
Detailed Site Plan No.: _____	WSSC Authorization No.: _____
Approval Date of Preliminary Plan: _____	Check box if a hearing is requested: ☐

URBAN DESIGN AND ZONING CASES

Type of Application (Check all that apply): ☐Certification of Nonconforming Use ☐ Conservation Plan
☐ Detailed Site Plan ☐ Planned Development ☐ Secondary Amendment ☐ Special Exception
☑ Zoning Map Amendment ☐ Zoning Ordinance Interpretation

Details of Request: Amendment to A-8579-01 to increase residential density in prior R-L and L-A-C zones.	Applicable Zoning Ordinance Section(s):

Total Number of Proposed:
Lots 1184 Outlots 2 Parcels 125 Outparcels _____

Number of Dwelling Units: Attached 219 Detached 965 Multifamily_____	Gross Floor Area (Nonresidential portion only): _____
Variance Request: ☐Yes ☑No	Applicable Zoning/Subdivision Regulation Section(s): _____
Departure Request: ☐Yes ☑No	Application Filed: ☐Yes ☐No
Alternative Compliance Request: ☐Yes ☑No	Application Filed: ☐Yes ☐No

APPLICATION FORM DISCLOSURE

List all persons having at least five percent (5%) interest in the subject property ONLY required for Special Exception and Zoning Map Amendment Applications.

Owner(s) Name (printed)	**Signature and Date**	**Residence Address**
N/A		

If the property is owned by a corporation, please fill in below.

Officers	**Date Assumed Duties**	**Residence Address**	**Business Address**

Officers	**Date Assumed Duties**	**Date Term Expires**	**Residence Address**	**Business Address**

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMISSION
Prince George's County Planning Department

Development Review Division
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772
Contact: DRDapplications@ppd.mncppc.org

APPLICATION FORM

APPLICATION TYPE: Basic Plan (A-8427-02) ☑ Revision of Case # A-8427-01

Companion Cases: CDP-9902-06, CDP-9903-05, 4-24004+ADQ-2024-004

Payment option: ☐ Credit Card ☐ Check (payable to M-NCPPC) *Do not submit payment until requested by staff*

PROJECT NAME: Oak Creek Club

Complete address (if applicable) 800 Church Road S, Upper Marlboro, MD 20774

Geographic Location (distance related to or near major intersection)
Northeast of intersection of Church Road and Mary Bowie Pkwy

Total Acreage: 817.75 ac	Aviation Policy Area: N/A	Election District: 7
Tax Map/Grid: 069E4/076F1	Current Zone(s): LCD	Council District: 6
WSSC Grid: 201SE12	Existing Lots/Blocks/Parcels: Part Pcl 3, Part Pcl B	Dev. Review District: 7
Planning Area: 74A	In Municipal Boundary: None	Is development exempt from grading permit pursuant to 32-127(a)(6)(A)? ☐ Yes ☑ No
Tax Account #: 3636925 & 0777144	Police District #: 10	General Plan Growth Policy: Established Communities

Proposed Use of Property and Request of Proposal:
Expand the existing residential development

Please list previously approved applications affecting the subject property:
Basic Plan A-8427
CDP-9902-05 (R-L) and CDP-9903-04(L-A-C)
PPD #4-01032, SDP-0308-07, TCP2-109-03-06

Applicant Name, Address & Phone:
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Ian C. Kelly		Mark Allison	
Contract Purchaser's Signature (signed)	Date	Applicant's Signature (signed)	Date

FOR STAFF USE ONLY Application No.(s):

SUBDIVISION CASES: Preliminary Plan of Subdivision/Conservation Sketch Plan

Type of Application (Check all that apply): ☐Conventional Subdivision ☐Conservation Subdivision
☐ Conservation Sketch Plan ☐ Subdivision Ordinance Interpretation ☐ Vacation Petition

Variation, Variance or Alternative Compliance Request(s): ☐Yes ☐ No	Applicable Zoning/Subdivision Regulation Section(s): _____

Total Number of Proposed:
Lots _____ Outlots _____ Parcels _____ Outparcels _____

Number of Dwelling Units: Attached_____ Detached_____ Multifamily_____	Gross Floor Area (Nonresidential portion only): _____

SUBDIVISION CASES: Final Plat

Water/Sewer: ☐DPIE ☐Health Department	Number of Plats: _____
Detailed Site Plan No.: _____	WSSC Authorization No.: _____
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☐ Detailed Site Plan ☐ Planned Development ☐ Secondary Amendment ☐ Special Exception
☑ Zoning Map Amendment ☐ Zoning Ordinance Interpretation

Details of Request: Amendment to A-8427-01 to increase residential density in prior R-L and L-A-C zones.	Applicable Zoning Ordinance Section(s):

Total Number of Proposed:
Lots 1184 Outlots 2 Parcels 125 Outparcels _____

Number of Dwelling Units: Attached 219 Detached 965 Multifamily_____	Gross Floor Area (Nonresidential portion only): _____
Variance Request: ☐Yes ☑No	Applicable Zoning/Subdivision Regulation Section(s): _____
Departure Request: ☐Yes ☑No	Application Filed: ☐Yes ☐No
Alternative Compliance Request: ☐Yes ☑No	Application Filed: ☐Yes ☐No

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If the property is owned by a corporation, please fill in below.

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APPLICATION FORM

APPLICATION TYPE: Basic Plan (A-8578-02) ☑ Revision of Case # A-8578-01

Companion Cases: CDP-9902-06, CDP-9903-05, 4-24004+ADQ-2024-004

Payment option: ☐ Credit Card ☐ Check (payable to M-NCPPC) *Do not submit payment until requested by staff*

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Planning Area: 74A	In Municipal Boundary: None	Is development exempt from grading permit pursuant to 32-127(a)(6)(A)? ☐ Yes ☑ No
Tax Account #: 3636925 & 0777144	Police District #: 10	General Plan Growth Policy: Established Communities

Proposed Use of Property and Request of Proposal:
Expand the existing residential development

Please list previously approved applications affecting the subject property:
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PPD #4-01032, SDP-0308-07, TCP2-109-03-06

Applicant Name, Address & Phone:
Mark Allison
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Type of Application (Check all that apply): ☐Conventional Subdivision ☐Conservation Subdivision
☐ Conservation Sketch Plan ☐ Subdivision Ordinance Interpretation ☐ Vacation Petition

Variation, Variance or Alternative Compliance Request(s): ☐Yes ☐ No	Applicable Zoning/Subdivision Regulation Section(s): _____
Total Number of Proposed: Lots _____ Outlots _____ Parcels _____ Outparcels _____	
Number of Dwelling Units: Attached_____ Detached_____ Multifamily_____	Gross Floor Area (Nonresidential portion only): _____

SUBDIVISION CASES: Final Plat

Water/Sewer: ☐DPIE ☐Health Department	Number of Plats: _____
Detailed Site Plan No.: _____	WSSC Authorization No.: _____
Approval Date of Preliminary Plan: _____	Check box if a hearing is requested: ☐

URBAN DESIGN AND ZONING CASES

Type of Application (Check all that apply): ☐Certification of Nonconforming Use ☐ Conservation Plan
☐ Detailed Site Plan ☐ Planned Development ☐ Secondary Amendment ☐ Special Exception
☑ Zoning Map Amendment ☐ Zoning Ordinance Interpretation

Details of Request: Amendment to A-8578-01 to increase residential density in prior R-L and L-A-C zones.	Applicable Zoning Ordinance Section(s):
Total Number of Proposed: Lots 1184 Outlots 2 Parcels 125 Outparcels _____	
Number of Dwelling Units: Attached 219 Detached 965 Multifamily_____	Gross Floor Area (Nonresidential portion only): _____
Variance Request: ☐Yes ☑No	Applicable Zoning/Subdivision Regulation Section(s): _____
Departure Request: ☐Yes ☑No	Application Filed: ☐Yes ☐No
Alternative Compliance Request: ☐Yes ☑No	Application Filed: ☐Yes ☐No

APPLICATION FORM DISCLOSURE

List all persons having at least five percent (5%) interest in the subject property ONLY required for Special Exception and Zoning Map Amendment Applications.

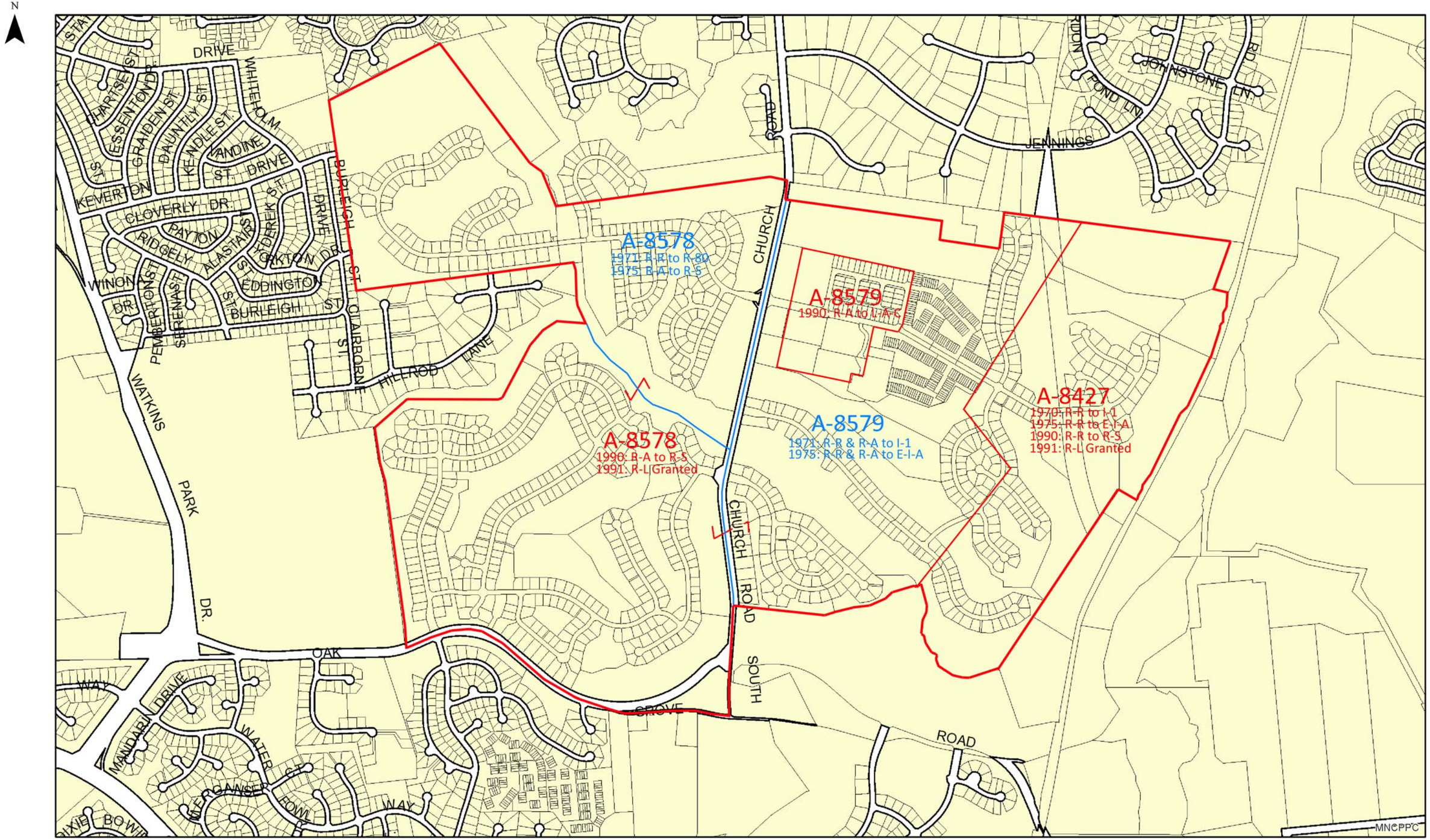
Owner(s) Name (printed)	**Signature and Date**	**Residence Address**
N/A		

If the property is owned by a corporation, please fill in below.

Officers	**Date Assumed Duties**	**Residence Address**	**Business Address**

Officers	**Date Assumed Duties**	**Date Term Expires**	**Residence Address**	**Business Address**

Zoning Map Application Boundaries Exhibit



Data provided by Prince George's County Planning Department

STATE OF MARYLAND
Department of Assessments and Taxation

I, DANIEL K. PHILLIPS OF THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE DEPARTMENT, BY LAWS OF THE STATE, IS THE CUSTODIAN OF THE RECORDS OF THIS STATE RELATING TO LIMITED LIABILITY COMPANIES , OR THE RIGHTS OF LIMITED LIABILITY COMPANIES TO TRANSACT BUSINESS IN THIS STATE, AND THAT I AM THE PROPER OFFICER TO EXECUTE THIS CERTIFICATE.

I FURTHER CERTIFY THAT CARROLLTON OAK CREEK, LLC (W23419971) , REGISTERED NOVEMBER 03, 2022, IS A LIMITED LIABILITY COMPANY EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF MARYLAND, AND THAT THE LIMITED LIABILITY COMPANY IS AT THE TIME OF THIS CERTIFICATE IN GOOD STANDING TO TRANSACT BUSINESS.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY SIGNATURE AND AFFIXED THE SEAL OF THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION OF MARYLAND AT BALTIMORE ON THIS JANUARY 29, 2025.

Daniel K. Phillips
Director

700 East Pratt Street, 2nd Flr, Ste 2700, Baltimore, Maryland 21202
Telephone Baltimore Metro (410) 767-1344 / Outside Baltimore Metro (888) 246-5941
MRS (Maryland Relay Service) (800) 735-2258 TT/Voice

Online Certificate Authentication Code: QC22e5mp10KLTsI06kMGWw
To verify the Authentication Code, visit http://dat.maryland.gov/verify

This Form Is To Be Filed With:

STATE ETHICS COMMISSION
45 CALVERT STREET, 3RD FLOOR
ANNAPOLIS, MD 21401
410-260-7770
1-877-669-6085

CLERK OF THE COUNTY COUNCIL
COUNTY ADMINISTRATION BUILDING
ROOM 2198
UPPER MARLBORO, MD 20772
301-952-3600

Business Entity[1] Affidavit

(Form PG 2)

General Information

The Prince George's County land use ethics law (General Provisions Article, §§ 5-833 to 5-839, Annotated Code of Maryland) ("Public Ethics Law") requires this affidavit to be filed where a business entity is deemed to be an applicant in an application filed with the District Council. This can occur, for example, when a business entity is a title owner or contract purchaser of land that is the subject of an application, a trustee having an interest in the land (except those described in a mortgage or deed of trust), or the holder of 5 percent or more interest in an entity having an interest in the land (provided that it has substantive involvement in the disposition of the land, or substantive activities pertaining specifically to land development in Prince George's County). Applicant can also include a business entity in which a 5 percent or greater interest is held by another applicant.

In completing this form, you should also review §§ 5-833 to 5-839 of the Public Ethics Law. These provisions include the affidavit requirement, define applicants and agents, set out District Council member disqualification requirements, and specify ex parte disclosure procedures. Please note that there may be situations where there is more than one applicant involved, requiring one or more submissions of this form (or Form PG 1 Individual Applicant Affidavit). You may direct questions about the affidavit or other requirements of the Law to the State Ethics Commission office by phone, at 410-260-7770, or in writing, at the above address. Copies of the Public Ethics Law may be obtained at the Commission's website http://ethics.maryland.gov/public-ethics-law/. Additionally, there is a Special Ethics Law Memo on the Prince George's County land use ethics law at http://ethics.maryland.gov/download/local-gov/local-gov-forms/PG%20County%20Zoning%20Memo.pdf, that contains additional filing information, including timing requirements.

If the applicant business entity is a corporation listed on a national stock exchange or regulated by the Securities Exchange Commission, then its officers, its directors, or its shareholders having a 5 percent or greater interest in the corporation are required to file an affidavit **only if** these persons have made a payment or have solicited a payment as outlined in the Public Ethics Law **and** if the corporation itself completes Part B of the affidavit. If required to file, these persons will file the Individual Applicant Affidavit, Form PG 1.

Filing Deadline

You must file a signed original of this affidavit with the Clerk of the County Council no later than 30 days prior to the District Council's consideration of the application. You must file a supplemental affidavit as expeditiously as possible whenever a payment/contribution is made after the original affidavit was filed and prior to Council's consideration. Please note that under § 5-835(a) of the Public Ethics Law, payments/contributions during the pendency of an application are generally prohibited.

PART A. Business Entity Applicant

Identifying Information

Name of Applicant Carrollton Oak Creek LLC Case No. (where applicable) A-8427-02

Address of Applicant 9821 Rhode Island Ave., College Park, MD 20740

Identity of the Property/
Subject of Application Oak Creek Club Parcel B, Tax ID# 36369255 and Parcel 3, Tax ID# 0777144 Type of Application Basic Plan Amendment (see § 5-833(d))

[1]Section 5-833 of the Public Ethics Law defines a business entity as a corporation, a general partnership, a joint venture, a limited liability company, a limited partnership or a sole proprietorship.

Applicant Payment/Contribution to Member Information (check or complete applicable blanks)

1. Was a payment/contribution made by the applicant to a treasurer or a continuing committee, either directly or through a political action committee (PAC), during the 36 months before the application was filed or during the pendency of the application? _____ Yes __X__ No

If the answer to #1 above is yes, list below the name of the member or members and the date or dates of the payment/contribution:

Name of Member	Date

If the payment/contribution was through a PAC, identify the PAC and the date of the transfer to the treasurer or continuing committee:

Solicitation and other Payment/Contribution Information

2. Did the applicant solicit a person or business entity to make a payment/contribution to a member during the 36 months before the application filing or during the pendency of the application?
_____ Yes __X__ No

If the answer to #2 above is yes, and a contribution was made, list below the name of the member or members, the date or dates of the payment/contribution, and the name of the contributor:

Name of Member	Date	Name of Contributor

PART B. Directors, Officers and Stockholders (see § 5-838(b)) (For Corporations Only)

***Note: For a corporation's application to be processed, this section must be completed in full (place a check at the beginning of each question to indicate the action has been completed).**

1. _____All directors, officers, and stockholders with a 5 percent or greater interest have been notified of the disclosure requirement as provided in the Law and are identified as follows (list name and title – if the corporation has no directors, officers or stockholders with a 5 percent or greater interest, so state):

2. _____Affidavits (Form PG 1 Individual Applicant Affidavit) from those individuals identified in question #1 above, who have made or solicited contributions and are therefore required to disclose, are either attached or on file with the Clerk of the County Council **OR** there are no individuals required to file affidavits.

I hereby make oath or affirmation that the contents of this affidavit are true and correct to the best of my knowledge, information and belief.

Ian Kelly
Signature (original to be filed with the Clerk)

1-29-2025
Date

IAN KELLY
Printed Name of Signer

MANAGER
Title of Signer (Authorized to sign for the business entity)

This Form Is To Be Filed With:

STATE ETHICS COMMISSION
45 CALVERT STREET, 3RD FLOOR
ANNAPOLIS, MD 21401
410-260-7770
1-877-669-6085

CLERK OF THE COUNTY COUNCIL
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ROOM 2198
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301-952-3600

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   _____
   _____
   _____

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I hereby make oath or affirmation that the contents of this affidavit are true and correct to the best of my knowledge, information and belief.

_____ 1-29-2025
Signature (original to be filed with the Clerk) Date

IAN KELLY
Printed Name of Signer

MANAGER
Title of Signer (Authorized to sign for the business entity)

This Form Is To Be Filed With:

STATE ETHICS COMMISSION
45 CALVERT STREET, 3RD FLOOR
ANNAPOLIS, MD 21401
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1-877-669-6085

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Ian Kelly
Signature (original to be filed with the Clerk)

1-29-2025
Date

IAN KELLY
Printed Name of Signer

MANAGER
Title of Signer (Authorized to sign for the business entity)

CAMERON GROVE
Zoned R-E

NOTE:

The following is a list of recreational facilities to be included in the parkland;
- **2 Combo soccer/football fields**
- **2 youth soccer fields**
- **1 softball field**
- **1 gazebo with picnic tables**
- **1 playground for 2-12 years of age**
- **215 parking spaces**
- **8' wide trails in the park and stream valley**

RECREATION FACILITIES

EVANGEL TEMPLE, INC.
L. 6314 - F. 686,692
439.76 Acres
P. 21
Zoned R-L

SCALE: 1"=200'

GRAPHIC SCALE
200 0 100 200 400
SCALE: 1" = 200'

LOCATION MAP

SCENIC POND

DEVELOPMENT PARCEL A
SINGLE FAMILY DETACHED

DEVELOPMENT PARCEL B
SINGLE FAMILY DETACHED

DEVELOPMENT PARCEL C
SINGLE FAMILY DETACHED

DEVELOPMENT PARCEL D
SINGLE FAMILY DETACHED

DEVELOPMENT PARCEL E
SINGLE FAMILY DETACHED

GOLF

BEALL HOUSE 3.0ac.

BLACK BRANCH

BURLEIGH STREET

CLAIRBORNE STREET

TAMARACK CT.

HILLROD LANE

MACKERNUT CT.

WHITEBARK CT.

KETTERING
PLAT # 28,
RB WWW 74 - P. 100
(R-E)

SOUTH ROAD

CHURCH ROAD

OAK GROVE ROAD

PERRYWOOD
L. 5552 - F. 463,466
90.3188 Acres
Zoned R-S

ANDEAN COURT
GOOSE WAY
WHISTLING DUCK
NENE COURT
HOTOMTOT DRIVE
POCHARD CT.

PERRYWOOD
OUTPARCEL 'A'
1.39 Acres
Zoned R-E

BEHNKE NURSERIES
L. 5031 - F. 191
80.0 Acres
Zoned R-E

W.F. CHESLEY
L. 5437 - F. 836
Zoned R-R

W.SEATON BELT
JBB 6 /233
187.09 Acres
P. 22
Zoned R-E

THE VESTRY OF ST. BARNABAS CHURCH
QUEEN ANNE PARRISH
L. 4601 - F. 461
Zoned R-E

THE VESTRY OF QUEEN ANNE PARRISH
L. 3666 F. 57
Zoned R-E

QUEEN ANNE SCHOOL

ST. BARNABAS CHURCH

OPEN SPACE

UPDATES/REVISIONS:

11/26/1991: D.C. APPROVAL OF A-8427, A-8578, & A-8579 (CR-120-1991)
7/24/2000: D.C. APPROVAL TO ADD 18-HOLE GOLF COURSE (ORD. NO. 11-2000)
3/24/2024: SUBMIT APPLICATION TO INCREASE DENSITY IN R-L & L-A-C ZONES
8/2/2024: REVISE TO ADDRESS SDRC COMMENTS
12/19/2024: REMOVE REFERENCE TO "LANDBAY T" PER PB RECOMMENDATION
2/27/2025- REMOVE CHURCH & DAYCARE USES. UPDATE SITE & TITLE BLOCK PER ZHE COMMENTS

KEY
- EXISTING 100 YEAR FLOODPLAIN
  REFERENCE G&O 100 YEAR FLOODPLAIN COLLINGTON BRANCH STORMWATER MANAGEMENT FACILITY PLAN - JUNE, 1985 - FLOODPLAIN SHOWN ON TRIBUTARIES TO BLACK BRANCH ARE APPROXIMATED
- APPROXIMATE LOCATION OF WETLANDS
- APPROXIMATE LOCATION OF WATERS OF THE USA

NOTE: *ALL AREAS SUBJECT TO WRITTEN CONFIRMATION FROM THE U.S. ARMY CORPS OF ENGINEERS*

AMENDED BASIC PLAN
A-8427, A-8578, AND A-8579
OAK CREEK CLUB
7th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

CPJ Associates
Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers · Planners · Landscape Architects · Surveyors
1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394
www.cpja.com · Silver Spring, MD · Gaithersburg, MD · Annapolis, MD · Greenbelt, MD · Frederick, MD · Fairfax, VA

SCALE: 1"=200'

N

GRAPHIC SCALE

200 0 100 200 400

SCALE: 1" = 200'

EVALINA S. MITCHELL
L. 4515 - F. 172
135.50 Acres
P. 12
Zoned R-A

N/F C. HALL
L. HB12 - F. 340

N/F
M.N.C.P.& P.C.
L. 3711 - F. 243
Zoned R-A

N/F E. CZARCINSKI et ux
L. 3695 - F. 473

N/F W.B. BINGER
L. 423 - F. 211

SCHOOL / PARK SITE

LIMITS OF CURRENT APPLICATION

SOUTH

BUFFER

SINGLE FAMILY DETATCHED

L.A.C.
SINGLE FAMILY DETACHED

BUFFER

COMMUNITY SERVICE CENTER

BOWIEVILLE MANSION
(HISTORIC SITE)

CLUBHOUSE

DEVELOPMENT PARCEL
F
SINGLE FAMILY ATTACHED

DEVELOPMENT PARCEL
G
SINGLE FAMILY ATTACHED

DEVELOPMENT PARCEL
H
SINGLE FAMILY DETACHED

GOLF

MASTER PLAN - A-44 R.O.W.

DEVELOPMENT PARCEL
I
SINGLE FAMILY DETACHED

GOLF

OPEN SPACE

DEVELOPMENT PARCEL
J
SINGLE FAMILY DETACHED

GOLF

OPEN SPACE

DEVELOPMENT PARCEL
L
SINGLE FAMILY DETACHED

GOLF

N/F EARL LOVELESS et al
L. 2711 - F. 513
Zoned R-R

DEVELOPMENT PARCEL
K
SINGLE FAMILY DETACHED

OPEN SPACE

HERMAN and FLORENCE T. D'AULERIO
L. 4193 - F. 546
P. 6
Zoned R-A

W.SEATON BELT
JBB 6 /233
187.09 Acres
P. 22
Zoned R-E

ST. BARNABAS CEMETERY
THE VESTRY OF ST. BARNABAS CHURCH
L. 1671 - F. 379
7.91 Acres
Zoned R-E

COLLINGTON STATION
Zoned R-R

JERRINGTON CT.
JANSMORE CT.
JORDON
JARVIS CREST CT.
JOHNSTONE
LANE
JANDLEWAY CT.
POND
LANE
DRIVE
JORRICK CT.
MILL
JAMESVIEW
JENNINGS
JOHNSON
BRIDGE
RIDGE
LANE
JENKINS
JACKSON VALLEY CT.
RD.

N/F ERNEST D. MAIER JR. et al
L. 3291 - F. 533

RAILROAD

PENNSYLVANIA RAILROAD
(FORMERLY B. & O. R.R.)

BRANCH

CHURCH ROAD

OAK GROVE ROAD

BLACK BRANCH

COLLINGTON

PENNSYLVANIA

KEY

- PROPOSED LOCAL ROAD
- EXISTING COUNTY ROAD
- MASTER PLAN TRAIL
- GOLF CORRIDOR
- COMMUNITY FACILITY
- UNIQUE FEATURE

KEY

- EXISTING 100 YEAR FLOODPLAIN
  REFERENCE G&O 100 YEAR FLOODPLAIN COLLINGTON BRANCH STORMWATER MANAGEMENT FACILITY PLAN - JUNE 1985 - FLOODPLAIN SHOWN ON TRIBUTARIES TO BLACK BRANCH ARE APPROXIMATED
- APPROXIMATE LOCATION OF WETLANDS
- APPROXIMATE LOCATION OF WATERS OF THE USA

NOTE: ALL AREAS SUBJECT TO WRITTEN CONFIRMATION FROM THE U.S. ARMY CORPS OF ENGINEERS.

SITE DATA			
TOTAL SITE AREA = 917.75 ACRES			
R-L		L-A-C	
GROSS AREA	884.75 AC	GROSS AREA	33 AC
LESS 50% FL. PL. (78.50) AC)	39.25 AC	COMMUNITY SERVICE CTR.	40,000 SQ. FT.
NET SITE AREA	845.50 AC	VILLAGE HOUSING	76 UNITS
R-L 1.0 DU/AC	845 AC		
R-I 1.5 DU/AC	1,268 UNITS	BOWIEVILLE HISTORIC SITE	
PROPOSED DENSITY	1,108 UNITS		
	1.4 DU/AC		

UPDATES/REVISIONS:
- 11/26/1991: D.C. APPROVAL OF A-8427, A-8578, & A-8579 (CR-120-1991)
- 7/24/2000: D.C. APPROVAL TO ADD 18-HOLE GOLF COURSE (ORD. NO. 11-2000)
- 3/24/2024: SUBMIT APPLICATION TO INCREASE DENSITY IN R-L & L-A-C ZONES
- 8/2/2024: REVISE TO ADDRESS SDRC COMMENTS
- 12/19/2024: REMOVE REFERENCE TO "LANDBAY T" PER PB RECOMMENDATION
- 2/27/2025- REMOVE CHURCH & DAYCARE USES. UPDATE SITE & TITLE BLOCK PER ZHE COMMENTS

AMENDED BASIC PLAN
A-8427, A-8578, AND A-8579

OAK CREEK CLUB

7th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

CPJ Associates
Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers · Planners · Landscape Architects · Surveyors
1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394
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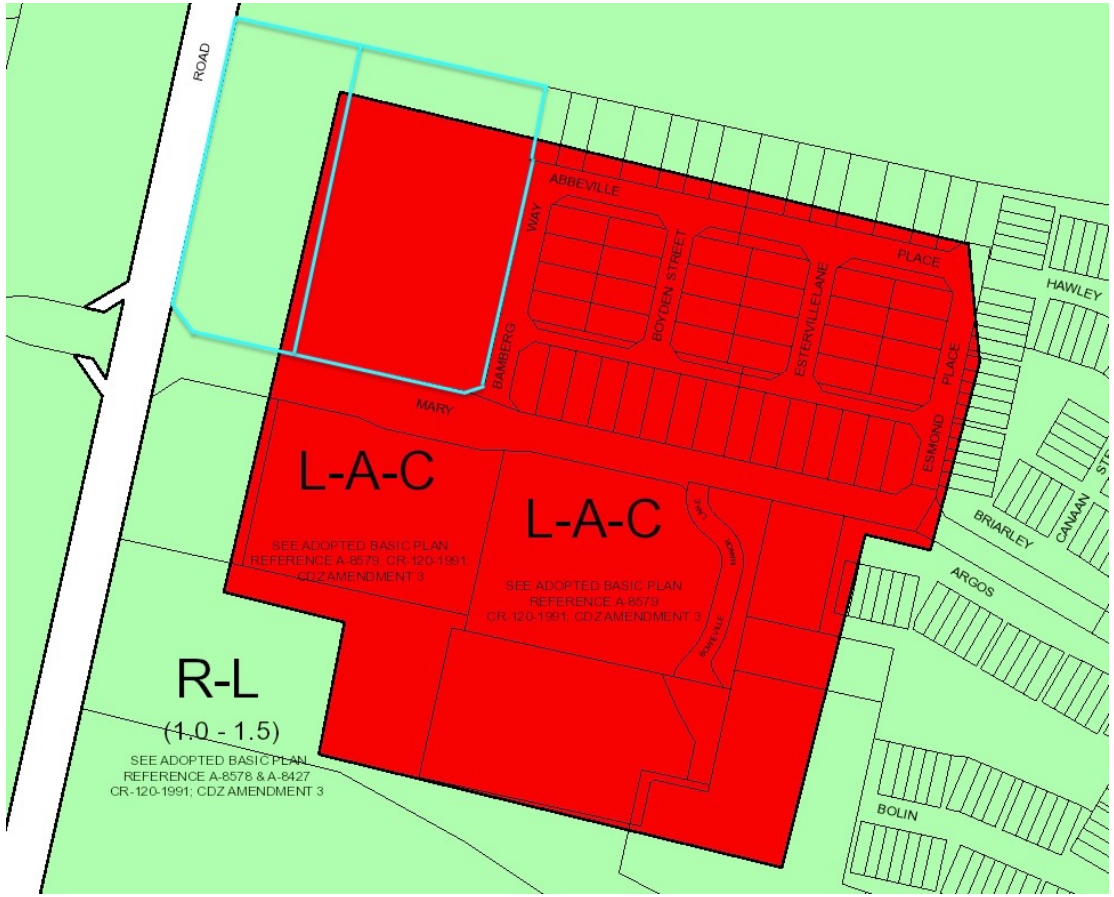
OAK CREEK COMMUNITY MEETING

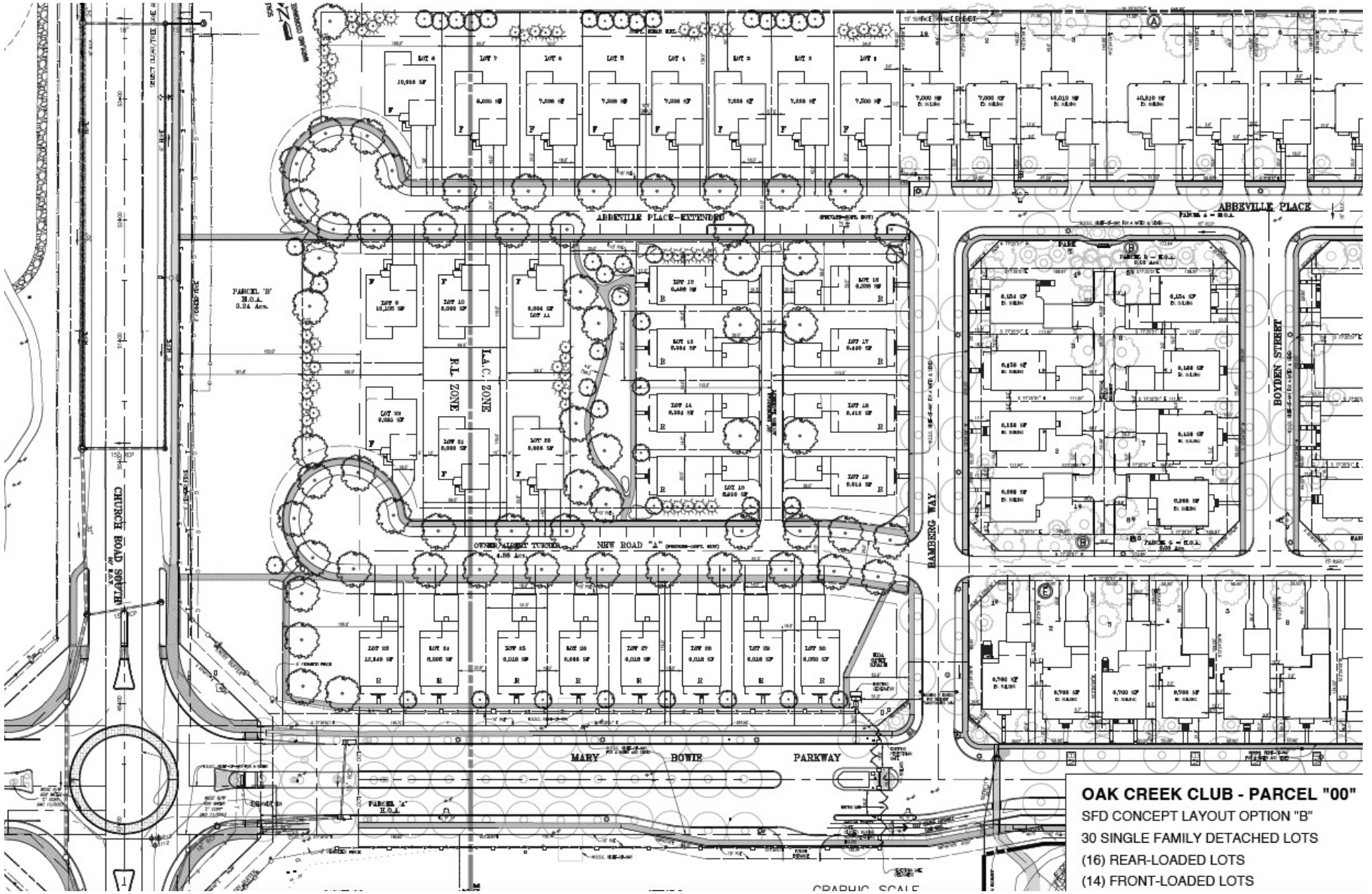
OAK CREEK: PROPERTY OVERVIEW & PRIOR ZONING

SITE AERIAL

PRIOR ZONING

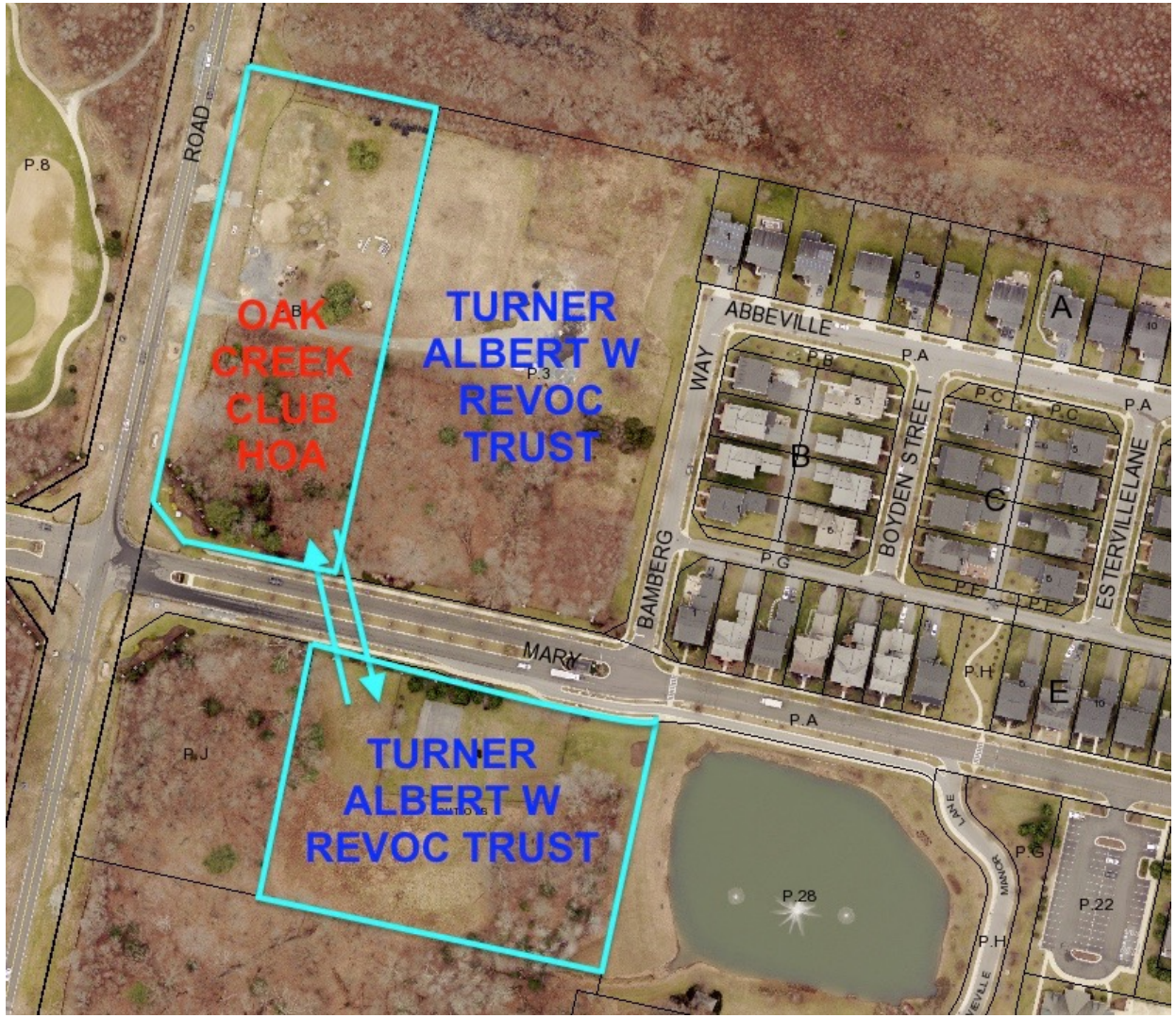


OAK CREEK: PROPOSED COMMUNITY LAYOUT



OAK CREEK HOA

- LAND SWAP
  - OAK CREEK CLUB HOA INC
    - 3.11 AC | PRIOR L-A-C ZONE
  - TURNER ALBERT W REVOC TRUST
    - 3.24 AC | PRIOR R-L ZONE
- ONGOING DIALOGUE
- COMMUNITY MEETINGS
- COLLABORATION ON LAYOUT



OAK CREEK: ENTITLEMENT PROCESS OVERVIEW

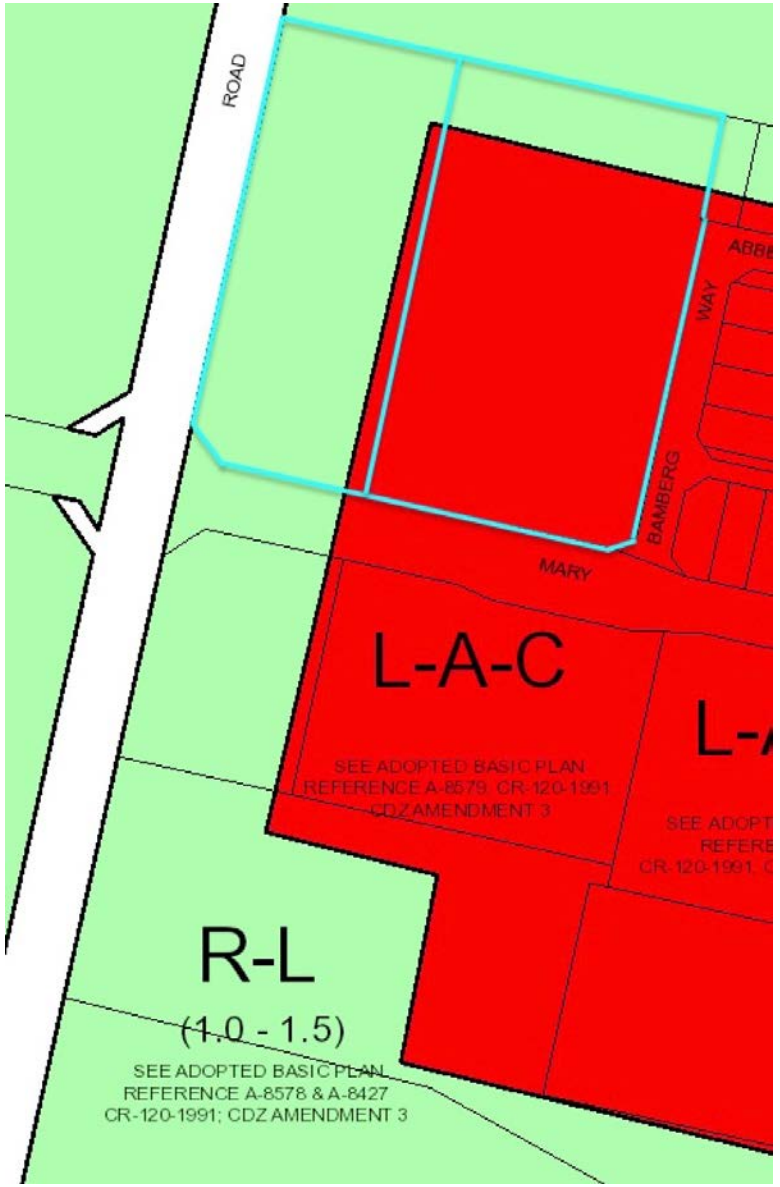
ANTICIPATED ENTITLEMENT PROCESS

1. **BASIC PLAN AMENDMENT**
   - AMEND BASIC PLAN DENSITY
   - REVISE DENSITY CAP CONDITION
   - SHOW LOCATION OF PROPOSED SINGLE-FAMILY DETACHED DWELLINGS

2. **COMPREHENSIVE DESIGN PLAN (CDP) AMENDMENT**
   - DESIGNATE LAND AREA FOR PROPOSED RESIDENTIAL USES

3. **SPECIFIC DESIGN PLAN (SDP) AMENDMENT**
   - DESIGN FOR PROPOSED SINGLE-FAMILY COMMUNITY

4. **PRELIMINARY PLAN OF SUBDIVISION (PPS)**
   - ESTABLISH LOT STANDARDS/REGULATIONS



QUESTIONS & COMMENTS

Mark G. L. Ferguson Testimony Exhibit

Data provided by Prince George's County Planning Department