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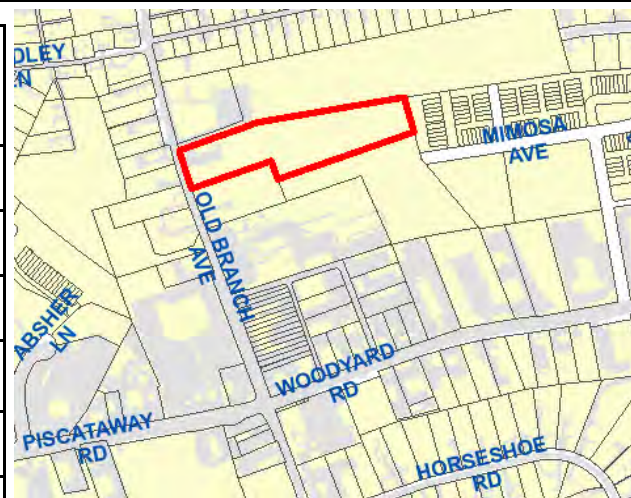
Conceptual Site Plan

8808 Old Branch Avenue

CSP-24002

REQUEST	STAFF RECOMMENDATION
Development of 45–55 single-family attached residential units with associated infrastructure improvements, in conjunction with an existing office building of 6,336 square feet.	With conditions recommended herein: • APPROVAL of Conceptual Site Plan CSP-24002 • APPROVAL of Type 1 Tree Conservation Plan TCP1-002-2025

Location: On the east side of Old Branch Avenue, approximately 1,150 feet north of its intersection with Woodyard Road.	
Gross Acreage:	5.78
Zone:	RMF-48/MIO
Prior Zone:	M-X-T/M-I-O
Reviewed per prior Zoning Ordinance:	Section 27-1900
Dwelling Units:	45–55
Gross Floor Area:	119,790 sq. ft. to 145,055 sq. ft.
Planning Area:	81A
Council District:	09
Municipality:	None
Applicant/Address: D.R. Horton, Inc. 137 Mitchells Chance Road, Suite 300 Edgewater, MD 21037	
Staff Reviewer: Te-Sheng (Emery) Huang Phone Number: 301-952-4534 Email: Tesheng.Huang@ppd.mncppc.org	



Planning Board Date:	09/25/2025
Planning Board Action Limit:	09/25/2025
Staff Report Date:	09/11/2025
Date Accepted:	03/10/2025
Informational Mailing:	12/16/2024
Acceptance Mailing:	02/25/2025
Sign Posting Deadline:	08/26/2025

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Conceptual Site Plan CSP-24002
 Type 1 Tree Conservation Plan TCP1-002-2025
 8808 Old Branch Avenue

The Urban Design Section has reviewed the subject application and presents the following evaluation and findings leading to a recommendation of APPROVAL, with conditions, as described in the Recommendation section of this technical staff report.

EVALUATION

The property is within the Residential, Multifamily-48 (RMF-48) and Military Installation Overlay (MIO) Zones. However, 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 27-1900 *et. seq.* of the Prince George's County Zoning Ordinance, until April 1, 2025, for property in the RMF-48 and MIO Zones, an applicant may elect to apply for a conceptual site plan (CSP) pursuant to the requirements of the prior Zoning Ordinance. The subject CSP was filed prior to April 1, 2025 and, therefore, qualifies for review under the prior Zoning Ordinance. The applicant has elected to have this application reviewed under the provisions of the prior Zoning Ordinance, and the property's prior Mixed Use-Transportation Oriented (M-X-T) and M-I-O Zones. Pursuant to Section 27-276(c)(2) of the prior Zoning Ordinance, on April 7, 2025, June 6, 2025, and July 30, 2025, respectively, the applicant provided a letter to waive the 70-day review requirements. Staff considered the following in reviewing this CSP:

- a. The prior Prince George's County Zoning Ordinance in the Mixed Use-Transportation Oriented (M-X-T) and Military Installation Overlay (M-I-O) Zones and the site design guidelines;
- b. The Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- c. Referral comments; and
- d. Community feedback.

FINDINGS

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

1. **Request:** This conceptual site plan (CSP) is for the development of approximately 45 to 55 single-family attached (townhouse) residential units with associated infrastructure improvements, in conjunction with an existing office building of 6,336 square feet.

2. **Development Data Summary:**

	EXISTING	EVALUATED
Zone(s)	RMF-48/MIO	M-X-T/M-I-O
Use(s)	Office*	Proposed single-family attached residential (townhouse)
Lots	-	45-55
Parcels	1	1
Gross Acreage	5.78	5.78
Net Acreage	5.78	5.78
Total Gross Floor Area (sq. ft.)	6,336	119,790-145,055
Office GFA	6,336	6,336
Residential GFA	-	113,454-138,719
One-Family Attached Dwelling Units	-	45-55

Note: *Per the Maryland Department of Assessments and Taxation, the existing building on-site was constructed in 1959. Per Permit No. 3036-1986-1, this building has been used as an office building. A condition is included herein requiring the applicant to add this permit case number to the development data on the coversheet.

Floor Area Ratio (FAR) in the M-X-T Zone

Base Density Allowed:	0.40 FAR
Residential Optional	1.00 FAR
Total FAR Permitted:	1.40*
Total FAR Proposed:	0.48-0.58**

Notes: *Pursuant to Section 27-545(a)(1) of the prior Zoning Ordinance, under the optional method of development, greater densities shall be granted, in increments of up to a maximum floor area ratio (FAR) of 8.0, for each of the uses, improvements, and amenities (listed in Subsection (b)) which are provided by the developer, and are available for public use. Section 27-545(b)(4) states that an additional gross floor area (equal to a FAR of 1.0) shall be permitted where 20 or more dwelling units are provided. The subject application proposes 45-55 single-family attached dwelling units. Utilizing the residential optional method, the total FAR permitted is 1.40.

**The total proposed gross floor area (GFA) of the project is between 119,790 and 145,055 square feet, which results in a FAR range between 0.48 and 0.58.

3. **Location:** The subject property is located in Planning Area 81A, Council District 9. Geographically, it sits on the east side of Old Branch Avenue, approximately 1,150 feet north of its intersection with Woodyard Road. The property has a designated mailing address, which is 8808 Old Branch Avenue, Clinton, Maryland 20735.
4. **Surrounding Uses:** The subject property is bound to the west by Old Branch Avenue and, beyond, single-family detached homes in the Residential, Single-Family-95 (RSF-95) Zone (formerly the One-Family Detached Residential (R-80) Zone). To the north of the property is vacant property in the RMF-48 Zone (formerly the M-X-T Zone) and, beyond, a church and single-family detached dwellings in the RSF-95 Zone (formerly the R-80 Zone). To the east of the subject property are new single-family attached homes in the RMF-48 Zone (formerly the M-X-T Zone). To the south of the subject property is a church in the RSF-95 Zone (formerly the R-80 Zone).
5. **Previous Approvals:** The subject property consists of a 5.78-acre parcel known as Parcel 37 (Tax Account No. 0975268). There are no prior preliminary plans of subdivision (PPS), or final plats of subdivision approved for the subject property.

The 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan* (2013 Sector Plan) was adopted by Prince George's County Council on April 2, 2013 (Prince George's County Council Resolution CR-24-2013).

The County Council rezoned the subject property on March 6, 2018 (Council Resolution CR-13-2018), from the Commercial Shopping Center (C-S-C), Commercial Office (C-O), One-Family Detached Residential (R-55), and One-Family Detached Residential (R-80) Zones to the M-X-T Zone, through Minor Amendments Four, Five, and Six to the 2013 *Subregion 5 Master Plan and Sectional Map Amendment* (2013 Master Plan), which was adopted by the County Council on July 24, 2013 (CR-80-2013 and CR-81-2013). This rezoning is not subject to any conditions. Pursuant to CR-13-2018, there are some properties dually situated within both the 2013 Sector Plan and the 2013 Master Plan. To ensure consistency in development and land use policies, the 2013 Sector Plan takes precedence over the 2013 Master Plan within the specific geographic area it covers, including the Clinton Commercial Core Focus Area. In addition, as confirmed in the memorandum dated August 4, 2016 (Borden to Planning Department), the 2013 Sector Plan is the applicable master plan for the portion of the Central Branch Avenue Revitalization Sector within Subregion 5. The remainder of Subregion 5 is subject to the 2013 Master Plan.

6. **Design Features:** The subject property is 5.78 acres and is currently developed with an office building of 6,336 square feet. The applicant is proposing to add 45–55 front-loading townhouse units to the property for a mixed-use development.

The office building was constructed in 1989 and has an existing vehicular access/exit on Old Branch Avenue. The applicant proposes one additional access/exit point on Old Branch Avenue for future residential development. The new access point connects to a proposed private road that is located in the center of the residential development and stretches horizontally, west to east, within the subject property. The private road will serve as vehicular access to all proposed townhouse units. Sidewalks will be located on both sides of this private road for pedestrian connectivity throughout the site and will connect to the eastern sidewalk of Old Branch Avenue.

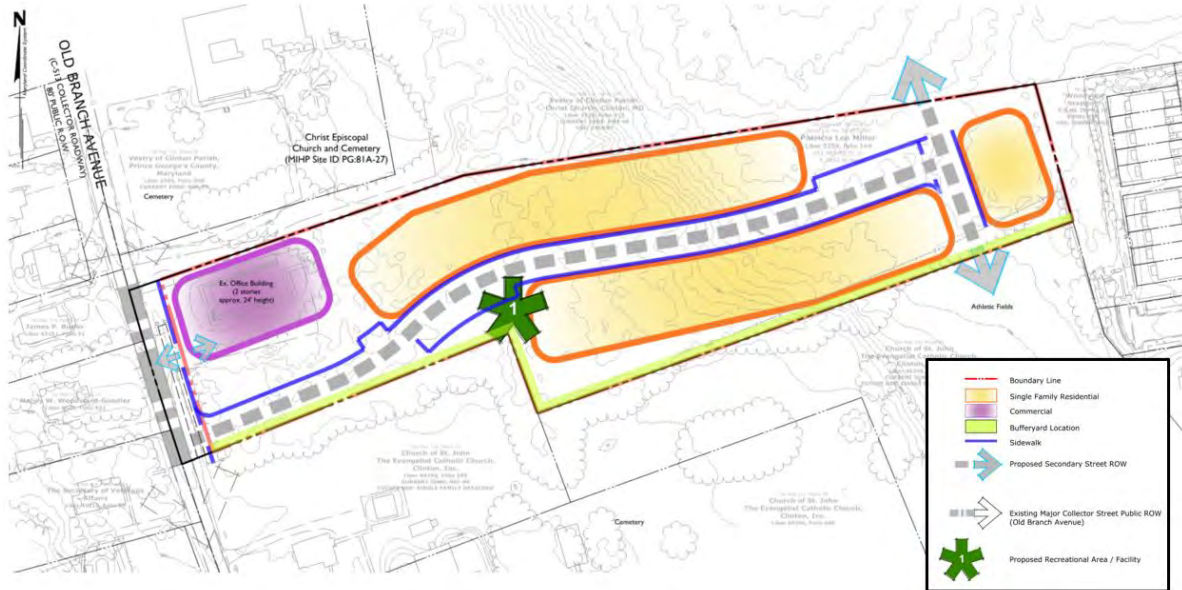


Figure 1: Conceptual Site Plan

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject CSP has been reviewed for compliance with the requirements of the M-X-T and Military Installation Overlay (M-I-O) Zones and the site plan design guidelines of the prior Zoning Ordinance.

- a. The subject CSP is in conformance with the requirements of Section 27-547, Uses Permitted, of the prior Zoning Ordinance, which governs permitted uses in the M-X-T Zone. The applicant proposes 45–55 single-family attached (townhouse) residential units, in conjunction with the existing office building of 6,336 square feet. The single-family attached dwelling use is permitted in the M-X-T Zone.

Section 27-547(d) of the prior Zoning Ordinance requires at least two out of the following three categories of uses be present in every development in the M-X-T Zone:

Section 27-547(d)

- (1) **Retail businesses;**
- (2) **Office, research, or industrial uses;**
- (3) **Dwellings, hotel, or motel.**

The applicant proposes to add residential use to the subject property, which currently contains office use in an existing building on-site. Therefore, the subject development includes two types of uses, as required, which are office and residential uses. Per Footnote 7 of the Table of Uses, the maximum number and type of dwelling units should be determined at the time of CSP approval. Therefore,

development of this property would be limited to 45–55 single-family attached units, as proposed in this CSP.

- b. Section 27-548 of the prior Zoning Ordinance, M-X-T Zone Regulations, establishes additional standards for development in this zone. The CSP's conformance with the applicable provisions is discussed, as follows:

Section 27-548. – M-X-T Zone.

(a) Maximum floor area ratio (FAR):

(1) Without the use of the optional method of development—0.40 FAR; and

(2) With the use of the optional method of development—8.0 FAR.

The subject CSP application proposes a range of FAR between 0.48 and 0.58, which is discussed in Finding 2 above. However, this project can be developed up to the maximum allowed 1.40 FAR, in accordance with Section 27-545(b)(4), Optional Method of Development, of the prior Zoning Ordinance, which allows an additional FAR of 1.0 on top of the base 0.4 FAR to be permitted, where 20 or more dwelling units are proposed. In this CSP, 45–55 dwelling units are proposed, in conjunction with the existing office building of 6,336 square feet, and the proposed FAR is in conformance with the maximum allowance.

(b) The uses allowed in the M-X-T Zone may be located in more than one (1) building, and on more than one (1) lot.

The subject development includes both commercial/office and residential uses on the M-X-T-zoned property, in multiple buildings, on more than one parcel and lot, as permitted.

(c) Except as provided for in this Division, the dimensions for the location, coverage, and height of all improvements shown on an approved Detailed Site Plan shall constitute the regulations for these improvements for a specific development in the M-X-T Zone.

This requirement is not applicable, since this application is for a CSP. Subsequent detailed site plan (DSP) approvals will provide regulations for development on this property.

(d) Landscaping, screening, and buffering of development in the M-X-T Zone shall be provided pursuant to the provisions of the Landscape Manual. Additional buffering and screening may be required to satisfy the purposes of the M-X-T Zone and to protect the character of the M-X-T Zone from adjoining or interior incompatible land use.

The development is subject to the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual). The applicant has submitted a conceptual and illustrative landscape plan that meets the requirements of the Landscape Manual. Additional buffering and screening may be required to satisfy the purposes of the M-X-T Zone, and to protect the character of the M-X-T Zone from adjoining and interior incompatible land uses, at the time of DSP.

- (e) **In addition to those areas of a building included in the computation of gross floor area (without the use of the optional method of development), the floor area of the following improvements (using the optional method of development) shall be included in computing the gross floor area of the building of which they are a part: enclosed pedestrian spaces, theaters, and residential uses. Floor area ratios shall exclude from gross floor area that area in a building or structure devoted to vehicular parking and parking access areas (notwithstanding the provisions of Section 27-107.01). The floor area ratio shall be applied to the entire property which is the subject of the Conceptual Site Plan.**

The total gross square footage of the subject development ranges between 119,790 and 145,055 on the 5.78-acre property. Therefore, the FAR for the development ranges between 0.48 and 0.58. This will be refined further at the time of DSP, relative to the final proposed GFA of the development, in conformance with this requirement.

- (f) **Private structures may be located within the air space above, or in the ground below, public rights-of-way.**

This requirement is not applicable to the subject CSP because there are no private structures in public rights-of-way (ROWs), as part of this development.

- (g) **Each lot shall have frontage on, and direct vehicular access to, a public street, except lots for which private streets or other access rights-of-way have been authorized pursuant to Subtitle 24 of this Code.**

The overall development is accessed by a public street, Old Branch Avenue. Individual single-family attached (townhouse) residential lots will be served by a proposed private street with sidewalks for internal connection. At the time of PPS, appropriate frontage and vehicular access for all lots and parcels will be analyzed in accordance with prior Subtitle 24.

- (h) **Townhouses developed pursuant to a Detailed Site Plan for which an application is filed after December 30, 1996, shall be on lots at least one thousand two hundred (1,200) square feet in size, and shall have at least sixty percent (60%) of the full front facades constructed of brick, stone, or stucco. In addition, there shall be no more than eight (8) townhouses per building group, except where the applicant**

demonstrates to the satisfaction of the Planning Board or District Council, as applicable, that more than eight (8) dwelling units (but not more than ten (10) dwelling units) would create a more attractive living environment or would be more environmentally sensitive. In no event shall the number of building groups containing more than eight (8) dwelling units exceed twenty percent (20%) of the total number of building groups in the total development. The minimum building width in any continuous, attached group shall be eighteen (18) feet, and the minimum gross living space shall be one thousand two hundred and fifty (1,250) square feet. For the purposes of this Subsection, gross living space shall be defined as all interior building space except the garage and unfinished basement or attic area. The minimum lot size, maximum number of units per building group and percentages of such building groups, and building width requirements and restrictions shall not apply to townhouses on land any portion which lies within one-half (½) mile of an existing or planned mass transit rail station site operated by the Washington Metropolitan Area Transit Authority and initially opened after January 1, 2000. In no event shall there be more than ten (10) dwelling units in a building group and no more than two (2) building groups containing ten (10) dwelling units. For purposes of this section, a building group shall be considered a separate building group (even though attached) when the angle formed by the front walls of two (2) adjoining rows of units is greater than forty-five degrees (45°). Except that, in the case of a Mixed-Use Planned Community, there shall be no more than eight (8) townhouses per building group, except when the applicant demonstrates to the satisfaction of the Planning Board or District Council, as applicable, that more than eight (8) dwelling units (but not more than ten (10) dwelling units) would create a more attractive living environment or would be more environmentally sensitive. In no event shall the number of building groups containing more than eight (8) dwelling units exceed twenty percent (20%) of the total number of building groups in the total development. The minimum building width in any continuous, attached group shall be eighteen (18) feet, and the minimum gross living space shall be one thousand two hundred and fifty (1,250) square feet. For the purposes of this Subsection, gross living space shall be defined as all interior building space except the garage and unfinished basement or attic area. Garages may not dominate the streetscape. Garages that are attached or incorporated into the dwelling shall be set back a minimum of four (4) feet from the front façade and there shall not be more than a single garage, not to exceed ten (10) feet wide, along the front façade of any individual unit. Garages may be incorporated into the rear of the building or freestanding in the rear yard and accessed by an alley. Sidewalks are required on both sides of all public and private streets and parking lots. At the time of Detailed Site Plan, the Planning Board or the District Council may approve a request to substitute townhouses, proposed for development as condominiums, in place of multifamily dwellings that were approved in a Conceptual Site Plan approved prior to April 1, 2004. Such substitution shall not

require a revision to any previous plan approvals. Further, at the time of Detailed Site Plan for a Mixed-Use Planned Community, the Planning Board or the District Council may approve modifications to these regulations so long as the modifications conform to the applicable regulations for the particular development.

This regulation is not applicable because the subject application is a CSP. However, the Townhouse Unit Standards, included on the coversheet, show that these requirements will be met. At the time of PPS and DSP, conformance with these specific townhouse requirements will be further reviewed when detailed lot and building information is available for the proposed 45–55 single-family attached (townhouse) residential units.

- (i) The maximum height of multifamily buildings shall be one hundred and ten (110) feet. This height restriction shall not apply within any Transit District Overlay Zone, designated General Plan Metropolitan or Regional Centers, or a Mixed-Use Planned Community.**

This requirement is not applicable because this CSP does not include any multifamily buildings.

- (j) As noted in Section 27-544(b), which references property placed in the M-X-T Zone through a Sectional Map Amendment approved after October 1, 2006, and for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation, regulations for Conceptual or Detailed Site Plans (such as, but not limited to density, setbacks, buffers, screening, landscaping, height, recreational requirements, ingress/egress, and internal circulation) should be based on the design guidelines or standards intended to implement the development concept recommended by the Master Plan, Sector Plan, or the Sectional Map Amendment Zoning Change and any referenced exhibit of record for the property. This regulation also applies to property readopted in the M-X-T Zone through a Sectional Map Amendment approved after October 1, 2006 and for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation of a concurrent Master Plan or Sector Plan (see Section 27-226(f)(3) of the Zoning Ordinance).**

This regulation is not applicable to the subject property. Although the site was rezoned to the M-X-T Zone after October 1, 2006 (CR-13-2018), there was no comprehensive land use planning study conducted by technical staff prior to initiation.

- c. The subject application has been reviewed for conformance with the requirements of Section 27-546(d) of the prior Zoning Ordinance, which requires additional findings for the Planning Board to approve a CSP in the M-X-T Zone, as follows:

- (1) The proposed development is in conformance with the purposes and other provisions of this Division:**

The proposed development is in conformance with the purposes of the M-X-T Zone, as stated in Section 27-542(a) of the prior Zoning Ordinance, as follows:

Section 27-542. Purposes.

- (1) To promote the orderly development and redevelopment of land in the vicinity of major interchanges, major intersections, major transit stops, and designated General Plan Centers so that these areas will enhance the economic status of the County and provide an expanding source of desirable employment and living opportunities for its citizens;**

The CSP promotes the orderly development of land through a proposed mix-used development that is located less than 1.0 mile from the major intersection of MD 5 (Branch Avenue) and Woodyard Road. The development will contribute to a desirable living opportunity for County residents.

- (2) To implement recommendations in the approved General Plan, Master Plans, and Sector Plans, by creating compact, mixed-use, walkable communities enhanced by a mix of residential, commercial, recreational, open space, employment, and institutional uses;**

The 2013 Sector Plan recommends “Residential Medium” land use on the subject property and defines it as “Residential areas between 3.5 and 8 dwelling units per acre; primarily single-family dwellings (detached and attached)” (page 64). The applicant plans to retain the existing commercial office building and proposes 45–55 townhouse units on the undeveloped portion of the property. The submitted conceptual layout shows the location of the proposed dwellings and pedestrian and vehicular circulation within the subject property and that proposed on-site circulation connects to Old Branch Avenue. The proposal conforms to the vision of the 2013 Sector Plan and creates a mixed use, walkable community.

- (3) To conserve the value of land and buildings by maximizing the public and private development potential inherent in the location of the zone, which might otherwise become scattered throughout and outside the County, to its detriment;**

The subject CSP application takes full advantage of the development potential inherent in the M-X-T Zone by adding 45–55 residential dwellings to the subject property, which currently houses an existing office building, for a mixed-use development. In addition, the development is located less than 1.0 mile from the intersection of MD 5 and Woodyard Road and the Woodyard Crossing Shopping Center.

- (4) To promote the effective and optimum use of transit and reduce automobile use by locating a mix of residential and non-residential uses in proximity to one another and to transit facilities to facilitate walking, bicycle, and transit use;**

The subject CSP seeks to create compact, mixed-use, walkable community enhanced by a mixture of residential and office uses on the site, with associated open spaces. The development is also located in proximity to retail areas along Old Branch Avenue and Piscataway Road/Woodyard Road, as well as less than 1.0 mile from the Woodyard Crossing Shopping Center. The location of the proposed development, in proximity to nearby uses, will support the reduction of auto use. However, the submitted CSP does not include the location of potential bus stops to show that the subject development will promote optimum and effective use of transit, which is conditioned herein to be provided.

- (5) To facilitate and encourage a twenty-four (24) hour environment to ensure continuing functioning of the project after workday hours through a maximum of activity, and the interaction between the uses and those who live, work in, or visit the area;**

The applicant proposes to add residential use to the property with an existing office building. The office building is typically operated at regular business hours, between 9:00 a.m. and 5:00 p.m. Future residents at the development will generate activities on-site during morning, afternoon, and evening peak hours. These residents are anticipated to patronize locally, both during and after the workday. All of these will support a vibrant 24-hour environment.

- (6) To encourage an appropriate horizontal and vertical mix of land uses which blend together harmoniously;**

The CSP proposes a horizontal mix of land uses within several buildings. The existing office building fronts Old Branch Avenue, and the proposed residential dwellings will be located toward the middle and rear of the site, in order to transition to the residential homes located to the east of the property. Therefore, staff are not recommending a vertical mix of land use for the subject development.

- (7) To create dynamic, functional relationships among individual uses within a distinctive visual character and identity;**

The concept layout creates a functional relationship between commercial and residential uses, separating respective vehicular access while providing a mix of uses in context to surrounding development. The layout and design will be further evaluated at the time of DSP when more information and details are available.

- (8) To promote optimum land planning with greater efficiency through the use of economies of scale, savings in energy, innovative stormwater management techniques, and provision of public facilities and infrastructure beyond the scope of single-purpose projects;**

Stormwater management (SWM), public facilities, and infrastructure will be evaluated at the time of PPS. Design, scale, and efficiencies will be further evaluated at the time of DSP, when more information and details will be provided for the proposed development.

- (9) To permit a flexible response to the market and promote economic vitality and investment; and**

The M-X-T Zone is one of the mixed-use zones that was created to allow flexibility to respond to the changing market. The proposed townhouse units will not only bring new residents, but also promote economic vitality and additional investment to the area.

- (10) To allow freedom of architectural design in order to provide an opportunity and incentive to the developer to achieve excellence in physical, social, and economic planning.**

When architectural elevations and details are available at the time of DSP, architectural design for this development will be further evaluated.

- (2) For property placed in the M-X-T Zone through a Sectional Map Amendment approved after October 1, 2006, the proposed development is in conformance with the design guidelines or standards intended to implement the development concept recommended by the Master Plan, Sector Plan, or Sectional Map Amendment Zoning Change or include a major employment use or center which is consistent with the economic development strategies of the Sector Plan or General Plan;**

The subject property was placed in the M-X-T Zone through Minor Amendments to the 2013 *Subregion 5 Master Plan and Sectional Map Amendment* after October 1, 2006. Conformance with the design guidelines or standards intended to implement the development concept recommended by the applicable sector plan is required. The 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan* (2013 Sector Plan) is the applicable master plan for the portion of the Central Branch Avenue Revitalization Section within Subregion 5.

The 2013 Sector Plan also notes that the subject property is located within one of the focus areas (Clinton Commercial Core Area) and envisions this area be "...transformed into a vibrant, mixed-use, transit-supported destination..., providing a range of housing types and new office

developments” (page 95). The 2013 Sector Plan does not include specific design guidelines or standards for the implementation of development projects in this focus area. Instead, the plan provides recommendations in five aspects as guidance on the best practices that should be considered during the design of new projects to enhance function and visual quality, including Design for Safety, Site Design, Building Design, Connectivity and Circulation, and Open Space (pages 113–119). The alignment of the proposed development with these recommendations will be further evaluated at the time of DSP review.

(3) The proposed development has an outward orientation which either is physically and visually integrated with existing adjacent development or catalyzes adjacent community improvement and rejuvenation;

The existing office building fronts Old Branch Avenue. The submitted CSP shows that the 45–55 townhouses are proposed to be integrated with existing adjacent development, retaining commercial uses along Old Branch Avenue and proposing the residential uses in context to the neighboring townhouses to the east, with space for buffering between uses. At the time of DSP, the applicant must provide details of building materials, architectural design, and landscaping, to address and evaluate the relationship between the proposed development and the streets, neighboring development, and other urban design considerations.

(4) The proposed development is compatible with existing and proposed development in the vicinity;

The proposed development includes an existing office building and 45–55 proposed townhouse units. The office building has been a long-standing and integral component of the Old Branch Avenue corridor since its original construction. The proposed townhouse units will be compatible with the existing and proposed development within the area, specifically those townhouses located to the east of the project property and approved under DSP-20027 Woodyard Station Townhomes – Phase 3. The townhouse units within the subject development will offer additional housing options in the area.

(5) The mix of uses, arrangement and design of buildings and other improvements, and provision of public amenities reflect a cohesive development capable of sustaining an independent environment of continuing quality and stability;

The subject CSP consists of an existing office building and the proposed 45 to 55 townhouse units. The former sits at the front portion of the property and fronts Old Branch Avenue and the latter are located in the rear, undeveloped portion of the property. Both uses have access from Old Branch Avenue. Although the existing vegetation and proposed landscaping provide buffers between them, the improved sidewalks will serve connection between them and provide access and connectivity to the surrounding neighborhoods. The submitted CSP also shows the location of a potential

recreation area for the proposed townhouse units. The uses included in this CSP could support each other and provide services to the surrounding development. The specific details of the arrangement and design of the buildings will be further examined at the time of DSP.

- (6) If the development is staged, each building phase is designed as a self-sufficient entity, while allowing for effective integration of subsequent phases;**

This requirement is not applicable because the townhouse units proposed with this CSP will be constructed in a single phase, as indicated on page 11 of the applicant's statement of justification (SOJ). If the development is ultimately staged, each building phase must be designed as a self-sufficient entity, while allowing for effective integration of subsequent phases.

- (7) The pedestrian system is convenient and is comprehensively designed to encourage pedestrian activity within the development;**

The conceptual circulation plan submitted with this CSP shows sidewalks along Old Branch Avenue and on both sides of one proposed private road, which forms a pedestrian network throughout the site. The submitted plan also shows two vehicle access points on Old Branch Avenue, one of which is for the existing commercial office building and the other will be for the proposed townhouse units. Staff find the conceptual circulation to be sufficient and meets the required findings per Section 27-546(b)(7) of the prior Zoning Ordinance, which examines "physical and functional relationship of the project uses and components" within the M-X-T Zone.

- (8) On the Detailed Site Plan, in areas of the development which are to be used for pedestrian activities or as gathering places for people, adequate attention has been paid to human scale, high quality urban design, and other amenities, such as the types and textures of materials, landscaping and screening, street furniture, and lighting (natural and artificial); and**

The above finding is not applicable because the subject application is a CSP. This requirement will be reviewed at the time of DSP.

- (9) On a Conceptual Site Plan for property placed in the M-X-T Zone by a Sectional Map Amendment, transportation facilities that are existing; that are under construction; or for which one hundred percent (100%) of construction funds are allocated within the adopted County Capital Improvement Program, or the current State Consolidated Transportation Program, will be provided by the applicant (either wholly or, where authorized pursuant to Section 24-124(a)(8) of the County Subdivision Regulations, through participation in a road club), or are incorporated in an approved public facilities financing and implementation program, will be adequate to carry anticipated traffic for the proposed development. The finding by the Council of adequate transportation facilities at the time of Conceptual Site Plan approval**

shall not prevent the Planning Board from later amending this finding during its review of subdivision plats.

The subject property was rezoned to the M-X-T zone, through Minor Amendments Four, Five, and Six to the 2013 Master Plan (Council Resolution CR-13-2018).

A full traffic impact study, dated December 6, 2024, was submitted with the subject CSP application. The traffic study was referred to the Prince George's County Department of Public Works and Transportation and the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE).

The subject property is located within Transportation Service Area (TSA) 2, as defined in the 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035). As such, the subject property is evaluated according to the following standards:

Links and Signalized Intersections

Level-of-Service (LOS) D, with signalized intersections operating at a critical lane volume (CLV) of 1,450 or better.

Unsignalized Intersections

For two-way stop-controlled intersections, a three-part process is employed: (a) vehicle delay is computed in all movements using the *Highway Capacity Manual* (Transportation Research Board) procedure; (b) the maximum approach volume on the minor streets is computed if delay exceeds 50 seconds; and (c) if delay exceeds 50 seconds and at least one approach volume exceeds 100, the CLV is computed.

For all-way stop-controlled intersections a two-part process is employed: (a) vehicle delay is computed in all movements using the *Highway Capacity Manual* (Transportation Research Board) procedure; and (b) if delay exceeds 50 seconds, the CLV is computed.

Trip Generation

The table below summarizes new trip generation for each peak-period that will be used in reviewing site traffic generated impacts and developing a trip cap for the site.

Trip Generation Summary								
			AM Peak Hour			PM Peak Hour		
Land Use	Quantity	Metric	In	Out	Total	In	Out	Total
Townhouses	52	units	7	29	36	27	15	42
Trip Cap Recommendation			36			42		

The traffic generated by the proposed application will impact the following intersections in the transportation system:

- MD 223 and Old Branch Avenue (signalized)
- Old Branch Avenue and Site Access (unsignalized)
- Old Branch Avenue and Coventry Way (signalized)
- MD 223 and MD 5 Ramps (signalized)

Existing Traffic

The critical intersections identified above, when analyzed with existing traffic and existing lane configurations, operate as follows:

EXISTING TRAFFIC CONDITIONS				
Intersection	Critical Lane Volume (AM & PM)		Level of Service (LOS, AM & PM)	
MD 223 and Old Branch Avenue (signalized)	1177	1248	C	C
Old Branch Avenue and Site Access (unsignalized)*	-	-	-	-
Old Branch Avenue and Coventry Way (signalized)	794	1003	A	B
MD 223 and MD 5 Ramps (signalized)	981	1297	A	C
*In analyzing unsignalized intersections, average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the greatest average delay for any movement within the intersection. According to the Guidelines, delay exceeding 50.0 seconds indicates inadequate traffic operations. Values shown as "+999" suggest that the parameters are beyond the normal range of the procedure and should be interpreted as a severe inadequacy.				

Background Traffic

The traffic analysis identified eight background developments whose impact would affect study intersections. In addition, an annual growth of 0.5 percent over two years was applied. The analysis revealed the following results:

BACKGROUND TRAFFIC CONDITIONS				
Intersection	Critical Lane Volume (AM & PM)		Level of Service (LOS, AM & PM)	
MD 223 and Old Branch Avenue (signalized)	1523	1717	E	F
Old Branch Avenue and Site Access (unsignalized)*	-	-	-	-
Old Branch Avenue and Coventry Way (signalized)	902	1131	A	B
MD 223 and MD 5 Ramps (signalized)	1101	1390	B	D
*In analyzing unsignalized intersections, average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the greatest average delay for any movement within the intersection. According to the Guidelines, delay exceeding 50.0 seconds indicates inadequate traffic operations. Values shown as "+999" suggest that the parameters are beyond the normal range of the procedure and should be interpreted as a severe inadequacy.				

Total Traffic

The study intersections, when analyzed with total developed future traffic, operate as shown below.

TOTAL TRAFFIC CONDITIONS				
Intersection	Critical Lane Volume (AM & PM)		Level of Service (LOS, AM & PM)	
MD 223 and Old Branch Avenue (signalized)	1531	1725	E	F
<i>w/ Brandywine Road CIP Improvements*</i>	1003	1269	B	C
Old Branch Avenue and Site Access (unsignalized)**	16.2 sec	22.0 sec	Pass	Pass
Old Branch Avenue and Coventry Way (signalized)	912	1140	A	B
MD 223 and MD 5 Ramps (signalized)	1101	1393	B	D
*Improvements are proposed as part of the Brandywine Road and MD 223 CIP project. These improvements have been included as part of this study given the project is included in Prince George's County's Approved Capital Improvement Program and Budget for fiscal years 2024–2029, and in order to evaluate the applicants pro-rata contribution into the CIP. **When evaluating unsignalized intersections, average vehicle delay for each movement is measured in seconds. The highest delay among all movements is reported. According to the Guidelines, a delay greater than 50.0 seconds indicates inadequate traffic operations. A value of “+999” signifies that the delay exceeds the normal range and reflects severe operational issues. Since the measured delay is below 50.0 seconds, no mitigation is required.				

The traffic analysis concludes that adequacy will be met. A full evaluation of adequacy will be conducted with the certificate of adequacy.

- (10) **On the Detailed Site Plan, if more than six (6) years have elapsed since a finding of adequacy was made at the time of rezoning through a Zoning Map Amendment, Conceptual Site Plan approval, or preliminary plat approval, whichever occurred last, the development will be adequately served within a reasonable period of time with existing or programmed public facilities shown in the adopted County Capital Improvement Program, within the current State Consolidated Transportation Program, or to be provided by the applicant (either wholly or, where authorized pursuant to Section 24-124(a)(8) of the County Subdivision Regulations, through participation in a road club).**

The above finding is not applicable because the subject application is a CSP. This requirement will be evaluated at the time of DSP for this project.

- (11) **On a property or parcel zoned E-I-A or M-X-T and containing a minimum of two hundred fifty (250) acres, a Mixed-Use Planned Community including a combination of residential, employment, commercial and institutional uses may be approved in accordance with the provisions set forth in this Section and Section 27-548.**

The subject property measures 5.78 acres and does not meet the above acreage requirement. Furthermore, this CSP is not being developed as a mixed-use planned community. Therefore, this requirement is not relevant to the subject project.

- d. Section 27-274(a) of the prior Zoning Ordinance provides the design guidelines related to CSPs, as follows:

(1) General.

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

The proposed development is in conformance with the general and specific purpose of a CSP, in accordance with Section 27-272 of the prior Zoning Ordinance. Specifically, the mixed-use development will be based on the underlying zone, the site design guidelines, and the principles for orderly, planned, efficient, and economic development contained in the Plan 2035, the sector plan, and other applicable plans.

The subject CSP application shows the relationship between residential and non-residential uses within the proposed development and between on-site uses and adjacent uses. The CSP also illustrates approximate locations of the proposed townhouse, the existing office building, and other physical features. The associated plans, including Type 1 Tree Conservation Plan TCP1-002-2025 and Natural Resources Inventory NRI-094-2024, illustrate general grading, woodland conservation areas, preservation of sensitive environmental features, planting, sediment control, and SWM concepts to be employed in any final design for the site. The submitted CSP also shows a potential location of recreational area and an entrance sign. These details will be further evaluated at the time of DSP.

(2) Parking, loading, and circulation.

(A) Surface parking lots should be located and designed to provide safe and efficient vehicular and pedestrian circulation within the site, while minimizing the visual impact of cars. Parking spaces should be located to provide convenient access to major destination points on the site. As a means of achieving these objectives, the following guidelines should be observed:

- (i) Parking lots should generally be provided to the rear or sides of structures;**
- (ii) Parking spaces should be located as near as possible to the uses they serve;**

- (iii) **Parking aisles should be oriented to minimize the number of parking lanes crossed by pedestrians;**
- (iv) **Large, uninterrupted expanses of pavement should be avoided or substantially mitigated by the location of green space and plant materials within the parking lot, in accordance with the Landscape Manual, particularly in parking areas serving townhouses; and**
- (v) **Special areas for van pool, car pool, and visitor parking should be located with convenient pedestrian access to buildings.**

The existing office building, along with its associated surface parking, will remain unchanged. In the proposed residential use, no surface parking is proposed, and parking will be designed to minimize any conflict with pedestrians.

- (B) Loading areas should be visually unobtrusive and located to minimize conflicts with vehicles or pedestrians. To fulfill this goal, the following guidelines should be observed:**
 - (i) **Loading docks should be oriented toward service roads and away from major streets or public view; and**
 - (ii) **Loading areas should be clearly marked and should be separated from parking areas to the extent possible.**

Per Section 27-582(a) of the prior Zoning Ordinance, no loading spaces are required for the existing office building because its GFA is less than 10,000 square feet. Similarly, no loading spaces are required for the proposed residential use. Therefore, this regulation is not applicable.

- (C) Vehicular and pedestrian circulation on a site should be safe, efficient, and convenient for both pedestrians and drivers. To fulfill this goal, the following guidelines should be observed:**
 - (i) **The location, number and design of driveway entrances to the site should minimize conflict with off-site traffic, should provide a safe transition into the parking lot, and should provide adequate acceleration and deceleration lanes, if necessary;**
 - (ii) **Entrance drives should provide adequate space for queuing;**

- (iii) Circulation patterns should be designed so that vehicular traffic may flow freely through the parking lot without encouraging higher speeds than can be safely accommodated;
- (iv) Parking areas should be designed to discourage their use as through-access drives;
- (v) Internal signs such as directional arrows, lane markings, and other roadway commands should be used to facilitate safe driving through the parking lot;
- (vi) Drive-through establishments should be designed with adequate space for queuing lanes that do not conflict with circulation traffic patterns or pedestrian access;
- (vii) Parcel pick-up areas should be coordinated with other on-site traffic flows;
- (viii) Pedestrian access should be provided into the site and through parking lots to the major destinations on the site;
- (ix) Pedestrian and vehicular circulation routes should generally be separated and clearly marked;
- (x) Crosswalks for pedestrians that span vehicular lanes should be identified by the use of signs, stripes on the pavement, change of paving material, or similar techniques; and
- (xi) Barrier-free pathways to accommodate the handicapped should be provided.

The area, which is currently developed with the office building, will remain unchanged. For the proposed residential use, parking will be located on each lot and guest parking will be along the proposed private road. The submitted CSP shows the separation of the vehicular and pedestrian circulation in order to reduce conflict between both. The location and sufficiency of parking will be further evaluated at the time of DSP.

(3) Lighting.

- (A) For uses permitting nighttime activities, adequate illumination should be provided. Light fixtures should enhance the site design's character. To fulfill this goal, the following guidelines should be observed:

- (i) **If the development is used at night, the luminosity, orientation, and location of exterior light fixtures should enhance user safety and minimize vehicular/pedestrian conflicts;**
- (ii) **Lighting should be used to illuminate important on-site elements such as entrances, pedestrian pathways, public spaces, and property addresses. Significant natural or built features may also be illuminated if appropriate to the site;**
- (iii) **The pattern of light pooling should be directed on-site;**
- (iv) **Light fixtures fulfilling similar functions should provide a consistent quality of light;**
- (v) **Light fixtures should be durable and compatible with the scale, architecture, and use of the site; and**
- (vi) **If a variety of lighting fixtures is needed to serve different purposes on a site, related fixtures should be selected. The design and layout of the fixtures should provide visual continuity throughout the site.**

Pages 20–21 of the SOJ notes that adequate lighting levels will be provided on-site while not causing glare or light spill-over to adjoining properties. The SOJ also includes an assortment of lighting features to be included in the development to meet this requirement. Design location and details of lighting will be further evaluated at the time of DSP, when required information is available.

(4) Views.

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

The submitted conceptual landscape plan shows the layout will accommodate the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual) throughout the site. Landscaping is planned to be provided along the roadway frontage of Old Branch Avenue, designated as a historic road. This concept will be evaluated at the time of DSP, when more details are available to ensure site design techniques are incorporated to preserve, create, or emphasize scenic views from public areas.

(5) Green Area.

- (A) On-site green area should be designed to complement other site activity areas and should be appropriate in size, shape, location, and design to fulfill its intended use. To fulfill this goal, the following guidelines should be observed:**
- (i) Green area should be easily accessible in order to maximize its utility and to simplify its maintenance;**
 - (ii) Green area should link major site destinations such as buildings and parking areas;**
 - (iii) Green area should be well-defined and appropriately scaled to meet its intended use;**
 - (iv) Green area designed for the use and enjoyment of pedestrians should be visible and accessible, and the location of seating should be protected from excessive sun, shade, wind, and noise;**
 - (v) Green area should be designed to define space, provide screening and privacy, and serve as a focal point;**
 - (vi) Green area should incorporate significant on-site natural features and woodland conservation requirements that enhance the physical and visual character of the site; and**
 - (vii) Green area should generally be accented by elements such as landscaping, pools, fountains, street furniture, and decorative paving.**

The illustrative rendering shows green area located along the perimeter of the site to provide screening and privacy as well as enhance the physical and visual character of the site. A potential recreational area is located in the center of the property for the proposed residential use. Its location is visible and accessible and will be buffered with landscaping. This requirement will be further evaluated at the time of DSP.

- (B) The application shall demonstrate the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).**

The subject property does not contain regulated environmental features (REF), such as wetlands, wetland buffers, streams, stream buffers, or 100-year floodplains, as defined in Section 24-101(b)(27) of the prior Prince George's County Subdivision Regulations.

(6) Site and streetscape amenities.

- (A) Site and streetscape amenities should contribute to an attractive, coordinated development and should enhance the use and enjoyment of the site. To fulfill this goal, the following guidelines should be observed:**
- (i) The design of light fixtures, benches, trash receptacles, bicycle racks and other street furniture should be coordinated in order to enhance the visual unity of the site;**
 - (ii) The design of amenities should take into consideration the color, pattern, texture, and scale of structures on the site, and when known, structures on adjacent sites, and pedestrian areas;**
 - (iii) Amenities should be clearly visible and accessible, and should not obstruct pedestrian circulation;**
 - (iv) Amenities should be functional and should be constructed of durable, low maintenance materials;**
 - (v) Amenities should be protected from vehicular intrusion with design elements that are integrated into the overall streetscape design, such as landscaping, curbs, and bollards;**
 - (vi) Amenities such as kiosks, planters, fountains, and public art should be used as focal points on a site; and**
 - (vii) Amenities should be included which accommodate the handicapped and should be appropriately scaled for user comfort.**

The submitted CSP shows a recreational area for the proposed residential use. This space will be visible and accessible to future residents and will not obstruct pedestrian circulation. Pages 21–22 of the SOJ show images of potential benches and trash receptacles. However, the design and type of amenities will be discussed and evaluated at the time of DSP, to ensure the visual unity of the site, as well as to accommodate individuals with disabilities, and should be appropriately scaled for user comfort.

(7) Grading.

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

minimize environmental impacts. To fulfill this goal, the following guidelines should be observed:

- (i) Slopes and berms visible from streets and other public areas should appear as naturalistic forms. Slope ratios and the length of slopes should be varied if necessary to increase visual interest and relate manmade landforms to the shape of the natural terrain;**
- (ii) Excessive grading of hilltops and slopes should be avoided where there are reasonable alternatives that will preserve a site's natural landforms;**
- (iii) Grading and other methods should be considered to buffer incompatible land uses from each other;**
- (iv) Where steep slopes cannot be avoided, plant materials of varying forms and densities should be arranged to soften the appearance of the slope; and**
- (v) Drainage devices should be located and designed so as to minimize the view from public areas.**

The subject property includes some area of steep slopes located in the central portion of the site. Grading will be performed to incorporate the proposed residential development. Information related to grading will be further evaluated in the subsequent review processes, to minimize environmental impacts to the extent practicable.

(8) Service Areas.

- (A) Service areas should be accessible, but unobtrusive. To fulfill this goal, the following guidelines should be observed:**
 - (i) Service areas should be located away from primary roads, when possible;**
 - (ii) Service areas should be located conveniently to all buildings served;**
 - (iii) Service areas should be effectively screened or enclosed with materials compatible with the primary structure; and**
 - (iv) Multiple building developments should be designed to form service courtyards which are devoted to parking and loading uses and are not visible from public view.**

Service areas often refer to loading spaces and dumpsters. No loading spaces are required for the existing office building, nor the proposed residential use. No trash collection areas are required for the proposed residential use but are required for the existing office building. Since the subject property includes both uses, the applicant will need to indicate the location of dumpsters for the office building on the plan at the time of DSP. This requirement will be further evaluated at the time of DSP.

(9) Public Spaces.

(A) A public space system should be provided to enhance a large-scale commercial, mixed use, or multifamily development. To fulfill this goal, the following guidelines should be observed:

- (i) Buildings should be organized and designed to create public spaces such as plazas, squares, courtyards, pedestrian malls, or other defined spaces;**
- (ii) The scale, size, shape, and circulation patterns of the public spaces should be designed to accommodate various activities;**
- (iii) Public spaces should generally incorporate sitting areas, landscaping, access to the sun, and protection from the wind;**
- (iv) Public spaces should be readily accessible to potential users; and**
- (v) Pedestrian pathways should be provided to connect major uses and public spaces within the development and should be scaled for anticipated circulation.**

The submitted conceptual site plan shows a sidewalk to be developed within the Old Branch Avenue frontage of the subject property, which will provide public access and circulation to and from the site. Since Old Branch Avenue is designated as a historic road, this frontage will also be improved in accordance with Section 4.6, Buffering Development from Streets, of the Landscape Manual as shown on the submitted conceptual landscape plan. Details of these improvements will be further evaluated at the time of DSP.

(10) Architecture.

(A) When architectural considerations are referenced for review, the Conceptual Site Plan should include a statement as to how the architecture of the buildings will provide a variety

of building forms, with unified, harmonious use of materials and styles.

- (B) The guidelines shall only be used in keeping with the character and purpose of the proposed type of development and the specific zone in which it is to be located.**
- (C) These guidelines may be modified in accordance with Section 27-277.**

The submitted CSP shows the potential location, number, and building footprint of the proposed townhouse units. Architectural details of building design will be examined when more information is available at the time of DSP.

(11) Townhouses and Three-Story Dwellings.

- (A) Open space areas, particularly areas separating the rears of buildings containing townhouses, should retain, to the extent possible, single or small groups of mature trees. In areas where trees are not proposed to be retained, the applicant shall demonstrate to the satisfaction of the Planning Board or the District Council, as applicable, that specific site conditions warrant the clearing of the area. Preservation of individual trees should take into account the viability of the trees after the development of the site.**
- (B) Groups of townhouses should not be arranged on curving streets in long, linear strips. Where feasible, groups of townhouses should be at right angles to each other, and should facilitate a courtyard design. In a more urban environment, consideration should be given to fronting the units on roadways.**
- (C) Recreational facilities should be separated from dwelling units through techniques such as buffering, differences in grade, or preservation of existing trees. The rears of buildings, in particular, should be buffered from recreational facilities.**
- (D) To convey the individuality of each unit, the design of abutting units should avoid the use of repetitive architectural elements and should employ a variety of architectural features and designs such as roofline, window and door treatments, projections, colors, and materials. In lieu of this individuality guideline, creative or innovative product design may be utilized.**
- (E) To the extent feasible, the rears of townhouses should be buffered from public rights-of-way and parking lots. Each**

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

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

The submitted CSP shows the layout of the subject development and the location of the proposed 45–55 townhouse units. Pages 23–25 of the SOJ includes examples of townhouse renderings for high quality architecture. Conformance with these guidelines will be evaluated at the time of DSP, when architectural design and materials are evaluated.

- e. In accordance with Section 27-574 of the prior Zoning Ordinance, the number of parking spaces required in the M-X-T Zone is to be calculated by the applicant and submitted for Planning Board approval, at the time of DSP. Adequate visitors' parking for all residential units will need to be addressed at the time of DSP. Detailed information regarding the methodology and procedures to be used in determining the parking ratio is outlined in Section 27-574(b) of the prior Zoning Ordinance. The methodology in Section 27-574(b) requires that parking be computed for each use in the M-X-T Zone. At the time of DSP review, the demonstration of the sufficiency of proposed parking will be required for the development.
- f. This application is located within the M-I-O Zone for height. Pursuant to Section 27-548.54(e)(2)(D), Requirements for Height, of the prior Zoning Ordinance, the proposed development in this application must comply with the requirements for height for properties located in Surface E, Conical Surface (20:1) – Right Runway. This requirement will be further evaluated at the time of DSP.

- 8. Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The overall site contains 5.05 acres of net tract woodland. This application proposes using the prior zoning M-X-T, which has a woodland conservation threshold of 15 percent or 0.87 acre. The TCP1 proposes to clear 4.67 acres of on-site woodland for a woodland conservation requirement of 5.54 acres. The woodland conservation worksheet proposes 0.19 acre of woodland preservation and 0.05 acre of reforestation on-site, and 5.30 acres of off-site woodland bank credits.

At the time of acceptance of the CSP, the woodland conservation ordinance, as enacted by County Council Bills CB-020-2024 and CB-077-2024, required a variance for not meeting the woodland conservation threshold requirement on-site. A formal variance request for not meeting the threshold on-site was submitted at the Subdivision and Development Review Committee (SDRC) meeting. No variance was submitted at that time. Since the SDRC

meeting, Council Bill CB-046-2025 was passed by the County Council and is effective on September 8, 2025. It was determined that a variance for not meeting the woodland threshold on-site is no longer needed as this case is being heard by the Planning Board after the revised woodland conservation ordinance goes into effect; however, an SOJ for not meeting the threshold is still required.

The applicant submitted an SOJ, dated July 2025, for not fully meeting the woodland conservation threshold on-site and proposes partially providing the threshold, approximately 27 percent, through the use of on-site woodland preservation (0.19 acre), on-site reforestation (0.05 acre), and off-site woodland conservation credits (5.30 acres) to fulfill the woodland conservation requirement. The site is zoned M-X-T with a linear shape that is relatively narrow. The applicant states that the woodland on-site is low priority, not forest interior dwelling species habitat, and not contiguous with 100-year floodplain or regulated environmental features (REF). The applicant claims that this woodland is “hydraulically isolated” from the Piscataway Creek watershed.

The adjacent 11-acre property to the north is owned by a church and is fully wooded. No development plans have been submitted on this 11-acre parcel. The property to the east is subject to Type 2 Tree Conservation Plan TCP2-014-2020-02, for Woodyard Station Townhouse development, which identifies a 0.23 acre area of woodlands retained-not credited abutting this application area. Section 25-122(b)(K) of the WCO states “All woodland conservation areas shall be a minimum of 50 feet in width. If less than 50 feet is proposed on-site, abutting woodlands may be used if they have been previously protected by a TCP or other prior approved mechanism, such as conservation easement.” This 50-foot requirement can be split between the abutting properties to qualify as a woodland area.

Staff partially support the request to not fully meet the woodland conservation threshold of 15 percent or 0.87 acre on-site. Since the subject property was rezoned to the M-X-T Zone through a Sectional Map Amendment approved after October 1, 2006, conformance to the design guidelines or standards outlined in the 2013 Sector Plan is required. Page 128 of the 2013 Sector Plan notes, “Expand tree and forest canopy coverage by ensuring that new development meets its woodland conservation requirements either on site or within the plan area’s watersheds.” To find conformance to the sector plan, prior to the issuance of permits, every effort should be made to purchase credits from an off-site woodland conservation bank within the Piscataway and Henson Creek watersheds, which is conditioned herein. In addition, at the time of PPS, the applicant shall make every effort to provide additional woodland conservation along the eastern boundary, adjacent to the Woodyard Station Townhouses, to meet more of the woodland conservation threshold on-site. This requirement is also conditioned herein.

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

- a. **Historic Preservation**—In a memorandum dated March 26, 2025 (Stabler, Smith, and Chisholm to Huang), the Historic Preservation Section noted that additional screening on the north side of the subject property is encouraged to mitigate the visual impact of the proposed development on Christ Episcopal Church and Cemetery (Historic Site 81A-038) even though the developing property does not

about the historic site. In addition, the Historic Preservation Section noted that a Phase I archeology survey is recommended on the subject property because the probability of archeological sites is high. Finally, the Historic Preservation Section recommended four conditions, which are included in the Recommendation section of this technical staff report.

- b. **Community Planning**—In a memorandum dated August 22, 2025 (Arsenault to Huang), the Community Planning Division noted that, pursuant to Part 10, Division 2, Subdivision 1, Section 27-546(d)(2) of the prior Zoning Ordinance, master plan conformance is required for this application because the subject property was rezoned to the M-X-T Zone through a sectional map amendment approved after October 1, 2006.
- c. **Transportation Planning**—In a memorandum dated August 1, 2025 (Smith to Huang), the Transportation Planning Section provided comment on this CSP, as follows:

Master Plan Right of Way

The site is subject to the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan* (2013 Sector Plan).

- Old Branch Avenue (C-513): 80-foot ROW

The MPOT recommends an 80-foot ROW along Old Branch Avenue of which the plan sheets include the designation.

Master Plan Pedestrian and Bike Facilities

- Old Branch Avenue: Planned bicycle lane and side path (dual route)

The sector plan recommends a dual route along Old Branch Avenue. Staff recommend a bicycle lane, signage, and a minimum 10-foot-wide sidewalk and signage be provided along the property frontage.

The Complete Streets element of the MPOT reinforces the need for multimodal transportation and includes the following policies regarding the accommodation of pedestrians and bicycles:

Policy 1: Provide standard sidewalks along both sides of all new road construction within the Developed and Developing Tiers (page 9).

The submitted CSP includes a comprehensive sidewalk network throughout the site to facilitate pedestrian movement, which meets the intent of this policy. Staff recommend sidewalks be provided along both sides of all internal roads where feasible, and that American with Disabilities Act (ADA) curb ramps and marked crosswalks be incorporated throughout the site for continuous connections, at the time of DSP.

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 (page 10).

The submitted CSP includes a comprehensive sidewalk network throughout the site to facilitate pedestrian movement. Staff recommend a minimum 10-foot-wide sidewalk and planned bicycle lanes along the property frontage of Old Branch Avenue, in conformance with the MPOT recommendations as described above, to meet the intent of this policy. This will be further evaluated at the time of DSP.

Policy 3: Small area plans within the Developed and Developing Tiers should identify sidewalk retrofit opportunities in order to provide safe routes to school, pedestrian access to mass transit, and more walkable communities. (page 10)

The submitted CSP includes a comprehensive sidewalk network throughout the site to facilitate pedestrian movement. Staff recommend the sidewalk along the property frontage be provided to provide new connections to adjacent properties, which include a school/church. This will be further evaluated at the time of DSP.

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 (page 10).

The submitted CSP includes a comprehensive sidewalk network throughout the site to facilitate pedestrian movement. Staff recommend a bicycle lane be provided along the frontage of Old Branch Avenue, which will be evaluated at the time of DSP.

- d. **Environmental Planning**—In a memorandum dated August 22, 2025 (Schneider to Huang), the Environmental Planning Section provided comments on the subject application, as follows:

Natural Resources Inventory/Existing Conditions

An approved Natural Resources Inventory (NRI-094-2024) was submitted with the review package, which was approved on September 19, 2024. The site does not contain 100-year floodplain or REF such as PMA, streams, wetland, and their associated buffers as defined in Section 24-101(b)(27) of the prior Prince George's County Subdivision Regulations. The NRI verifies that the subject area contains 5.05 acres of woodland and no specimen trees. No revisions are required for conformance to the NRI.

Specimen Trees

There are no specimen trees identified on this property.

Stormwater Management (SWM)

In accordance with Section 27-273(e)(6) of the prior Zoning Ordinance, the CSP shall be consistent with an approved SWM concept plan. The SWM concept design is required to be reviewed and approved by DPIE, Site Road Section, to address surface water runoff issues in accordance with Subtitle 32, Water Resources Protection and Grading Code. This requires that environmental site design (ESD) be implemented to the maximum extent practicable.

An unapproved SWM concept plan was submitted with this application proposing stormwater be directed into one submerged gravel wetland structure, one bioretention facility, three grass swales, and sheet flow to woodland conservation areas. The SWM concept plan and approval letter should be submitted for review with the acceptance of the PPS.

- e. **Special Projects**—In an email dated March 10, 2025, Special Projects did not have comments on this application.
- f. **Prince George's County Department of Parks and Recreation (DPR)**—In a memorandum dated April 14, 2025 (Thompson to Huang), DPR noted that the subject property is within Park Service Area 8 and that nearby park facilities include the Cosca Regional Park, Surratt's House Museum and the Pea Hill Stream Valley Park, and planned trails for this area include the Mimosa Avenue Planned Bike Lane, the Old Branch Avenue Planned Bike Lane, and the Brandywine Old Branch Dual Route Planned Sidepath. DPR supports the applicant's proposal of on-site recreation facilities, which will be further evaluated at the time of PPS, in order to fulfill the dedication of parkland requirement.
- g. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—At the time of the writing of this technical staff report, DPIE did not offer comments on this application.
- h. **Prince George's County Fire/EMS Department**—At the time of the writing of this technical staff report, the Fire/EMS Department did not offer comments on the subject application.
- i. **Prince George's County Police Department**—At the time of the writing of this technical staff report, the Police Department did not offer comments on this application.
- j. **Prince George's County Health Department**—At the time of the writing of this technical staff report, the Health Department did not offer comments on the subject application.
- k. **Washington Suburban Sanitary Commission (WSSC)**—At the time of the writing of this technical staff report, WSSC did not offer comments on this application.
- l. **Public Utilities**—On March 10, 2025, the subject DSP application was referred to Verizon, Comcast, AT&T, the Potomac Electric Power Company (PEPCO), and Washington Gas for review and comments. At the time of the writing of this

technical staff report, no correspondence has been received from these public utility companies.

10. **Community feedback:** At the time of the writing of this technical staff report, staff did not receive any inquiries from the community regarding the subject CSP.
11. Based on the foregoing, and as required by Section 27-276(b)(1) of the prior Zoning Ordinance, the CSP, if approved with the proposed conditions below, represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the County Code, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.
12. Section 27-276(b)(2) of the prior Zoning Ordinance does not apply to this CSP because it is not for a mixed-use planned community.
13. Section 27-276(b)(3) of the prior Zoning Ordinance does not apply to this CSP because it is not for a regional urban community.
14. As required by Section 27-276(b)(4) of the prior Zoning Ordinance, which became effective on September 1, 2010, a required finding for approval of a CSP is as follows:
 - (4) **The plan shall demonstrate the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).**

No REFs are located on the subject property; therefore, there is no impact by the proposed development.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Prince George's County Planning Board adopt the findings of this report and APPROVE Conceptual Site Plan CSP-24002 and Type 1 Tree Conservation Plan TCP1-002-2025, for 8808 Old Branch Avenue, subject to the following conditions:

1. Prior to certificate of approval, the applicant and the applicant's heirs, successors, and/or assignees shall revise the conceptual site plan (CSP), as follows, or provide the specified documentation.
 - a. Add the permit case number of the existing office building to the development data on the coversheet.
 - b. Add the location of potential bus stops to the plan showing that the subject development will promote optimum and effective use of transit, in accordance with Section 27-546(d) of the prior Prince George's County Zoning Ordinance.
2. Prior to acceptance of the preliminary plan of subdivision, the following information shall be provided or shown on the plans:

- a. Submit an acceptable Traffic Impact Study and Bicycle and Pedestrian Impact Statement as part of the evaluation of transportation adequacy.
 - b. Submit an approved Phase I archeology report.
3. At the time of preliminary plan of subdivision, the applicant shall make every effort to provide additional woodland conservation along the eastern boundary adjacent to the Woodyard Station Townhouses, in accordance with Section 25-121(c)(3) of the Prince George's County Code.
4. Prior to approval of the preliminary plan of subdivision or approval of a grading permit, whichever occurs first, a Phase I archeological investigation shall be conducted on the above-referenced property, in accordance with Section 27-544(d) of the prior Prince George's County Zoning Ordinance. According to the Planning Board's *Guidelines for Archeological Review* (May 2005), archeological investigations shall be required to determine if any cultural resources are present. The applicant shall submit a Phase I Research Plan for approval by a Planning Department staff archeologist prior to commencing Phase I work.
5. Per Section 24-121(a)(18) of the prior Prince George's County Subdivision Regulations, upon receipt of the Phase I archeology report by the Prince George's County Planning Department, if it is determined that potentially significant archeological resources exist on the above-referenced property, prior to Planning Board approval of the preliminary plan of subdivision or approval of a grading permit, whichever comes first, the applicant shall provide a plan for:
 - a. Evaluating the resource at the Phase II level, or
 - b. Avoiding and preserving the resource in place.
6. If a Phase II and/or Phase III archeological evaluation or mitigation is necessary, the applicant shall provide a final report detailing the Phase II and/or Phase III investigations and ensure that all artifacts are curated at the Maryland Archaeological Conservation Laboratory in St. Leonard, Maryland, prior to the approval of any grading permits.
7. Per Section 24-121(a)(18) of the prior Prince George's County Subdivision Regulations, prior to the approval of a detailed site plan for architecture, the applicant and the applicant's heirs, successors, and/or assignees, shall provide a plan for any interpretive signage to be erected and public outreach measures (based on the findings of Phase I, II, and/or Phase III archeological investigations). The location and wording of the signage and the public outreach measures shall be subject to approval by a Planning Department staff archeologist. The plan shall include the timing for the installation of the signage and the implementation of public outreach measures.
8. At the time of detailed site plan, in accordance with the 2013 *Approved Subregion 5 Master Plan*, the 2009 *Approved Countywide Master Plan of Transportation*, and Section 27-274(a)(2)(C) of the prior Prince George's County Zoning Ordinance, the applicant and the applicant's heirs, successors, and/or assignees shall identify the following facilities on the site plans:

- a. A minimum 10-foot-wide sidewalk along the property frontage of Old Branch Avenue unless modified by the permitting agency, in accordance with any Prince George's County Department of Public Works and Transportation adopted standards, or a waiver to said standards approved pursuant to the provisions currently codified in Section 23-105(g)(1) of the Prince George's County Code, with written correspondence.
 - b. A standard bicycle lane and signage, in accordance with American Association of State Highway and Transportation Officials guidelines, along the property frontage of Old Branch Avenue unless modified by the permitting agency, in accordance with any Prince George's County Department of Public Works and Transportation adopted standards, or a waiver to said standards approved pursuant to the provisions currently codified in Section 23-105(g)(1) of the Prince George's County Code, with written correspondence.
 - c. A minimum 5-foot-wide sidewalk along both sides of all internal roadways, where feasible.
 - d. American with Disabilities Act-compliant curb ramps and crosswalks crossing all vehicular access points and throughout the site for continuous connections.
 - e. Short-term bicycle parking at any proposed recreational areas.
 - f. Short-term bicycle parking for commercial or office areas at a location convenient to the buildings in accordance with American Association of State Highway and Transportation Officials guidelines.
9. At time of permit review, the purchase of off-site woodland conservation credits shall first be sought within the Piscataway Creek watershed, in accordance with the 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan* and Section 25-122(a)(3) of the Prince George's County Code.

8808 OLD BRANCH AVENUE

Conceptual Site Plan

TCP1-002-2025

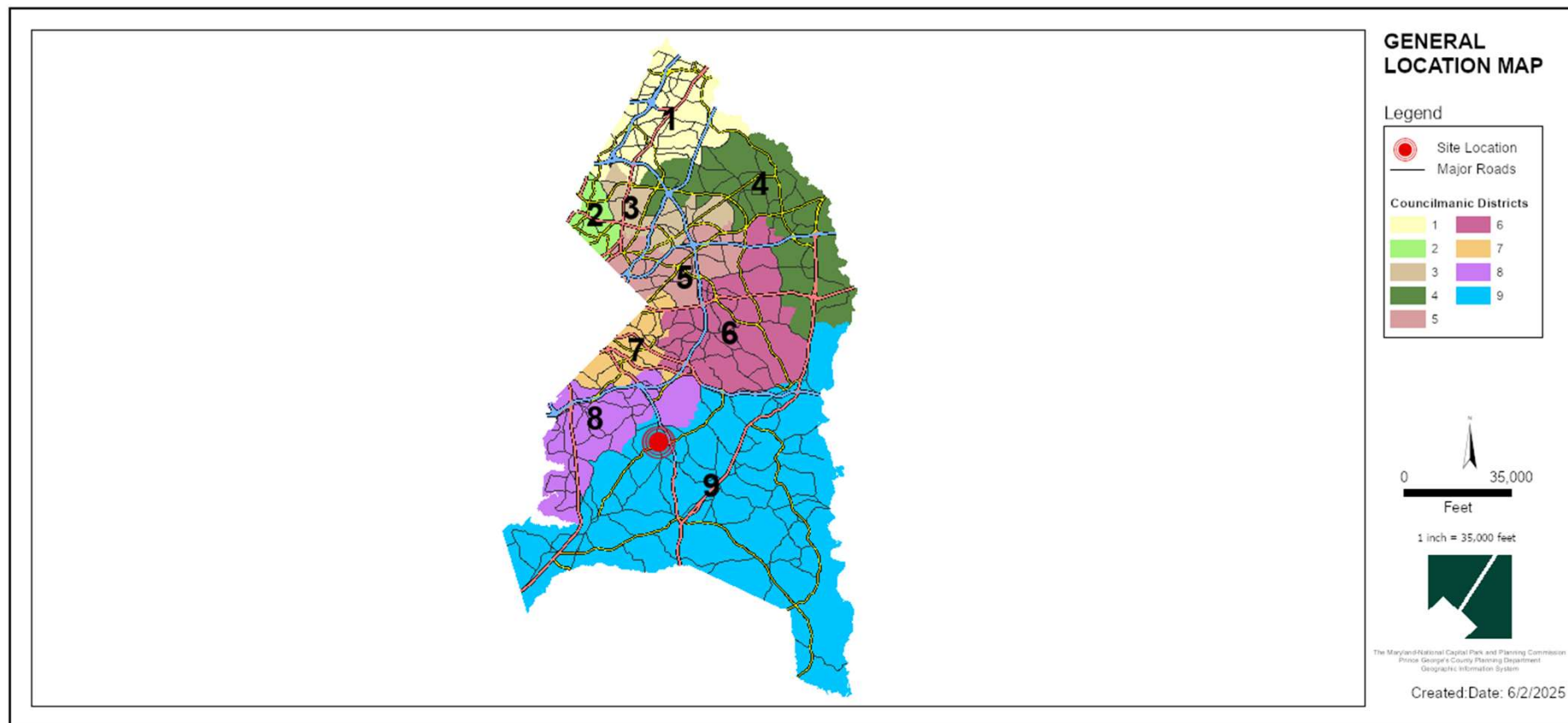
Staff Recommendation: APPROVAL with conditions



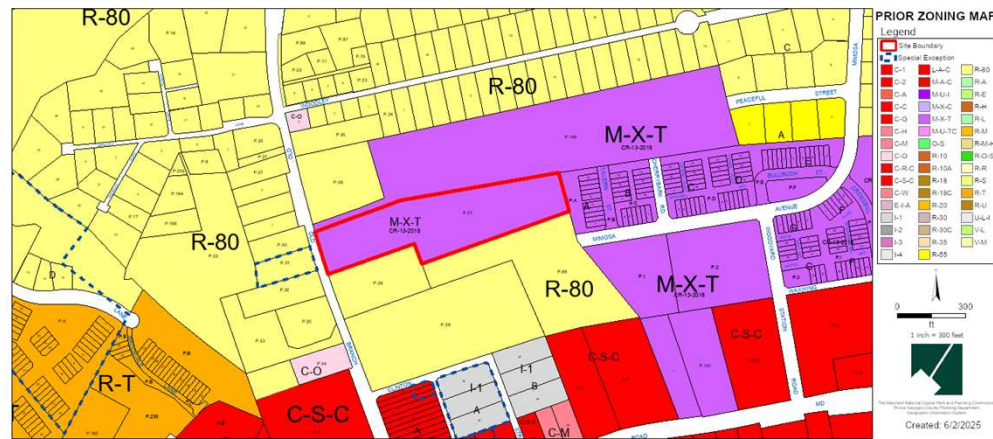
GENERAL LOCATION MAP

Council District: 09

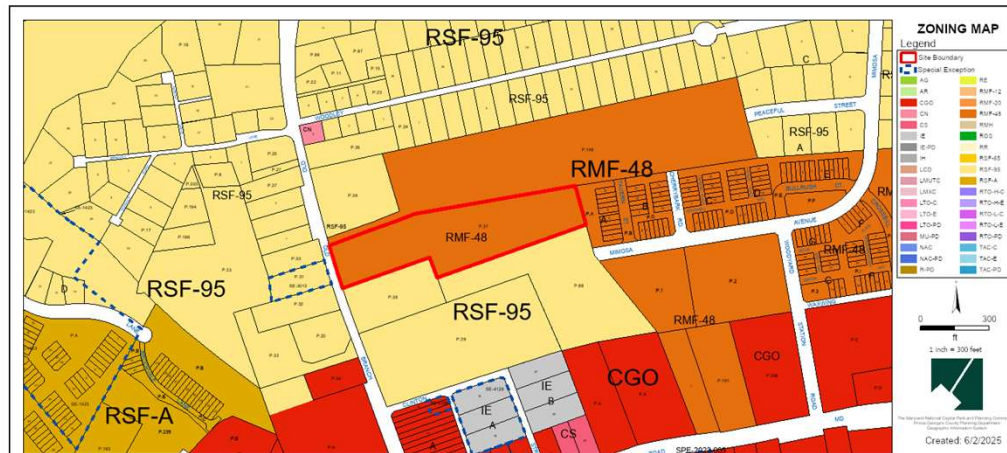
Planning Area: 81A



ZONING MAP

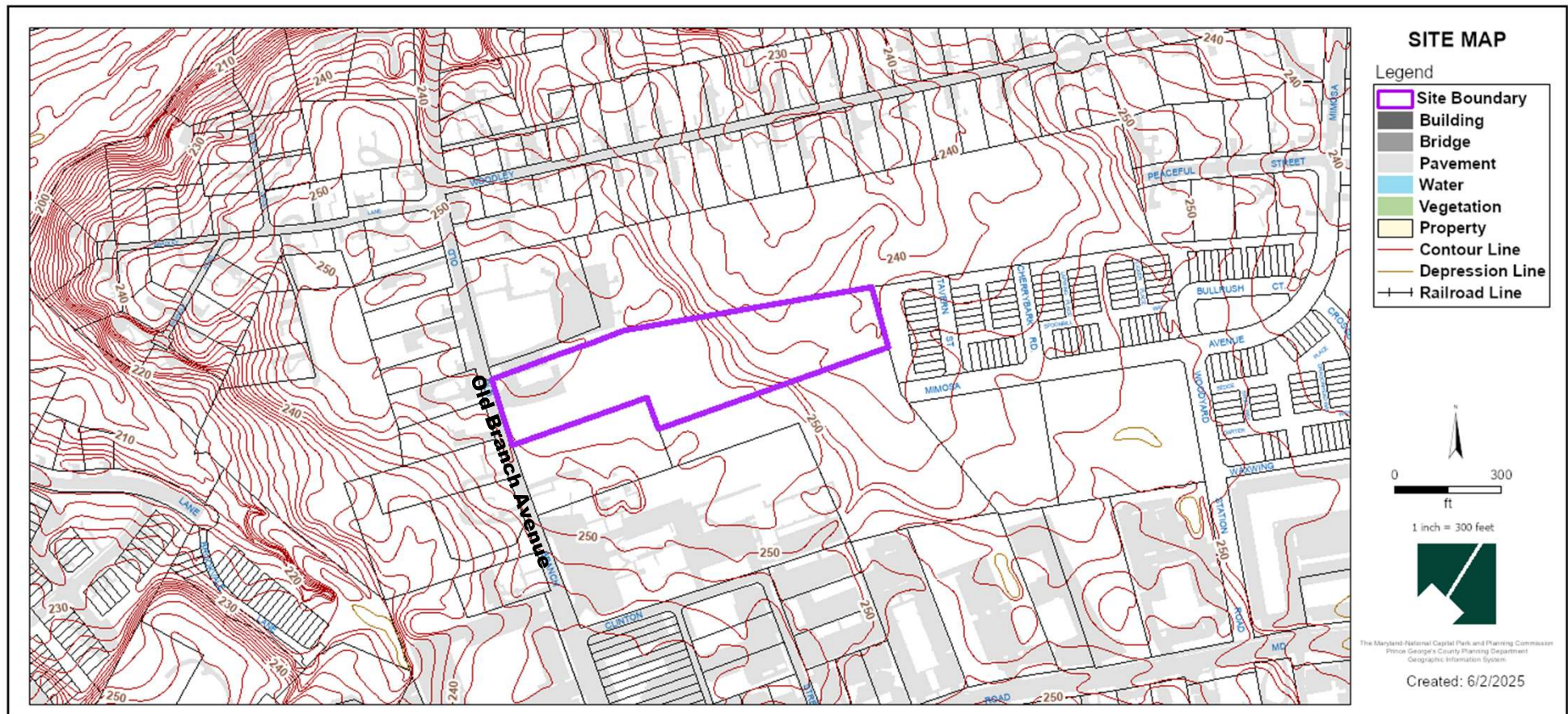


Prior Property Zone: M-X-T

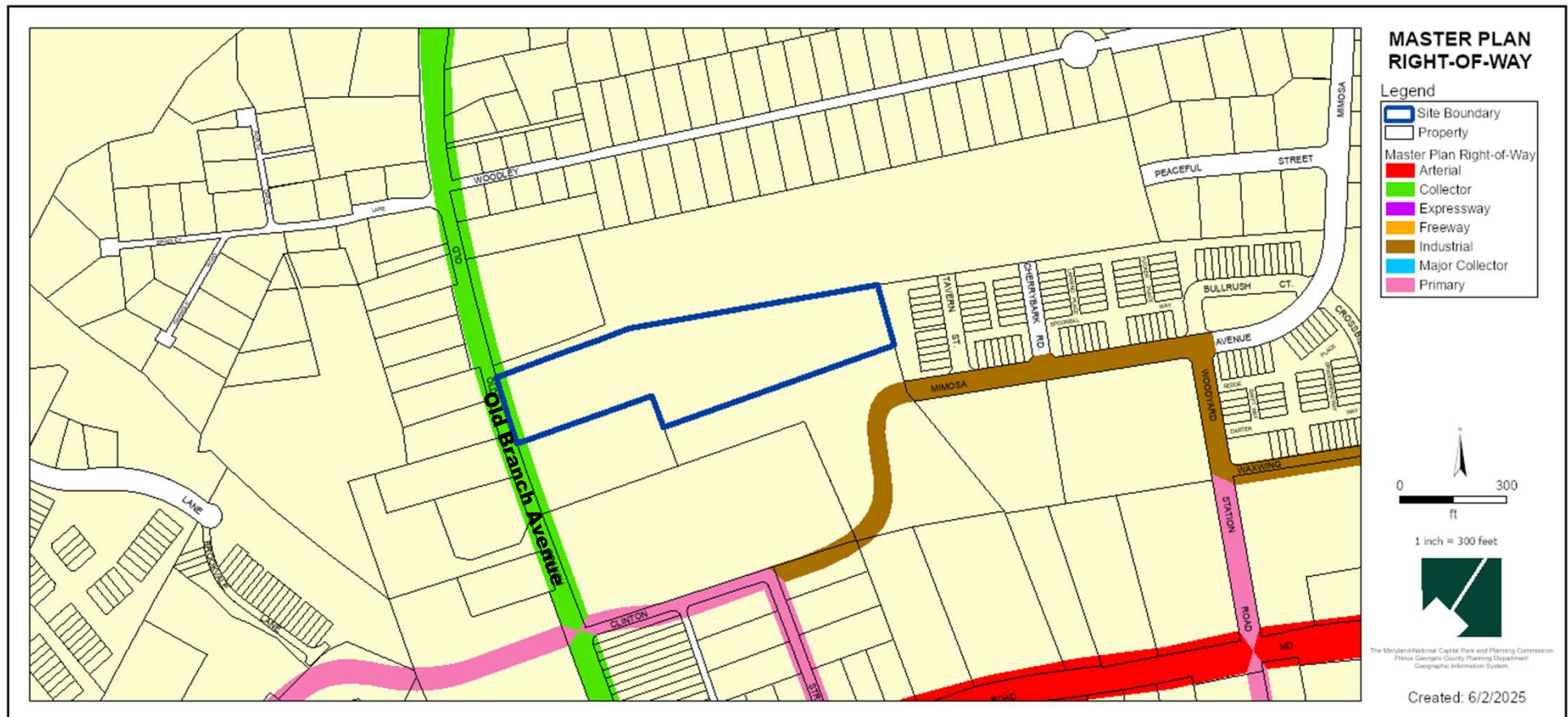


Current Property Zone: RMF-48

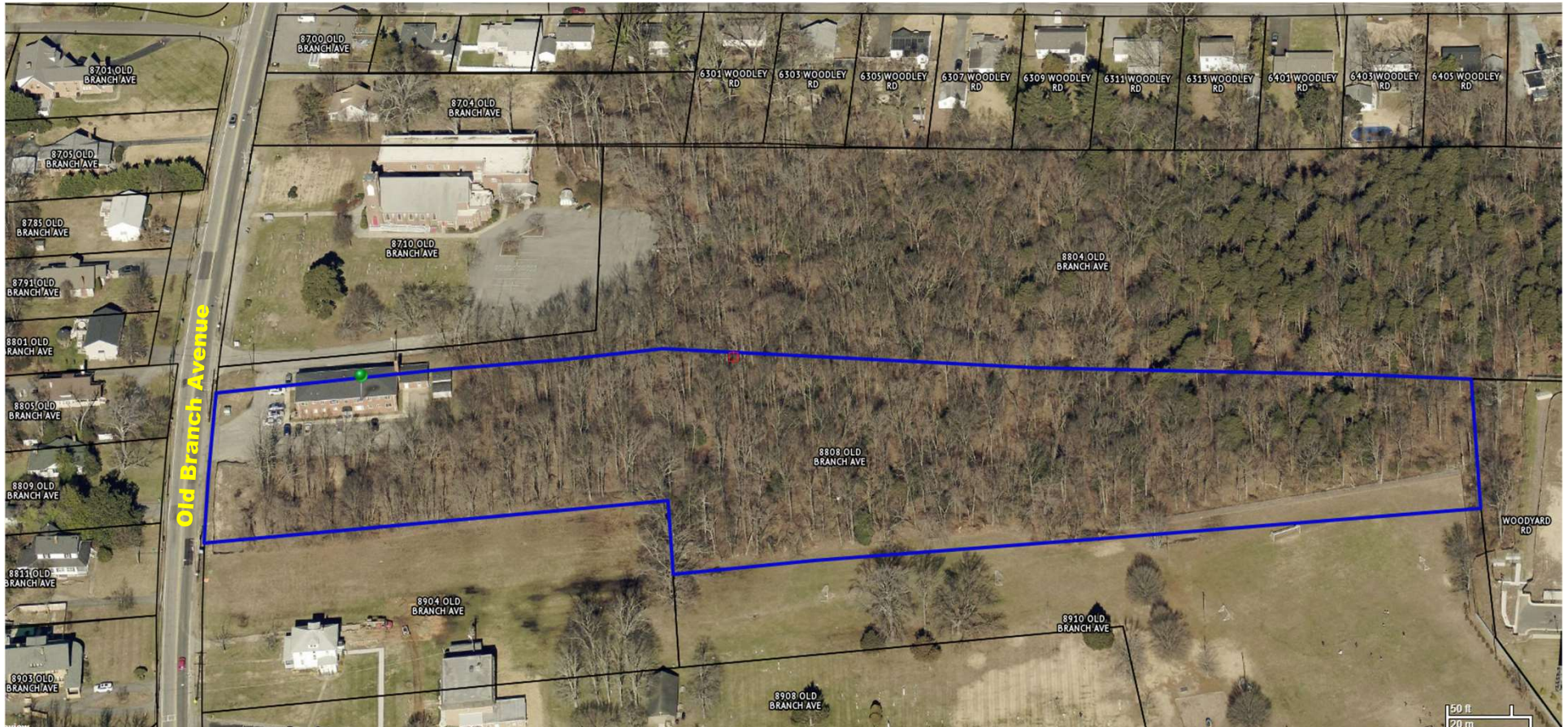
SITE MAP



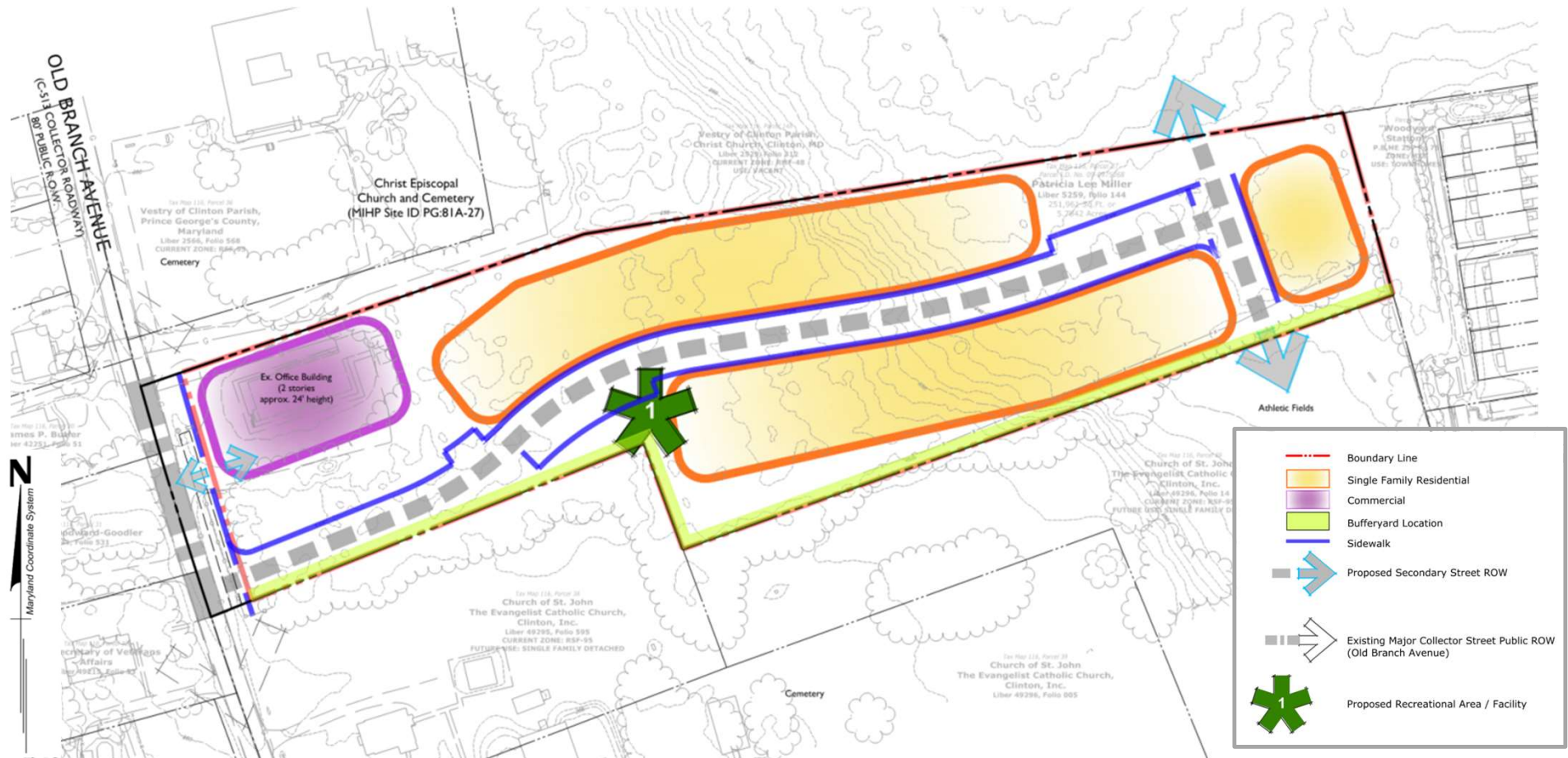
MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED

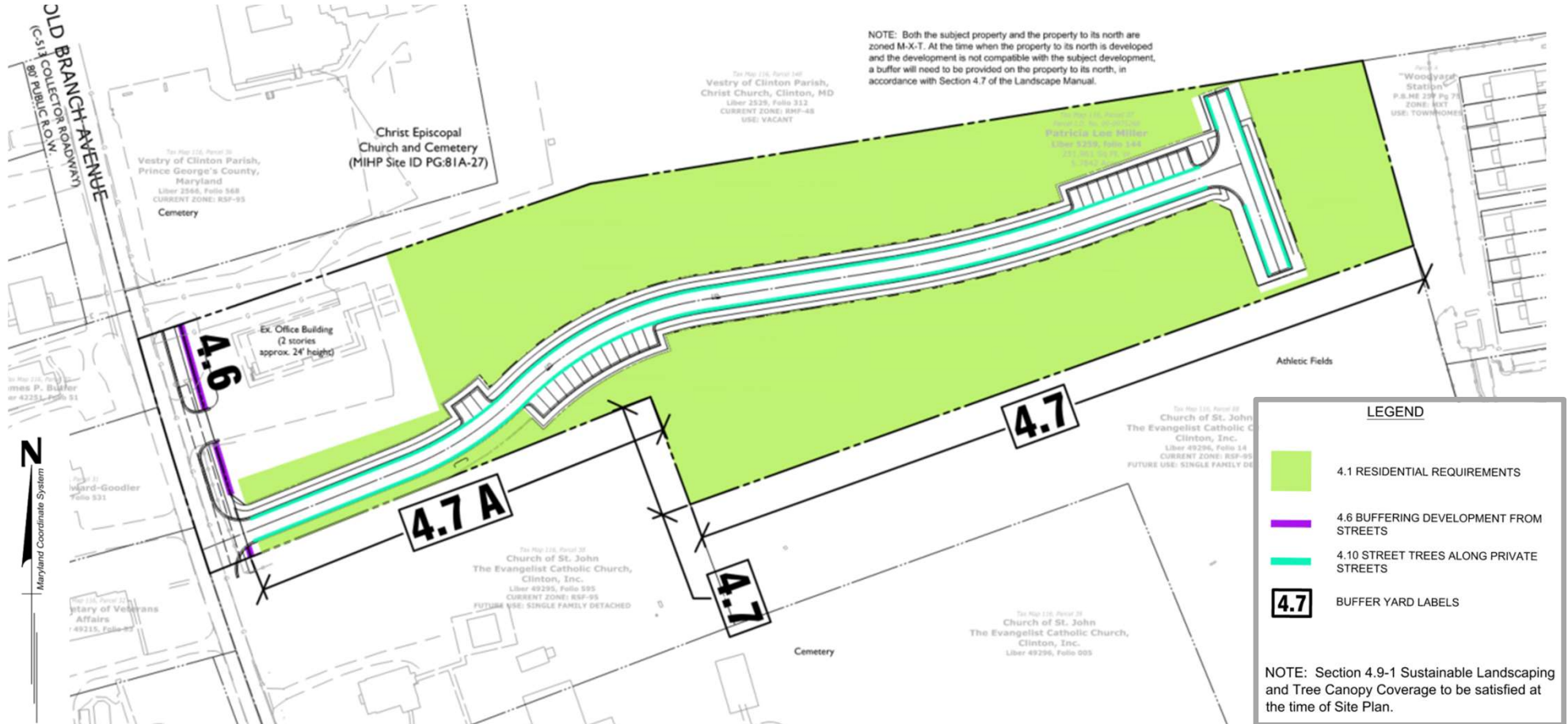


CONCEPTUAL SITE PLAN

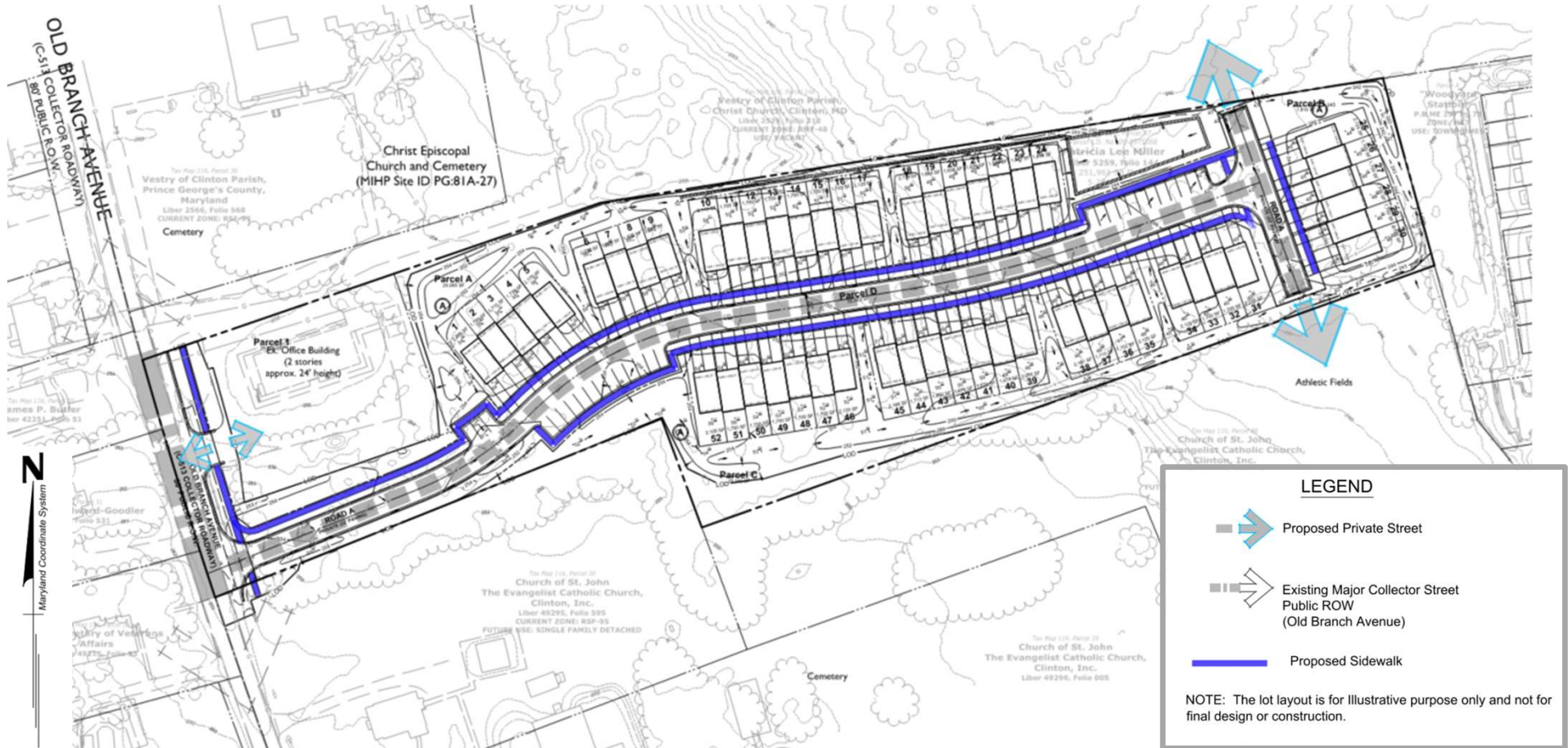




CONCEPTUAL LANDSCAPE PLAN



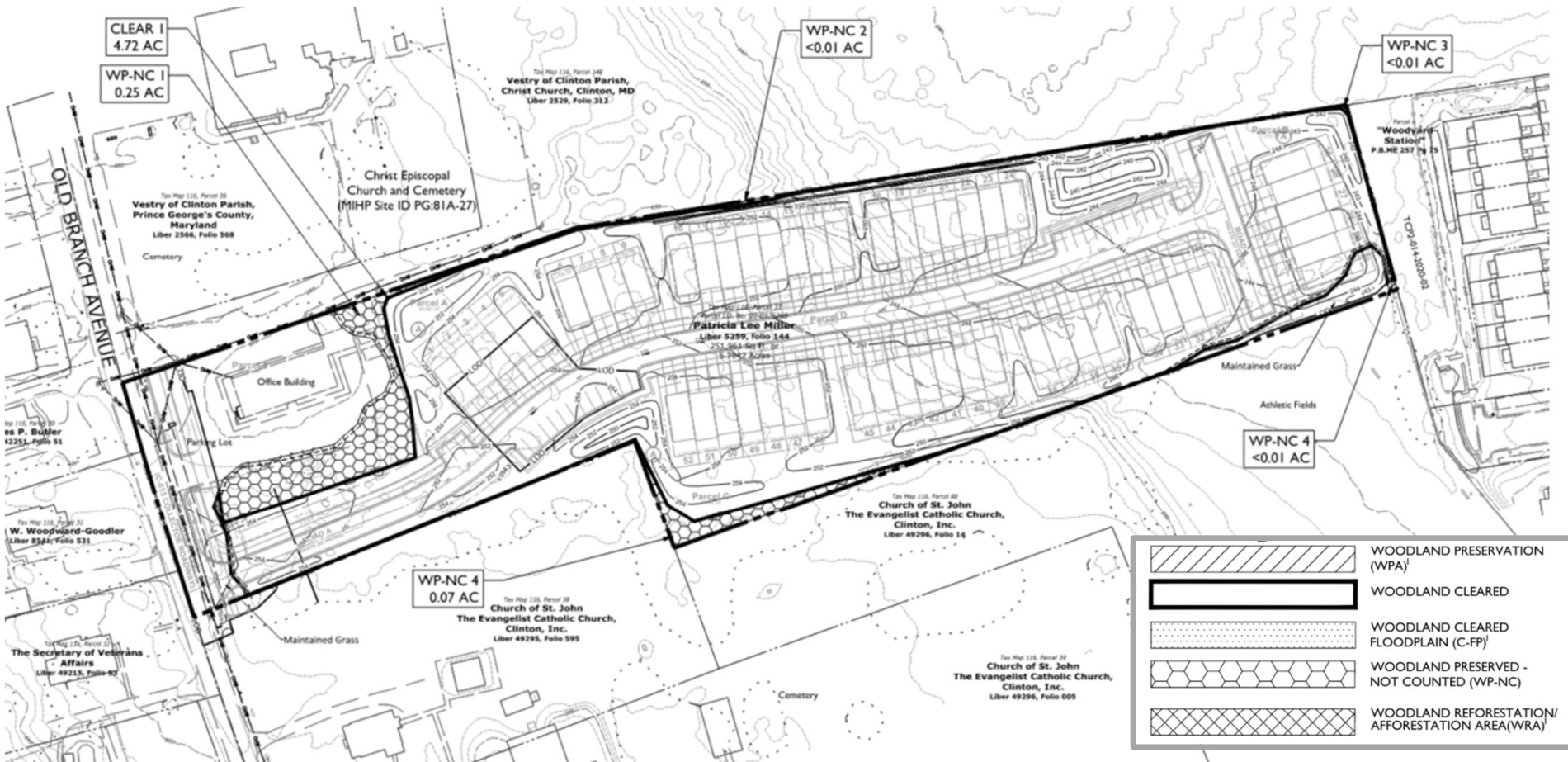
CIRCULATION AND GRADING PLAN



ILLUSTRATIVE RENDERING



TYPE I TREE CONSERVATION PLAN



STAFF RECOMMENDATION

APPROVAL with conditions

- CSP-24002
- TCP1-002-2025

Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 12/16/2024
- Acceptance Mailing: 02/25/2025

**STATEMENT OF JUSTIFICATION
CSP-24002**

8808 OLD BRANCH AVENUE

APPLICANT: D. R. Horton, Inc.
137 Mitchells Chance Road, Suite 300
Edgewater, Maryland 21034

OWNER: Thomas V. M. Jr. (deceased) and Patricia L. Miller
P.O. Box 219
Clinton, Maryland 20735

ATTORNEY/
CORRESPONDENT: Matthew C. Tedesco, Esq.
Dominique Lockhart, AICP.
McNamee Hosea, P.A.
6404 Ivy Lane, Suite 820
Greenbelt, Maryland 20770
(301) 441-2420 Voice
(301) 982-9450 Fax

CIVIL ENGINEER: Alex Villegas
Nat Ballard
Rodgers Consulting
1101 Mercantile Lane, Suite 280
Largo, Maryland 20774
(301) 948-4700

REQUEST: Conceptual Site Plan (CSP-24002) to develop a mixed-use development of approximately 45 – 55 single-family attached (townhouse) residential units in conjunction with an existing 6,336 square feet of office uses.

I. DESCRIPTION OF PROPERTY

1. Address – 8808 Old Branch Avenue, Clinton, Maryland 20735.
2. Location – East side of Old Branch Avenue, approximately 1,150 feet north of its intersection with Woodyard Road.
3. Proposed Use – Mixed-use development consisting of residential and commercial uses totaling approximately 45 – 55 single-family attached (townhouse) residential units in conjunction with an existing 6,336 square foot of commercial/office uses.

4. Incorporated Area – None.
5. Council District – 9.
6. Existing Lots and Parcels – **Parcel 37.**
7. Total Area – 5.78 acres.
8. Tax Map/Grid – 116-C2.
9. Zoned: RMF-48 (Prior - M-X-T / M-I-O).
10. WSSC Grid – 212SE06.
11. Archived 2002 General Plan Tier – Developing.
12. Plan 2035 Growth Policy Area – Established Communities.

II. APPLICANT’S PROPOSAL

D. R. Horton, Inc. (hereinafter the “Applicant”) is requesting the approval of a Conceptual Site Plan (CSP-24002) for the property located at 8808 Old Branch Avenue, Clinton, Maryland 20735. Consistent with the M-X-T Zone, the application proposes a mixed-use development with residential and existing commercial/office uses.

CSP-24002 is conceptually proposed to be developed with approximately 45-55 single-family attached residential units; and 6,336 square feet of commercial/office space (existing).

The proposed Development Summary for CSP-24002 is as follows:

	EXISTING	PROPOSED
Zone	M-X-T	M-X-T
Use(s)	Office	Residential & Commercial/Office
Acreage	5.78	5.78
Dwelling Units	0	Townhouses – 45-55
Lots	0	45-55
Parcels	1	1
Residential Square Footage/GFA	0	113,454 – 138,719
Commercial/Office	6,336	6,336
Total Square Footage/GFA	6,336	119,790 – 145,055
Floor Area Ratio	0.03	See Table Below

RESIDENTIAL: GROSS FLOOR AREA: 113,454 – 138,719 SF
45-55 TOWNHOMES

COMMERCIAL: GROSS FLOOR AREA: 6,336 SF

TOTAL GROSS FLOOR AREA 119,790 – 145,055 SF TOTAL

FLOOR AREA RATIO BASE DENSITY 0.48 - 0.58 FAR BASE DENSITY
UNITS PER ACRE = 7.8-9.5 Dwelling Units per acre.

The proposed Development Standards are as follows:

	SFA	Commercial
Minimum Lot Size	1,500 sf	N/A
Minimum Front Setback	18-feet	10-feet
Minimum Side Setback	None	10-feet
Minimum Rear Setback	10-feet	5-feet

Standards can be amended by subsequent PPS or DSP applications. Variation to the standards can be granted by the Prince George's County Planning Board on a case-by-case basis. Highly visible end units for dwelling units require additional design and finish treatments that will be decided at the time of Detailed Site Plan application. A deck or patio can encroach into the rear yard setback by 5 feet. As such, and notwithstanding that Section 27-282(g) allows a DSP to amend a CSP, a notation on the CSP has been provided to ensure flexibility at the time of DSP.

This application is being reviewed and evaluated in accordance with the prior M-X-T Zone and the prior Prince George's County Zoning Ordinance, pursuant to Section 27-1903(b) of the Zoning Ordinance. This sections allows for development or permit applications to utilize the prior Zoning Ordinance for development of the subject property. The applicant contends that the prior Zoning Ordinance provides the most efficient mechanism for review and processing of this application. Indeed, the prior M-X-T Zone has been successfully utilized throughout the County to facilitate mixed-use development, which is envisioned on the property (consisting of residential and commercial/office uses). The Conceptual Site Plan (CSP) will conform with all applicable requirements of the prior Zoning Ordinance and will represent a reasonable alternative for satisfying the site design guidelines without requiring unreasonable costs, and without detracting substantially from the utility of the proposed development for its intended use.

III. COMMUNITY

The subject property consists of approximately 5.78 acres, and is located in Planning Area 81A and Councilmanic District 9. More specifically, the site is located on the east side of Old

Branch Avenue, approximately 1,150 feet north of its intersection with Woodyard Road. The subject property is located in the prior M-X-T (Mixed-Use-Transportation) / M-I-O (Military Installation Overlay-Height) Zones.

The subject property is surrounded by the following uses/zones:

North: An existing church and single-family detached dwellings in the RSF-95 Zone and vacant wood land in the RMF-48 Zone.

South: Existing church in the RSF-95 Zone.

East: New developing single-family attached dwellings (Woodyard Station) in the RMF-48 Zone.

West: Old Branch Avenue, and beyond, existing single-family detached dwellings in the RSF-95 Zone.



The subject property is within the area of the 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan*. As explained below, Council Resolution CR-13-2018, Amendment 5, rezoned the subject property (and adjacent properties) from the C-S-C, C-O, R-55, and R-80 Zones, respectively, to the M-X-T Zone. Indeed, the adjacent property to the east (Woodyard Station) was developed pursuant to the M-X-T Zone that was implemented by CR-13-2018.

IV. PREVIOUS APPROVALS

Currently, the site is developed with an 6,336 square foot office building that was constructed in 1989 (per SDAT). Overall, the property is not subject to prior Development Review Division approvals, with the exception of Natural Resource Inventory NRI-094-2024, which was approved on September 19, 2024. Previously, On March 6, 2018, Council Resolution CR-13-2018, approved three (3) specified minor amendments (known as Minor Amendments Four, Five, and Six in CR-062-2017) to the 2013 *Subregion 5 Master Plan and Sectional Map Amendment*, for the purpose of aligning approved land use and development policies for the affected properties with the approved comprehensive plan vision applicable to these properties. These policies and goals for the affected properties were approved by the District Council within the 2013 *Central Branch Avenue Corridor Revitalization Sector Plan*, as well as the current General Development Plan for the County, Plan Prince George's, as approved by the Council in May 2014 (Plan 2035). The property included in CSP-24002 is located within Minor Amendment Five. Amendment Five rezoned the property to the M-X-T Zone in order to facilitate the exact development now proposed with this CSP.

V. CRITERIA FOR APPROVAL OF A CONCEPTUAL SITE PLAN & DESIGN GUIDELINES

The following Sections of the Prince George's County Zoning Ordinance are applicable to this application.

Section 27-276. Planning Board procedures.

(b) Required findings.

- (1) The Planning Board may approve a Conceptual Site Plan if it finds that the Plan represents a most reasonable alternative for satisfying the site design guidelines without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use. If it cannot make this finding, the Planning Board may disapprove the Plan.**

COMMENT: Based on the points and reasons provided herein, in addition to the evidence filed in conjunction with this application, the applicant contends that the CSP represents the most reasonable alternative for satisfying the site design guidelines without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for the intended uses.

- (2) The Planning Board may approve a Conceptual Site Plan for a Mixed-Use Planned Community in the E-I-A or M-X-T Zone if it finds that the property and the Plan satisfy all criteria for M-X-T Zone approval in Part 3, Division 2; the Plan and proposed development meet the purposes and applicable requirements of the M-X-T Zone; the Plan meets all requirements stated in the definition of the use; and the Plan**

shows a reasonable alternative for satisfying, in a high-quality, well-integrated mixed-use community, all applicable site design guidelines.

COMMENT: Not applicable. 8808 Old Branch Avenue is not a Mixed-Use Planned Community, as that term is defined in Section 27-107.01(a)(151.1) of the Zoning Ordinance.

- (3) The Planning Board may approve a Conceptual Site Plan for a Regional Urban Community in the M-X-T Zone if it finds that proposed development meet the purposes and applicable requirements of the M-X-T Zone and the Plan meets all requirements stated in the definition of the use and Section 27-544 of this Code.**

COMMENT: Not applicable. 8808 Old Branch Avenue is not a Regional Urban Community as that term is defined in Section 27-107.01(a)(197.1) of the Zoning Ordinance.

- (4) The plan shall demonstrate the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130 (b)(5).**

COMMENT: This criterion is met. The site has an approved NRI-094-2024. No primary management areas (PMA) exist on the property included within CSP-24002. Additionally, no specimen, champion, or historic trees are located on the property. A Type I Tree Conservation Plan has also been submitted. Therefore, regulated environmental features that are subject to the regulations of Subtitle 25 and/or subject to the Woodland Conservation Ordinance will be met.

Section 27-542. Purposes.

- (a) The purposes of the M-X-T Zone are:**

- (1) To promote the orderly development and redevelopment of land in the vicinity of major interchanges, major intersections, major transit stops, and designated General Plan Centers so that these areas will enhance the economic status of the County and provide an expanding source of desirable employment and living opportunities for its citizens;**

COMMENT: The subject site is currently developed with a commercial/office building and wooded land area, located on the east side of Old Branch Avenue, approximately 1,150 feet north of its intersection with Woodyard Road. The proposal is for mixed-use development consisting of up to 55 single-family attached residential units; and 6,336 square feet of (existing) commercial/office space that will provide a vibrant life style for future residents and visitors through the various uses and different housing options provided to the established nearby residential neighborhoods. The CSP proposal implements many New Urbanism principles and urban design best practices that promote the orderly development of the subject site. Given its scale, quality, and the selected mix of uses, the proposed development will enhance the economic status of Prince George's County and provide both desirable employment and living opportunities for citizens of the County.

- (2) **To implement recommendations in the approved General Plan, Master Plans, and Sector Plans, by creating compact, mixed-use, walkable communities enhanced by a mix of residential, commercial, recreational, open space, employment, and institutional uses;**

COMMENT: Council Resolution CR-13-2018, approved three (3) specified minor amendments (known as Minor Amendments Four, Five, and Six in CR-062-2017) to the 2013 Subregion 5 Master Plan and Sectional Map Amendment, for the purpose of aligning approved land use and development policies for the affected properties, with the approved comprehensive plan vision applicable to these properties. Amendment 5 rezoned the subject property (and adjacent properties) from the C-S-C, C-O, R-55, and R-80 Zones, respectively, to the M-X-T Zone. The site is also located within the Clinton Commercial Core Focus area of the Sector Plan. The goals of this focus area are to promote a mix of land uses and promote better connectivity within the area, which are furthered by the proposed development. Per the Sector Plan, “success at Woodyard Crossing Shopping Center over recent years, with the addition of new retail, creates an opportunity for the area to evolve into a mixed-use center to capitalize on—and solidify—the area’s function as a major activity center.” (page 54)

- (3) **To conserve the value of land and buildings by maximizing the public and private development potential inherent in the location of the zone, which might otherwise become scattered throughout and outside the County, to its detriment;**

COMMENT: The subject property is within the area of the 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan*. As explained previously, Council Resolution CR-13-2018, Amendment 5, rezoned the subject property (and adjacent properties) from the C-S-C, C-O, R-55, and R-80 Zones, respectively, to the M-X-T Zone. The resolution aimed to realize certain specific transportation policy goals and to facilitate the respective implementation of approved land use and development strategies within applicable comprehensive plans. By redeveloping the site according to the Sector Plan visions and goals, this proposal will conserve and enhance the value of the land limiting scattered unplanned development. The development will maximize the public and private development potential inherent in the location of this zone.

- (4) **To promote the effective and optimum use of transit and reduce automobile use by locating a mix of residential and non-residential uses in proximity to one another and to transit facilities to facilitate walking, bicycle, and transit use;**

COMMENT: The Subject Property is accessible to major regional highways and bus stops operated by Prince George’s County’s The Bus system. The proposed development is located near the intersection of Old Branch Avenue, classified as a collector roadway and Woodyard Road, classified as an arterial roadway. Various forms of transportation will be accommodated including vehicular, pedestrian, and bicycle to support the proposed development. The site is designed in an linear pattern separating the two proposed uses to facilitate a safe circulation and traffic pattern. Sidewalks are shown on both sides of the proposed private street. Additional transportation

improvements are envisioned in the latter stages of development. The success of the proposed development hinges on the effective use of these various available transportation systems.

- (5) To facilitate and encourage a twenty-four (24) hour environment to ensure continuing functioning of the project after workday hours through a maximum of activity, and the interaction between the uses and those who live, work in, or visit the area;**

COMMENT: The CSP shows a small scale development which has a mixture of uses that may encourage a 24-hour environment in the ultimate development of the project. The residential units will generate activity on the site during morning, afternoon and evening peak hours. The office tenants are anticipated to operate on regular 9:00 a.m.–5:00 p.m. business hours. The activity from both of these uses will contribute to a vibrant urban living environment that may accommodate a 24-hour environment.

- (6) To encourage an appropriate horizontal and vertical mix of land uses which blend together harmoniously;**

COMMENT: The proposed CSP contains two land uses that will be in a horizontal mixed-use format. The existing office use will front Old Branch Avenue, and the proposed residential dwellings will be located toward the rear of the site that will create a visually harmonious development from the roadway. Regarding the environment, appropriate design techniques such as landscaped buffers will be utilized to further separate the office use from the residential uses. In addition, signage, light standards and design guidelines will be evaluated with the future detailed site plan in order to achieve a harmonious and visually appealing development.

- (7) To create dynamic, functional relationships among individual uses within a distinctive visual character and identity;**

COMMENT: The creation of a unique identity and distinctive visual character has been a central goal of this CSP. The CSP follows the best urban design practices with a compact street network placing the office use in the front of the site and the residential dwellings toward the rear to prioritize vehicular and pedestrian safety and efficient traffic flow. The linear design will allow recreational amenities to be provided to future residents, a distinct feature separate from the office tenants. Visually, the site will remain as one cohesive design through the use of strategic landscaping, lighting, and architecture.

- (8) To promote optimum land planning with greater efficiency through the use of economies of scale, savings in energy, innovative stormwater management techniques, and provision of public facilities and infrastructure beyond the scope of single-purpose projects;**

COMMENT: The proposed development will promote optimum land planning on a smaller site area, which would permit the use of economies of scale, savings in energy, innovative stormwater management techniques, and provision of public facilities and infrastructure beyond the scope of single-purpose projects. The proposal locates different uses in close proximity creating a whole

that is greater than the sum of its parts. The design strategy encompasses a scope beyond the individual areas facilitating a diversity of population and activities. This mixed-use approach creates the balance of different uses as envisioned within the Subregion 5 Sector Plan.

- (9) To permit a flexible response to the market and promote economic vitality and investment; and**

COMMENT: The proposed development, consisting of residential and office uses, will provide increased economic activity near the Old Branch Avenue and Woodyard Road intersection. In addition, the proposed attached dwelling units in combination with the existing office building will allow more density on the site, and provide a mix of land uses that blend together harmoniously. This foundation will provide appropriate flexibility to respond to the changing needs of the public and private market sectors, while establishing an attractive, harmonious physical framework for development. The proposed CSP is in general conformance with this purpose of the M-X-T Zone.

- (10) To allow freedom of architectural design in order to provide an opportunity and incentive to the developer to achieve excellence in physical, social, and economic planning.**

COMMENT: The Applicant proposes preliminary bulk restrictions, with an intent to provide a framework for the detailed design standards that will focus on the architecture and forms of the public realms at the time of detailed site plan review. The detailed design standards will be prescribed for locations based on the approved street network.

Section 27-546. Site plans.

- (d) In addition to the findings required for the Planning Board to approve either the Conceptual or Detailed Site Plan (Part 3, Division 9), the Planning Board shall also find that:**

- (1) The proposed development is in conformance with the purposes and other provisions of this Division;**

COMMENT: The purposes of the M-X-T Zone are provided for in Section 27-542 of the prior Zoning Ordinance. The proposed development is in conformance with this requirement and serves the purposes of the M-X-T Zone as detailed above.

- (2) For property placed in the M-X-T Zone through a Sectional Map Amendment approved after October 1, 2006, the proposed development is in conformance with the design guidelines or standards intended to implement the development concept recommended by the Master Plan, Sector Plan, or Sectional Map Amendment Zoning Change;**

COMMENT: The subject property is located in the 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan*. On March 6, 2018, the District Council adopted CR-13-2018, which, among other things, placed the property in the M-X-T Zone (to wit: Amendment Five). This action occurred after October 1, 2006. The development mix proposed in CSP-24002 is in conformance with this finding as the development will be designed to align with design guidelines and standards as recommended by the Sector Plan, including but not limited to providing a mix of uses (office and residential), improving connectivity, and ensuring high-quality development.

(3) The proposed development has an outward orientation which either is physically and visually integrated with existing adjacent development or catalyzes adjacent community improvement and rejuvenation;

COMMENT: CSP-24002 proposes a mix of residential and commercial/office development. The site will be accessed by Old Branch Avenue. More specifically, the property is located on the east side of Old Branch Avenue, approximately 1,150 feet north of its intersection with Woodyard Road. The commercial/office building is existing and currently fronts onto Old Branch Avenue. The proposed townhouses are envisioned to be oriented to the interior of the property in close proximity to the commercial/office building, to be accessed by a private roadway. Adjacent development includes a mix of residential and institutional uses. The location provides an outward orientation and will physically and visually integrate the site with existing and proposed development.

(4) The proposed development is compatible with existing and proposed development in the vicinity;

COMMENT: The proposed development will implement the vision of the approved 2013 *Central Branch Avenue Corridor Revitalization Sector Plan*. Surrounding uses consist of residential and institutional uses. The existing commercial/office building will front onto Old Branch Avenue and blend into the surrounding neighborhood. The proposed residential component of this application is set back from the roadway, as the development transitions from commercial/office to single family residential. Appropriate buffering in accordance with the 2010 Prince George's County Landscape Manual requirements will be provided and evaluated at the DSP stage. A conceptual landscape plan has been provided showing the approximate landscaped areas.

The benefit of developing in the M-X-T Zone is that it facilitates the ability for the project to promote the most beneficial relationships between land and buildings, because it requires conformance with the Table of Permitted Uses, and because it requires conformance with the provisions of the Landscape Manual which provide for the screening of service functions and the buffering of incompatible adjoining uses. In addition, the standards and design guidelines enumerated in the Zoning Ordinance to direct the approval of Conceptual Site Plans and Detailed Site Plans, which are required by the regulations for the M-X-T Zone, afford additional opportunities to promote the good planning practices suggested by this requirement. The flexible land planning standards of the M-X-T Zone allow for a flexible response to the numerous planning considerations that impact the property, specifically including: (1) presentation of an attractive aspect to the historic collector roadway Old Branch Avenue, while simultaneously minimizing the effects of any potential adverse impacts from the roadway, including noise; and (2) providing an

appropriate transition to the nearby institutional and residential developments which addresses density, scale and character.

Given the character of the neighborhood, as vibrant mix of uses with varying types of residential dwelling units, the proposed development, which is permitted in the M-X-T Zone, is context-sensitive and compatible with existing development.

- (5) The mix of uses, arrangement and design of buildings and other improvements, and provision of public amenities reflect a cohesive development capable of sustaining an independent environment of continuing quality and stability;**

COMMENT: Sustainability and quality were driving factors in the preparation of this application. The proposed development includes a mix of uses comprised of single family attached dwellings and an existing commercial/office building. The consolidation of the existing and proposed uses into a modern new development – located along the widely traveled Old Branch Avenue (a historic collector roadway in the MPOT) – will attract both local and pass-through customers, and also serve as the focal point for the residential component of the development by providing a mixed-use development in a walkable neighborhood setting. Sidewalks connecting the development to the adjacent roadway provides access and connectivity to the surrounding neighborhoods. The specifics of the arrangement and design of the buildings will be further examined at the time of DSP.

- (6) If the development is staged, each building phase is designed as a self-sufficient entity, while allowing for effective integration of subsequent phases;**

COMMENT: CSP-24002 proposes only one phase.

- (7) The pedestrian system is convenient and is comprehensively designed to encourage pedestrian activity within the development;**

COMMENT: Access to the development will be via Old Branch Avenue. The existing commercial/office building will front the roadway. The proposed residential portion of the development will be located to the rear of the commercial/office building accessed by a private roadway. The internal sidewalk network will be constructed per Prince George's County standards, and located throughout the development providing both pedestrian and bicycle connectivity. In addition, as stated in the submitted Traffic Impact Analysis, the projected vehicular travel speeds within the site will be compatible with on-road bicycle traffic, allowing cyclists to safely navigate the site and reach destinations outside of the proposed site. A circulation exhibit has been submitted. The specifics of the arrangement and design of the buildings and pedestrian system will be further examined at the time of preliminary plan of subdivision (PPS) and detailed site plan (DSP).

- (8) On the Detailed Site Plan, in areas of the development which are to be used for pedestrian activities or as gathering places for people,**

adequate attention has been paid to human scale, high quality urban design, and other amenities, such as the types and textures of materials, landscaping and screening, street furniture, and lighting (natural and artificial); and

COMMENT: At the time of DSP, it is expected that the areas of the development that will be used for pedestrian activities or as gathering places for people will provide human scale, high quality urban design, and other amenities, such as the types and textures of materials, landscaping and screening, street furniture, and lighting (natural and artificial).

- (9) On a Conceptual Site Plan for property placed in the M-X-T Zone by a Sectional Map Amendment, transportation facilities that are existing; that are under construction; or for which one hundred percent (100%) of construction funds are allocated within the adopted County Capital Improvement Program, or the current State Consolidated Transportation Program, will be provided by the applicant, or are incorporated in an approved public facilities financing and implementation program, will be adequate to carry anticipated traffic for the proposed development. The finding by the Council of adequate transportation facilities at the time of Conceptual Site Plan approval shall not prevent the Planning Board from later amending this finding during its review of subdivision plats.**

COMMENT: A Traffic Impact Analysis has been prepared showing that the critical intersections will operate at acceptable levels of service in consideration of the adopted County Capital Improvement Program (CIP) project at this location, which is listed in the CIP as a mix of public and private funding. As stated in the Traffic Impact Analysis “Per the Prince George’s County Capital Improvement Program for fiscal years 2025-2030, there is a roadway project which includes the intersection MD 223 & Old Branch Road.” Transportation adequacy will be further tested at the time of PPS through the certificate of adequacy process. Accordingly, the applicant anticipates contributing into the CIP (4.66.0052).

- (10) On the Detailed Site Plan, if more than six (6) years have elapsed since a finding of adequacy was made at the time of rezoning through a Zoning Map Amendment, Conceptual Site Plan approval, or preliminary plat approval, whichever occurred last, the development will be adequately served within a reasonable period of time with existing or programmed public facilities shown in the adopted County Capital Improvement Program, within the current State Consolidated Transportation Program, or to be provided by the applicant.**

COMMENT: At the time of DSP, this finding will be addressed, if applicable/triggered.

- (11) On a property or parcel zoned E-I-A or M-X-T and containing a minimum of two hundred fifty (250) acres, a Mixed-Use Planned Community including a combination of residential, employment,**

commercial and institutional uses may be approved in accordance with the provisions set forth in this Section and Section 27-548.

COMMENT: Not applicable, the subject property contains 5.78 acres, and is not a mixed-use planned community.

Section 27-547. Uses Permitted

The subject application is in conformance with the requirements of Section 27-547, Uses Permitted, of the Zoning Ordinance, which governs uses in all mixed-use zones. The proposed mixed uses containing residential dwelling units and commercial/office are permitted in the M-X-T Zone. Per Footnote 7 of the Table of Uses, the maximum number and type of dwelling units should be determined at the time of CSP approval. Therefore, development of this property would be limited to the numbers and types, as proposed in this CSP, that are proposed to be approximately 45-55 single-family attached dwelling units.



Section 27-547(d) provides standards for the required mix of uses for sites in the M-X-T Zone, as follows:

- (d) At least two (2) of the following three (3) categories shall be included on the Conceptual Site Plan and ultimately present in every development in the M-X-T Zone. In a Transit District Overlay Zone, a Conceptual Site Plan may include only one of the following categories, provided that, in conjunction with an existing use on abutting property in the M-X-T Zone, the requirement for two (2) out of three (3) categories is fulfilled. The Site Plan shall show the location of the existing use and the way that it will be integrated in terms of access and design with the proposed development. The amount of square footage devoted to each use shall be in sufficient quantity to serve the purposes of the zone:**

- (1) Retail businesses;**
- (2) Office, research, or industrial uses;**
- (3) Dwellings, hotel, or motel.**

COMMENT: This CSP proposes two types of uses, as required, including residential and commercial/office uses. These proposed uses, in the amount shown, satisfy the mixed-use requirement of Section 27-547(d).

Section 27-548. M-X-T Zone.

Section 27-548 of the Zoning Ordinance, establishes additional standards for the development in this zone. The CSP's conformance with the applicable provisions is discussed, as follows:

- (a) Maximum floor area ratio (FAR):**
 - (1) Without the use of the optional method of development—0.40 FAR**
 - (2) With the use of the optional method of development—8.0 FAR**

COMMENT: The maximum proposed floor area ratio (FAR) for the site is 0.58, as provided on the CSP. This is below the maximum allowed 1.40 FAR, in accordance with Section 27-545(b)(4), Optional Method of Development, which allows an additional FAR of 1.0 in addition to the base 0.4 FAR to be permitted where 20 or more dwelling units are proposed. In this CSP, a total of 45-55 dwelling units are proposed and 6,336 square feet of existing commercial/office space.

- (b) The uses allowed in the M-X-T Zone may be located in more than one (1) building, and on more than one (1) lot.**

COMMENT: The applicant proposes to include the residential and commercial/office uses on the M-X-T-zoned property in one or more buildings on one or more lots, as permitted. The commercial/office uses will be located in one building that is currently existing.

- (c) Except as provided for in this Division, the dimensions for the location, coverage, and height of all improvements shown on an approved Detailed Site Plan shall constitute the regulations for these improvements for a specific development in the M-X-T Zone.**

COMMENT: This requirement is not applicable since this application is for a CSP. Subsequent DSP approvals will provide regulations for development on this property, as required by this criterion.

- (d) Landscaping, screening, and buffering of development in the M-X-T Zone shall be provided pursuant to the provisions of the Landscape Manual. Additional buffering and screening may be required to satisfy the purposes of**

the M-X-T Zone and to protect the character of the M-X-T Zone from adjoining or interior incompatible land use.

COMMENT: The development is subject to the requirements of the prior 2010 *Prince George's County Landscape Manual* (Landscape Manual). The CSP provides the approximate areas for the applicable sections of the Landscape Manual, however, specific details regarding buffers and plantings will be provided with the future DSP.

- (e) In addition to those areas of a building included in the computation of gross floor area (without the use of the optional method of development), the floor area of the following improvements (using the optional method of development) shall be included in computing the gross floor area of the building of which they are a part: enclosed pedestrian spaces, theaters, and residential uses. Floor area ratios shall exclude from gross floor area that area in a building or structure devoted to vehicular parking and parking access areas (notwithstanding the provisions of Section 27-107.01). The floor area ratio shall be applied to the entire property which is the subject of the Conceptual Site Plan.**

COMMENT: The maximum FAR for the proposed development is 0.58, which is below the maximum allowed FAR of 1.4. This will be refined further at the time of DSP, relative to the final proposed gross floor area of the building(s), in conformance with this requirement.

- (f) Private structures may be located within the air space above, or in the ground below, public rights-of-way.**

COMMENT: There are no private structures within the air space above, or in the ground below public rights-of-way as part of this project.

- (g) Each lot shall have frontage on, and direct vehicular access to, a public street, except lots for which private streets or other access rights-of-way have been authorized pursuant to Subtitle 24 of this Code.**

COMMENT: The overall development is accessed from a public street, Old Branch Avenue. While the overall development is accessed by a public street, the individual townhouse lots will be served by private streets. At the time of PPS, appropriate frontage and vehicular access will be analyzed.

- (h) Townhouses developed pursuant to a Detailed Site Plan for which an application is filed after December 30, 1996, shall be on lots at least one thousand two hundred (1,200) square feet in size, and shall have at least sixty percent (60%) of the full front facades constructed of brick, stone, or stucco. In addition, there shall be no more than eight (8) townhouses per building group, except where the applicant demonstrates to the satisfaction of the Planning Board or District Council, as applicable, that more than eight (8) dwelling units (but not more than ten (10) dwelling units) would create a more**

attractive living environment or would be more environmentally sensitive. In no event shall the number of building groups containing more than eight (8) dwelling units exceed twenty percent (20%) of the total number of building groups in the total development. The minimum building width in any continuous, attached group shall be eighteen (18) feet, and the minimum gross living space shall be one thousand two hundred and fifty (1,250) square feet. For the purposes of this Subsection, gross living space shall be defined as all interior building space except the garage and unfinished basement or attic area. The minimum lot size, maximum number of units per building group and percentages of such building groups, and building width requirements and restrictions shall not apply to townhouses on land any portion which lies within one-half ($\frac{1}{2}$) mile of an existing or planned mass transit rail station site operated by the Washington Metropolitan Area Transit Authority and initially opened after January 1, 2000. In no event shall there be more than ten (10) dwelling units in a building group and no more than two (2) building groups containing ten (10) dwelling units. For purposes of this section, a building group shall be considered a separate building group (even though attached) when the angle formed by the front walls of two (2) adjoining rows of units is greater than forty-five degrees (45°). Except that, in the case of a Mixed-Use Planned Community, there shall be no more than eight (8) townhouses per building group, except when the applicant demonstrates to the satisfaction of the Planning Board or District Council, as applicable, that more than eight (8) dwelling units (but not more than ten (10) dwelling units) would create a more attractive living environment or would be more environmentally sensitive. In no event shall the number of building groups containing more than eight (8) dwelling units exceed twenty percent (20%) of the total number of building groups in the total development. The minimum building width in any continuous, attached group shall be eighteen (18) feet, and the minimum gross living space shall be one thousand two hundred and fifty (1,250) square feet. For the purposes of this Subsection, gross living space shall be defined as all interior building space except the garage and unfinished basement or attic area. Garages may not dominate the streetscape. Garages that are attached or incorporated into the dwelling shall be set back a minimum of four (4) feet from the front façade and there shall not be more than a single garage, not to exceed ten (10) feet wide, along the front façade of any individual unit. Garages may be incorporated into the rear of the building or freestanding in the rear yard and accessed by an alley. Sidewalks are required on both sides of all public and private streets and parking lots. At the time of Detailed Site Plan, the Planning Board or the District Council may approve a request to substitute townhouses, proposed for development as condominiums, in place of multifamily dwellings that were approved in a Conceptual Site Plan approved prior to April 1, 2004. Such substitution shall not require a revision to any previous plan approvals. Further, at the time of Detailed Site Plan for a Mixed-Use Planned Community, the Planning Board or the District Council may approve modifications to these regulations so long as the modifications conform to the applicable regulations for the particular development.

COMMENT: The CSP proposes 45-55 single-family attached dwellings. The minimum lot size is currently 1,500 sf. At the time of PPS and DSP, the building group placement, architecture, and location of sidewalks will be evaluated.

- (i) **The maximum height of multifamily buildings shall be one hundred and ten (110) feet. This height restriction shall not apply within any Transit District Overlay Zone, designated General Plan Metropolitan or Regional Centers, or a Mixed-Use Planned Community.**

COMMENT: Not applicable. The CSP does not propose any multifamily buildings.

- (j) **As noted in Section 27-544(b), which references property placed in the M-X-T Zone through a Sectional Map Amendment approved after October 1, 2006, and for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation, regulations for Conceptual or Detailed Site Plans (such as, but not limited to density, setbacks, buffers, screening, landscaping, height, recreational requirements, ingress/egress, and internal circulation) should be based on the design guidelines or standards intended to implement the development concept recommended by the Master Plan, Sector Plan, or the Sectional Map Amendment Zoning Change and any referenced exhibit of record for the property. This regulation also applies to property readopted in the M-X-T Zone through a Sectional Map Amendment approved after October 1, 2006 and for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation of a concurrent Master Plan or Sector Plan (see Section 27-226(f)(3) of the Zoning Ordinance).**

COMMENT: Council Resolution CR-13-2018, approved three (3) specified minor amendments (known as Minor Amendments Four, Five, and Six in CR-062-2017) to the 2013 Subregion 5 Master Plan and Sectional Map Amendment, for the purpose of aligning approved land use and development policies for the affected properties with the approved comprehensive plan vision applicable to these properties. Amendment 5 rezoned the subject property (and adjacent properties) from the C-S-C, C-O, R-55, and R-80 Zones, respectively, to the M-X-T Zone. Regulations established with the CSP are based on the design guidelines and standards as recommended by the 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan*. The site is located within the Clinton Commercial Core Focus area of the Sector Plan. Per the Sector Plan “success at Woodyard Crossing Shopping Center over recent years, with the addition of new retail, creates an opportunity for the area to evolve into a mixed-use center to capitalize on—and solidify—the area’s function as a major activity center.” (page 54) The goals of this focus area are to promote a mix of land uses and promote better connectivity within the area, which are furthered by the proposed development.

Regulations established with this CSP include density and building setbacks. Additional details regarding circulation, recreational amenities, architecture, and landscaping will be evaluated at the PPS and DSP stages.

Section 27-274. Design Guidelines

Generally, Section 27-274 provides design guidelines regarding parking, loading, and circulation; lighting; views; green area; site and streetscape amenities; grading; service areas; public spaces; and architecture. It is worth noting that every sub-part of Section 27-274(a) uses the word “should” when describing each of the guidelines. Thus, none of the design guidelines are mandatory; instead, they are as they appear, guidelines used to promote the purposes of the zone. Consequently, the Planning Board is authorized to approve a CSP so long as the plan promotes the development in accordance with the principles for the orderly, planned, efficient, and economic development contained in the Sector Plan; and explains the relationship among proposed and existing uses, illustrates approximate locations where buildings and other proposed improvements may be placed, and generally describes recreational facilities, building architecture, and street furniture to be used on the final plan. Ultimately, a future DSP will be filed that will show additional details and the Planning Board is authorized to approve said future DSP so long as the plan represents a reasonable alternative to satisfying the guidelines – without requiring unreasonable costs or detracting substantially from the utility of the proposed development for its intended (and permitted) use.

Generally, as guidelines, that applicant and its consultants, as much as practical, have designed the site in conformance with said guidelines. As contemplated in Section 27-272, said detail and specificity at the time of CSP is not required; however, generally, the applicant has endeavored to satisfy the following design guidelines to the fullest extent practical:

- The parking areas will be designed to provide safe and efficient vehicular and pedestrian circulation within the site;
- Parking spaces will be designed to be located near the use that it serves;
- Parking aisles will be oriented and designed to minimize the number of parking lanes crossed by pedestrians;
- Plant materials will be added to the parking lot for the commercial use to avoid large expanses of pavement;
- The loading space will be located to avoid conflicts with vehicles or pedestrians;
- The loading area will be clearly marked and separated from parking areas;
- Light fixtures will be designed to enhance the site’s design character;
- Luminosity and location of exterior fixtures will enhance user safety and minimize vehicular /pedestrian conflicts;
- Lighting will be designed to enhance building entrances and pedestrian pathways;
- The pattern of light pooling will be directed to the site;
- The site will be in compliance with the prior Landscape Manual or seek Alternative Compliance for any requirements that cannot be met by proposing landscaping that will be equal to or better than what would be required;
- Public amenities such as outdoor seating, bike racks, benches, etc. will be proposed; and

- Building architecture and materials will be high quality and visually interesting.

Specifically, the applicant offers the following:

(1) General.

(A) The Plan should promote the purposes of the [Detailed] Site Plan.

COMMENT: The purposes of the DSP are found in Sections 27-281(b) and (c).

Section 27-281. Purpose of Detailed Site Plans.

(b) General purposes.

(1) The general purposes of Detailed Site Plans are:

- (A) To provide for development in accordance with the principles for the orderly, planned, efficient and economical development contained in the General Plan, Master Plan, or other approved plan;**
- (B) To help fulfill the purposes of the zone in which the land is located;**
- (C) To provide for development in accordance with the site design guidelines established in this division; and**
- (D) To provide approval procedures that are easy to understand and consistent for all types of Detailed Site Plans.**

(c) Specific purposes.

(1) The specific purposes of Detailed Site Plans are:

- (A) To show the specific location and delineation of buildings and structures, parking facilities, streets, green areas, and other physical features and land uses proposed for the site;**
- (B) To show specific grading, planting, sediment control, tree preservation, and storm water management features proposed for the site;**
- (C) To locate and describe the specific recreation facilities proposed, architectural form of buildings, and street furniture (such as lamps, signs, and benches) proposed for the site; and**
- (D) To describe any maintenance agreements, covenants, or construction contract documents that are necessary to assure that the Plan is implemented in accordance with the requirements of this Subtitle.**

COMMENT: CSP-24002 will promote the purposes found in Section 27-281. Specifically, this plan helps to fulfill the purposes of the M-X-T Zone in which the subject property is located. A mixed-use development consisting of a mix of residential units and commercial/office use(s) are permitted in the M-X-T Zone. The site plan gives an illustration as to the area and/or delineation of all proposed development areas, green areas, and other similar physical features and land uses

proposed for the site.

In addition to the purposes set forth in Section 27-281, Section 27-274 further requires the Applicant demonstrate the following:

- (2) Parking, loading, and circulation**
 - (A) Surface parking lots should be located and designed to provide safe and efficient vehicular and pedestrian circulation within the site, while minimizing the visual impact of cars. Parking spaces should be located to provide convenient access to major destination points on the site.**
 - (B) Loading areas should be visually unobtrusive and located to minimize conflicts with vehicles or pedestrians.**
 - (C) Vehicular and pedestrian circulation on a site should be safe, efficient, and convenient for both pedestrians and drivers.**

COMMENT: CSP-24002 proposes surface parking for residents, visitors and patrons of the mixed use development that will be both efficient and safe, and conveniently located. The location of the parking will be designed to minimize any conflict with pedestrians. At the time of DSP, the applicant, pursuant to Section 27-583, will provide a parking matrix/study to determine the appropriate number of parking spaces based on the actual uses proposed.

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

COMMENT: CSP-24002 anticipates activities taking place in the evening and will provide adequate lighting levels for safe vehicular and pedestrian movements. The site lighting will provide the new residents and future patrons of the commercial/office component with a bright, safe atmosphere while not causing a glare or light bleeding onto adjoining properties, as the applicant would anticipate using full cut-off light fixtures. Although a specific detail of all residential and commercial lighting has not yet been identified, some possible examples of public lighting may include the following:



(4) Views.

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

COMMENT: CSP-24002 complies with the design guidelines outlined in sub-part (4). This plan is designed to preserve, create, or emphasize views from the public roads and the adjoining property. All buildings will be designed to provide a modern, clean and strong presence along road frontages with an outward orientation.

(5) Green Area.

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

COMMENT: CSP-24002 intends to retain/provide woodland conservation areas, green space, and additional landscaping. At the time of DSP, the applicable landscape buffers and planting yards will be provided, and the applicant will provide the requisite tree plantings to ensure conformance with the Tree Canopy Coverage requirements. As conceptually envisioned, CSP-24002 is filed with the overall vision for a mixed-use development, with generalized layout to facilitate a mixed residential/commercial/office uses.

(6) Site and streetscape amenities.

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

COMMENT: CSP-24002 submitted with this application complies with the design guidelines outlined in sub-part (6). The proposed site and streetscape amenities will contribute to an attractive, coordinated development. That is, the site fixtures will be durable high quality material and will be attractive, which will enhance the site for the future residents and patrons. Some possible examples of site fixtures and anticipated streetscape are provided below.



(7) Grading.

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

COMMENT: CSP-24002 complies with the design guidelines outlined in sub-part (7). All grading and landscaping will help to soften the overall appearance of the improvements once constructed. The proposed development will address the needs and expectations of the modern consumer. To the fullest extent practical, all grading will be designed to minimize disruption to existing topography.

(8) Service Areas.

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

COMMENT: Service areas, like loading areas to serve the commercial/office development, will be conveniently located next to the existing building, but screened from view.

(9) Public Spaces.

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

COMMENT: The overall massing of buildings and attention to scale for this project, which are a mix of uses, will help create pedestrian and public areas that will be convenient to the residents and patrons. Possible public spaces to create pedestrian and public areas that will be convenient to the residents and patrons may also include something similar to those depicted below:



(10) Architecture.

- (A) When architectural considerations are references for review, the Conceptual Site Plan should include a statement as to how the architecture of the buildings will provide a variety of building forms, with unified, harmonious use of materials and styles.**
- (B) The guidelines shall only be used in keeping with the character and purpose of the proposed type of development and the specific zone in which it is to be located.**
- (C) These guidelines may be modified in accordance with section 27-277.**

COMMENT: Architectural plans are not required at the time of CSP and none have been prepared with this application since a builder has not yet been identified. However, the CSP complies with the design guidelines outlined in sub-part (10). At the time of DSP, the applicant will endeavor to ensure that all architecture for the residential portion of the development will provide a high quality of building materials and provide a variety of architectural elements. Further, although it is dependent upon the ultimate builder for the project, where possible, the applicant will endeavor to provide sustainable construction techniques, improve energy efficiency, and resource conservation. It will be the goal of this community, where possible, to reduce material waste and improve energy efficiency while at the same time creating enhanced value and savings for the future residents.

(11) Townhouses and Three-Story Dwellings.

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

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

- (C) Recreational facilities should be separated from dwelling units through techniques such as buffering, differences in grade, or preservation of existing trees. The rears of buildings, in particular, should be buffered from recreational facilities.
- (D) To convey the individuality of each unit, the design of abutting units should avoid the use of repetitive architectural elements and should employ a variety of architectural features and designs such as roofline, window and door treatments, projections, colors, and materials. In lieu of this individuality guideline, creative or innovative product design may be utilized.
- (E) To the extent feasible, the rears of townhouses should be buffered from public rights-of-way and parking lots. Each application shall include a visual mitigation plan that identifies effective buffers between the rears of townhouses abutting public rights-of-way and parking lots. Where there are no existing trees, or the retention of existing vegetation is not practicable, landscaping, berming, fencing, or a combination of these techniques may be used. Alternatively, the applicant may consider designing the rears of townhouse buildings such that they have similar features to the fronts, such as reverse gables, bay windows, shutters, or trim.
- (F) Attention should be given to the aesthetic appearance of the offsets of buildings.

COMMENT: The layout of the townhouses will be designed in an effort to, as much as possible; minimize the views of the rear of the units. The dwelling units are situated away from the public roadway Old Branch Avenue, and will be accessed via a private street. Landscaping will be provided in common areas which, along with street trees, will further screen and/or soften the units from the right-of-way. It is anticipated and expected that the future builder of the residential units will provide high quality architecture that will provide a variety of architectural elements to promote individuality or aesthetically pleasing appearances with offsets of buildings. Some possible examples of residential architecture are provided below.





VI. PRIVATE RECREATIONAL FACILITIES

The applicant intends to provide on-site private recreational facilities. Details will be provided at time of PPS and DSP reviews.

VII. M-I-O Zone

The subject property is also classified in the M-I-O Zone, and will be reviewed in greater detail with the DSP when actual buildings are proposed. The conformance of the subject property to the provisions of the M-I-O Zone in Part 10C of the Zoning Ordinance is as follows:

Part 10C includes three Impact Maps, which establish the boundaries of the M-I-O Zone. Figure A establishes the area subject to restrictions related to height, Figure B establishes the area subject to restrictions related to noise, and Figure C establishes the area subject to the restrictions related to Accident Potential/Clear Zones North and South.

Based upon a review of the Impact Maps, the subject site is included within the boundaries of the Impact Map on Figure A, which establishes the area subject to restrictions related to height, but is not within the boundaries established by any other Impact Map. Requirements for maximum permissible structure height in the M-I-O Zone are found in Section 27-548.54. The subject site is located under the limits of Conical Surface E, and as such is subject to the height restrictions. At the time of DSP, the proposed architecture will be analyzed to ensure that it is within the allowed limits. That said, given the MIOZ height limits will exceed at seven hundred (700) feet, the applicant does not expect there to be any issues at the time of DSP related to the MIOZ overlay.

VIII. CONCLUSION

Based on the foregoing, as well as all of the development plans filed in conjunction with this application, the applicant respectfully requests the approval of CSP-24002.

Respectfully submitted,

MCNAMEE HOSEA, P.A.

By: 
Matthew C. Tedesco, Esq.

By: 
Dominique A. Lockhart
Senior Land Use Planner

Date: July 14, 2025.



Countywide Planning Division
Historic Preservation Section

301-952-3680

April 10, 2025

MEMORANDUM

TO: Te-Sheng Huang, Urban Design 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 **Age**

Subject: CSP-24002 8808 Old Branch Avenue

The subject property comprises 5.66 acres and is located on the east side of Old Branch Avenue, approximately 1,150 feet north of its intersection with Woodyard Road. The subject property is zoned Mixed Use - Transportation Oriented (M-X-T), per the prior Zoning Ordinance, and located within the 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan* area. The subject application proposes the development of approximately 45-55 single-family attached townhouse dwelling units and an existing office building in the prior M-X-T zone.

The subject property is located near Christ Episcopal Church and Cemetery (Historic Site 81A-038). Constructed in 1928, this Flemish-bond brick-veneer church is composed of a rectangular-plan nave with a square tower at its southwest corner and a hyphen at its northwest corner connecting a two-story addition. A decorative vergeboard with a collar beam is sited within the upper gable end of the façade. Built to serve the rural community of Clinton, the building was expanded during the late twentieth century as the congregation grew. It is an excellent example of an early-to-mid-twentieth-century Gothic Revival-style church.

The 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan* contains goals and policies related to historic preservation (pp. 10-20). The plan calls out Christ Episcopal Church and Cemetery (Historic Site 81A-038) and generally encourages the preservation of the community's architectural and archeological heritage. However, the goals and policies contained in the plan are not specific to the subject site. Although the developing property does not abut the Historic Site and no landscape buffer is required, additional screening on the north side of the subject property is encouraged to mitigate the visual impact of the proposed development on the church and cemetery.

A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites is high. The adjacent property to the east was surveyed for archeological resources in 2019, and one site, 18PR1154, was identified as a late nineteenth and early twentieth-century farmstead and a lithic scatter of unknown age. A Phase I archeology survey will be recommended on the subject property.

Historic Preservation Section staff recommend the approval of CSP-24002, 8808 Old Branch Avenue, with the following conditions:

1. Prior to approval of the preliminary plan of subdivision or approval of a grading permit, whichever occurs first, a Phase I archeological investigation shall be conducted on the above-referenced property, in accordance with Section 27-544(d) of Prince George's County prior Zoning Ordinance. According to the Planning Board's *Guidelines for Archeological Review* (May 2005), archeological investigations shall be required to determine if any cultural resources are present. The applicant shall submit a Phase I Research Plan for approval by a Planning Department staff archeologist prior to commencing Phase I work.
2. Per County Code Sec. 24-121(a)(18) of the prior Subdivision Regulations, upon receipt of the Phase I archeology report by the Planning Department, if it is determined that potentially significant archeological resources exist on the above-referenced property, prior to Planning Board approval of the preliminary plan of subdivision or approval of a grading permit, whichever comes first, the applicant shall provide a plan for:
 - i. Evaluating the resource at the Phase II level, or
 - ii. Avoiding and preserving the resource in place.
3. If a Phase II and/or Phase III archeological evaluation or mitigation is necessary, the applicant shall provide a final report detailing the Phase II and/or Phase III investigations and ensure that all artifacts are curated at the Maryland Archaeological Conservation Laboratory in St. Leonard, Maryland, prior to the approval of any grading permits.
4. Per County Code Sec. 24-121(a)(18), prior to the approval of a detailed site plan for architecture, the applicant and the applicant's heirs, successors, and/or assignees, shall provide a plan for any interpretive signage to be erected and public outreach measures (based on the findings of Phase I, II, and/or Phase III archeological investigations). The location and wording of the signage and the public outreach measures shall be subject to approval by a Planning Department staff archeologist. The plan shall include the timing for the installation of the signage and the implementation of public outreach measures.



August 22, 2025

MEMORANDUM

TO: Emery Huang, Planner IV, Urban Design Section, Development Review Division

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

VIA: Sarah Benton, AICP, Planning Supervisor, Long-Range Planning Section, Community Planning Division *SP* (for SB)

FROM: Korey Arsenault, Planner II, Long-Range Planning Section, Community Planning Division *KRA*

SUBJECT: CSP-24002 8808 Old Branch Avenue

FINDINGS

Pursuant to Part 10, Division 2, Subdivision 1, Section 27-546(d)(2) of the prior Zoning Ordinance, Master Plan conformance is required for this application.

The Community Planning Division finds that the application conforms to the goals, policies, and strategies of the 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan* and has the capacity to implement the development concepts outlined in the Sector Plan through future development applications.

BACKGROUND

Application Type: Conceptual Site Plan outside of an overlay zone.

Planning Area: 81A

Community: Clinton & Vicinity

Location: East side of Old Branch Avenue, approximately 1,150 feet north of its intersection with Woodyard Road at 8808 Old Branch Avenue, in Clinton, MD, 20735

Size: 5.66 Acres

Existing Uses: Partially used as commercial offices, largely wooded and undeveloped

Future Land Use: Residential Medium

Zoning: Residential, Multifamily-48 (RMF-48) Zone

Prior Zoning: Mixed Use Transportation Oriented (M-X-T) Zone

Applicable Zoning Ordinance: Prior Zoning Ordinance

Proposal: Approval of a mixed-use development proposing approximately 45-55 single-family attached residential units and 6,336 square feet of existing commercial/office uses.

GENERAL PLAN, MASTER PLAN, AND SMA

General Plan: The 2014 *Plan Prince Georges 2035 Approved General Plan* (Plan 2035) places this application in the Established Communities. Established Communities are most appropriate for context-sensitive infill and low- to medium-density development. Plan 2035 recommends maintaining and enhancing existing public services (police and fire/EMS), facilities (such as libraries, schools, parks, and open space), and infrastructure in these areas (such as sidewalks) to ensure that the needs of existing residents are met (p. 20).

Analysis: The proposed development is consistent with the intent of the Established Communities Growth Policy Area, as it reflects an appropriate scale and character for projects situated outside the County's Transit Districts and Center.

Sector Plan: The 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan* (2013 Sector Plan) is the active approved plan for this property. A memorandum dated August 4, 2016, (Borden to Planning Department) establishes that the 2013 Sector Plan is the applicable plan for this and other specific properties, and that the remainder of properties within Subregion 5 are subject to the 2013 *Approved Subregion 5 Master Plan* (2013 Master Plan).

The Sector Plan recommends **Residential Medium** land use on the subject property. The Sector Plan defines Residential Medium as “Residential areas between 3.5 and 8 dwelling units per acre; primarily single-family dwellings (detached and attached)” (p. 64). The application proposes to retain the existing commercial office space and add single-family attached development on the undeveloped portion of the property.

Analysis: Section 27-546(d)(2) of the prior Zoning Ordinance states that the planning board shall also find; “For property placed in the M-X-T Zone through a Sectional Map Amendment (SMA) approved after October 1, 2006, the proposed development is in conformance with the design guidelines or standards intended to implement the development concept recommended by the Master Plan, Sector Plan, or Sectional Map Amendment Zoning Change or include a major employment use or center which is consistent with the economic development strategies of the Sector Plan or General Plan.”

The subject property had the existing zoning of One-Family Detached Residential (R-80) in the Subregion 5 Master Plan and was rezoned to the M-X-T zone on March 6, 2018 with the approval of CR-13-2018 (Minor Amendment Five) by the County Council of Prince George's County.

It is noted that the property was rezoned to the M-X-T Zone to "realize and redevelop the Clinton focus area with high-quality development and desirable mix of uses" (CR-13-2018) which advances the Sector Plan's vision for this area as a "vibrant, mixed-use, transit supported destination" (p. 95). This rezoning is party to no conditions.

CR-13-2018 (amending 2013 Master Plan SMA) also calls out the "continuing regional transportation challenges along the US 301 and MD 5 corridors, resulting from commuter traffic moving both into and returning from Charles County, that continue stymie the potential for development in the southern area of the County within the master plan area boundaries;" and notes that, "the District Council further finds that the 2013 Central Branch Avenue Corridor Revitalization Sector Plan calls for an expedited rezoning process to achieve parity between the zoning and land use development policies approved for the subject properties". Given that this property is affected by both the 2013 Sector Plan and the 2013 Master Plan, the former supersedes the latter for the specific geographic area it covers, including the Clinton Commercial Core Focus Area. In spite of the "overlapping area plan designations as to certain properties dually-situated within the Subregion 5 Master Plan and Central Branch Avenue Corridor Revitalization Sector Plan areas, the District Council finds that there is a need to harmonize the development and land use policies within the 2013 Subregion 5 Master Plan and SMA with those of the 2013 Central Branch Avenue Revitalization Corridor Sector Plan for certain properties in the general vicinity of Old Branch Road/Woodyard Road".

The application is proposing a land use that matches the prescribed Residential Medium from the Sector Plan. Although they are proposing a marginally higher density than what the Sector Plan envisions it is compatible with the adjacent property to the east.

In addition, the Sector Plan also makes the following recommendations that affect the subject property:

Woodyard Road Focus Area Building and Site Design Principles

- "Provide architectural elements and proportion that relate to a pedestrian scale in building facades.... Facades that provide a regular and frequent pattern of architectural variety through modulation of wall plane, detailing, color, texture, material, and the incorporation of art and ornament are encourages." (p. 105)
- "Use high-quality building material during construction such as brick, stone or masonry." (p. 105)

Analysis: The building design will be evaluated at the time of Detailed Site Plan. The applicant is encouraged to use superior building materials and to design the proposed townhomes with architectural variety in details and texture that creates an attractive patterned façade.

Connectivity and Circulation

- “Encourage all new streets using a grid or modified grid street pattern to increase connectivity and accessibility. Discourage dead-end streets and culs-de-sac” (p. 118)

Analysis: The site plan shows the creation of New Road A. Although this proposed roadway ends at the property line, creating a dead-end street, it allows for future connectivity to the properties on the north and south when the adjacent parcels are developed. It is noted that the property is constrained, and the site’s proportions do not allow for a viable internal grid network. The applicant will work with the Transportation Planning Section to ensure the proposed roadway design meets best practice standards and is adequately designed.

- “Provide sidewalks throughout the sector plan area. Use special paving in high pedestrian areas to provide a visible connecting element that reinforces the pedestrian system. Seek opportunities to connect sidewalks to the trail network.” (p. 118)

Analysis: The submitted site plan proposes a conceptual circulation plan but lacks sidewalks on both sides of the roadway. To improve pedestrian connectivity, sidewalks should be provided on both sides during future entitlements. In addition, for improved pedestrian safety, special paving is recommended at the western portion of Road A, to reinforce the crossing design.

Aviation/MIOZ: This application is located within Military Installation Overlay Zone for height. The Conical Surface – Left Runway, Area E overlay zone will limit the height of the application.

SMA/Zoning: Council Resolution CR-013-2018 reclassified the subject property into the M-X-T zone.

On November 29, 2021, the District Council approved CR-136-2021, the Countywide Map Amendment (CMA) reclassified the subject property from the Mixed Use Transportation Oriented (M-X-T) Zone to the Residential, Multifamily-48 (RMF-48) Zone.

cc: Long-Range Agenda Notebook



August 1, 2025

MEMORANDUM

TO: Emery Huang, Urban Design Section, Development Review Division

FROM: *NS* Noelle Smith, AICP, Transportation Planning Section, Countywide Planning Division

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

SUBJECT: **CSP-24002, 8808 Old Branch Avenue**

Prior Approvals

There are no prior approvals applicable to the subject site.

Master Plan Compliance

The site is subject to the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan*.

Right-of-Way (ROW)

Old Branch Avenue (C-513); 80-foot ROW

Comment: The MPOT recommends an 80-foot ROW along Old Branch Avenue of which the plan sheets include the designation.

Pedestrian and Bike Facilities

Old Branch Avenue: Planned bicycle lane and side path (dual route)

Comment: The sector plan recommends a dual route along Old Branch Avenue. Staff recommend a bicycle lane, signage, and a minimum 10-foot-wide sidewalk and signage be provided along the property frontage.

Recommendations, Policies, and Goals

MPOT Complete Streets Policies:

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

Comment: Staff recommend sidewalks be provided along both sides of all internal roads where feasible and ADA curb ramps and marked crosswalks for continuous connections.

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

Comment: Staff recommend a wide sidewalk, minimum 10-foot wide, and planned bicycle lanes along the property frontage of Old Branch Avenue.

Policy 3: Small area plans within the Developed and Developing Tiers should identify sidewalk retrofit opportunities in order to provide safe routes to school, pedestrian access to mass transit, and more walkable communities.

Comment: Staff recommend the sidewalk along the property frontage be provided to provide new connections to adjacent properties, which include a school/church.

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

Comment: Staff recommend a bicycle lane be provided along the frontage of Old Branch Avenue.

Transportation Planning Review

The site is subject to Section 27-274 for the design of Conceptual Site Plan applications. The sections related to transportation are evaluated below.

Sec. 27-274(a)(2)

Comment: Staff recommend that any proposed surface parking provide efficient vehicular and pedestrian circulation.

Sec.-27-274(a)(6)

Comment: Staff recommend that bicycle parking be provided in any proposed recreational area.

The site is subject to Sec. 27-546 and the requirements of the Mixed-Use Transportation Zone (MXT). The sections related to transportation are evaluated below.

Sec. 27-546(b)(1) and (b)(8)

Comment: The site plan includes the general circulation of the proposed pedestrian system. A Traffic Impact Study (TIS) was submitted and concluded that adequacy will be met. A full evaluation of adequacy will be conducted at the Preliminary Plan of Subdivision (PPS).

Sec. 27-546(d)(7)

Comment: The plans include pedestrian pathways throughout the site. However, sidewalks are not provided along both sides of the entirety of the internal roadway due to landscape buffering requirements along the southern portion of the site. However, staff find the proposed network provides a complete and comprehensive network.

Sec. 27-546(d)(9)

Comment: A traffic analysis was submitted and concluded that adequacy will be met.
A full evaluation of adequacy will be conducted at PPS.

Criteria for Establishing Transportation Adequacy

The subject property is located within Transportation Service Area (TSA) 2, as defined in the *Plan Prince George's 2035 Approved General Plan*. As such, the subject property is evaluated according to the following standards:

Links and Signalized Intersections: Level-of-Service (LOS) D, with signalized intersections operating at a critical lane volume (CLV) of 1,450 or better.

Unsignalized Intersections:

For two-way stop-controlled intersections, a three-part process is employed:

(a) vehicle delay is computed in all movements using the *Highway Capacity Manual* (Transportation Research Board) procedure; (b) the maximum approach volume on the minor streets is computed if delay exceeds 50 seconds, (c) if delay exceeds 50 seconds and at least one approach volume exceeds 100, the CLV is computed.

For all-way stop-controlled intersections a two-part process is employed: (a) vehicle delay is computed in all movements using the *Highway Capacity Manual* (Transportation Research Board) procedure; (b) if delay exceeds 50 seconds, the CLV is computed.

Trip Generation

The table below summarizes new trip generation for each peak period that will be used in reviewing site traffic generated impacts and developing a trip cap for the site.

Trip Generation Summary								
			AM Peak Hour			PM Peak Hour		
Land Use	Quantity	Metric	In	Out	Total	In	Out	Total
Townhouses	52	units	7	29	36	27	15	42
Trip Cap Recommendation			36			42		

The traffic generated by the proposed application will impact the following intersections in the transportation system:

1. MD 223 and Old Branch Avenue (signalized)
2. Old Branch Avenue and Site Access (unsignalized)
3. Old Branch and Coventry Way (signalized)
4. MD 223 and MD 5 Ramps (signalized)

Existing Traffic

The critical intersections identified above, when analyzed with existing traffic and existing lane configurations, operate as follows:

EXISTING TRAFFIC CONDITIONS				
Intersection	<u>Critical Lane Volume (AM & PM)</u>		<u>Level of Service (LOS, AM & PM)</u>	
1. MD 223 and Old Branch Avenue (signalized)	1177	1248	C	C
2. Old Branch Avenue and Site Access (unsignalized)	-	-	-	-
3. Old Branch Avenue and Coventry Way (signalized)	794	1003	A	B
4. MD 223 and MD 5 Ramps (signalized)	981	1297	A	C
*In analyzing unsignalized intersections, average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the greatest average delay for any movement within the intersection. According to the Guidelines, delay exceeding 50.0 seconds indicates inadequate traffic operations. Values shown as "+999" suggest that the parameters are beyond the normal range of the procedure and should be interpreted as a severe inadequacy.				

Background Traffic

The traffic analysis identified eight background developments whose impact would affect study intersections. Additionally, an annual growth of 0.5% over two years was applied. The analysis revealed the following results:

BACKGROUND TRAFFIC CONDITIONS				
Intersection	<u>Critical Lane Volume (AM & PM)</u>		<u>Level of Service (LOS, AM & PM)</u>	
1. MD 223 and Old Branch Avenue (signalized)	1523	1717	E	F
2. Old Branch Avenue and Site Access (unsignalized)	-	-	-	-
3. Old Branch Avenue and Coventry Way (signalized)	902	1131	A	B
4. MD 223 and MD 5 Ramps (signalized)	1101	1390	B	D
*In analyzing unsignalized intersections, average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the greatest average delay for any movement within the intersection. According to the Guidelines, delay exceeding 50.0 seconds indicates inadequate traffic operations. Values shown as "+999" suggest that the parameters are beyond the normal range of the procedure and should be interpreted as a severe inadequacy.				

Total Traffic

The study intersections, when analyzed with total developed future traffic, operate as shown below.

<u>TOTAL TRAFFIC CONDITIONS</u>				
Intersection	<u>Critical Lane Volume (AM & PM)</u>		<u>Level of Service (LOS, AM & PM)</u>	
1. MD 223 and Old Branch Avenue (signalized) <i>w/ Brandywine Road CIP Improvements</i>	1531	1725	E	F
	1003	1269	B	C
2. Old Branch Avenue and Site Access (unsignalized)	16.2 sec	22.0 sec	Pass	Pass
3. Old Branch Avenue and Coventry Way (signalized)	912	1140	A	B
4. MD 223 and MD 5 Ramps (signalized)	1101	1393	B	D
*In analyzing unsignalized intersections, average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the greatest average delay for any movement within the intersection. According to the Guidelines, delay exceeding 50.0 seconds indicates inadequate traffic operations. Values shown as "+999" suggest that the parameters are beyond the normal range of the procedure and should be interpreted as a severe inadequacy.				

Comment: The traffic analysis concludes that adequacy will be met. A full evaluation of adequacy will be conducted with the Certificate of Adequacy.

Conclusion

Based on the findings presented above, staff concludes that the multimodal transportation facilities will exist to serve the proposed conceptual site plan as required under Subtitle 27, and will conform to the 2009 *Countywide Master Plan of Transportation* and the 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan* if the following conditions are met:

1. Prior to the acceptance of a preliminary plan of subdivision, the applicant, and the applicant's heirs, successors, and/or assigns shall:
 - a. Submit an acceptable Traffic Impact Study and Bicycle and Pedestrian Impact Statement as part of the evaluation of transportation adequacy as part of the Preliminary Plan of Subdivision application.
2. At the time of detailed site plan, the applicant and the applicant's heirs, successors, and/or assigns shall construct the following facilities and show these facilities on a pedestrian and bikeway facilities plan as part of the site plan:
 - a. A minimum 10-foot-wide sidewalk along the property frontage of Old Branch Avenue unless modified by the operating agency with written correspondence.

- b. A standard bicycle lane and signage, in accordance with AASHTO guidelines, along the property frontage of Old Branch Avenue unless modified by the operating agency with written correspondence.
- c. A minimum five-foot-wide sidewalk along both sides of all internal roadways, where feasible.
- d. Provide ADA-compliant curb ramps and crosswalks crossing all vehicular access points and throughout the site for continuous connections.
- e. Short-term bicycle parking at any proposed recreational areas.
- f. Short-term bicycle parking for commercial or office areas at a location convenient to the buildings in accordance with AASHTO guidelines.



Countywide Planning Division
Environmental Planning Section

301-952-3650

August 22, 2025

MEMORANDUM

TO: Emery Huang, Planner IV, Urban Design Section, DRD

VIA: Thomas Burke, Supervisor, Environmental Planning Section, CWPD *TB*

FROM: Chuck Schneider, Planner III, Environmental Planning Section, CWPD *CS*

SUBJECT: **8808 Old Branch Avenue Subdivision; CSP-24002 and TCP1-002-2025**

The Environmental Planning Section (EPS) has reviewed the above referenced conceptual site plan (CSP-24002) and Type 1 Tree Conservation Plan (TCP1-002-2025) accepted on March 10, 2025. Comments were provided in a Subdivision and Development Review Committee (SDRC) meeting on March 28, 2025. Revised information was submitted on April 11 and July 18, 2025. EPS finds the application in conformance with the Environmental Regulations of Sections 27-276(b)(4), 27-273(e)(6), 27-273(e)(10), 27-273(e)(14) of the prior Zoning Ordinance, and 24-131 of the prior Subdivision Regulations and recommends approval of CSP-24002 and TCP1-002-2025 subject to the findings and conditions at the end of this memorandum.

BACKGROUND

EPS previously reviewed the following applications and associated plans for the subject site:

Development Review Case #	Associated Tree Conservation Plan #	Authority	Status	Action Date	Resolution Number
NRI-094-2024	N/A	Staff	Approved	9/19/2024	N/A
CSP-24002	TCP1-002-2025	Planning Board	Pending	Pending	Pending

PROPOSED ACTIVITY

This CSP proposes the development of a 45-55 single-family attached residential subdivision with infrastructure improvements with existing 6,336 square foot office use.

APPLICABLE WOODLAND CONSERVATION ORDINANCE

The project is subject to Division 2 of the Woodland and Wildlife Habitat Conservation Ordinance, and prior regulations of Subtitles 24 and 27, because the overall property does not have a prior tree conservation plan, and this application is for a new conceptual site plan that was accepted prior to April 1, 2025.

SITE DESCRIPTION

This proposed application at 8808 Old Branch Avenue is comprised of 5.78 acres of land containing one existing office building, associated parking, and existing woodland.

The current zoning for the site is Residential, Multifamily-48 (RSF-48); however, the applicant has opted to apply the zoning standards to this application that were in effect prior to April 1, 2022, for the Mixed-Use Transportation Oriented (M-X-T) Zone. A review of the available information indicates that the site contains no 100-year floodplain or regulated environmental features (REF) such as streams, non-tidal wetlands, and their associated buffers. According to information obtained from the Maryland Department of Natural Resources Natural Heritage Program, there are no rare, threatened, or endangered species found to occur on or in the vicinity of the application area. The soil types found on-site, according to the United States Department of Agriculture Natural Resources Conservation Services (USDA NRCS) Web Soil Survey (WSS), are Beltsville silt loam, Beltsville -Urban land complex, and Evesboro -Downer complex soils. Marlboro and Christiana clay were not identified onsite. The elevation is highest near Old Branch Avenue and then the topography gently falls from west to east. This site is located within the Tinkers Creek watershed flowing into Piscataway Creek and then the Potomac River. The site does not have frontage on a master plan roadway designated arterial or higher. This section of Old Branch Avenue is a historic roadway and PGAtlas identifies this roadway as part of the "Star-Spangled Banner Scenic Byway." According to the *Approved Countywide Green Infrastructure Plan* (2017), the site contains Evaluation Areas.

REVIEW OF PREVIOUSLY APPROVED CONDITIONS

There are no previously approved development review applications for the application area.

MASTER PLAN CONFORMANCE

Plan Prince George's 2035 Approved General Plan (2014)

The site is located within the Environmental Strategy Area 2 (formerly the Developing Tier) of the Regulated Environmental Protection Areas Map as designated by *Plan Prince George's 2035 Approved General Plan* (Plan 2035), the Established Communities of the General Plan Growth Policy Map of Plan 2035. The project is not within the boundaries of a transit district or local center as identified in Plan 2035.

2013 Approved Central Branch Avenue Corridor Revitalization Sector Plan: Environment (page 128-129)

The site is located within the 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan*. In the approved sector plan, the section on environment contains seven recommendations. The text in **bold** is the policy recommendation text from the master plan and the plain text provides comments on plan conformance:

- **Expand tree and forest canopy coverage by ensuring that new development meets its woodland conservation requirements either on site or within the plan area's watersheds. Establish woodland conservation banks within the Piscataway and Henson Creek watersheds for use when off-site woodland conservation acreage is needed as part of new development.**

Since the approval of this Sector Plan, updates to the WCO have been adopted. One of the changes to the WCO was an increase to the replacement ratio to a 1:1 ratio to mitigate for woodland clearing.

The application proposes to clear 4.67 acres of the 5.05 acres of woodlands resulting in a woodland conservation requirement of 5.54 acres. The site is almost fully wooded and clearing must occur to allow for any significant development. With the 1:1 replacement ratio, it is no longer obtainable to provide the full woodland conservation requirement on-site as recommended by the Sector Plan. This application does not propose to meet the entire woodland conservation requirement on-site but proposes to meet a portion of the woodland conservation requirement with on-site woodland preservation (0.19 acre) and reforestation (0.05 acre), and off-site woodland conservation credits (5.30 acres). To find conformance to this sector plan, prior to the issuance of permits every effort should be made to purchase credits from an off-site woodland conservation bank within the Piscataway and Henson Creek watersheds. At the time of preliminary plan of subdivision, the applicant shall make every effort to provide additional woodland conservation along the eastern boundary adjacent to the Woodyard Station Townhouses to meet more of the woodland conservation threshold on-site.

• Protect existing woodland and natural areas, restore wetlands and forests in stream buffers, and stabilize and restore ecosystem functions of receiving streams as part of the stormwater management designs for development projects or as separate, publicly funded projects.

The application area does not contain any REF or primary management area (PMA); however, the site is mostly wooded with 5.05 acres of woodland. In the M-X-T zone the amount of woodland clearing of 4.67 acres results in a woodland conservation threshold of 15 percent or 0.87 acre. Section 25-121(c)(3) requires that the threshold be met on-site or the applicant shall submit a statement of justification (SOJ) and plan demonstration that the threshold has been met on-site to the maximum extent practicable. The applicant submitted a SOJ and TCP1 which proposes to meet the woodland conservation threshold partially on-site with 0.19 acre of woodland preservation, 0.05 acre of reforestation, and the remaining 5.30 acres to be off-site woodland conservation credits. No REF or PMA will be directly impacted by the construction or location of the proposed stormwater features. At the time of preliminary plan of subdivision, it is recommended that the applicant make every effort to provide additional woodland conservation along the eastern boundary adjacent to the Woodyard Station Townhouses to meet more of the woodland conservation threshold on-site.

• Expand and enhance the green infrastructure network to include regulated areas of local significance in the Oxon Run, Tinkers Creek, and Piscataway Creek watersheds.

The application area is within the Evaluation Area as identified in the 2017 Green Infrastructure Plan (GI Plan). The approved natural resources inventory (NRI) showed no on-site REF; however, this site is within the Tinkers Creek and Piscataway Creek watersheds and woodland conservation is encouraged to expand the green infrastructure network and protect the watersheds. As required by the WCO, the site must meet the woodland conservation threshold of 0.87 acre on-site. The submitted TCP1 shows the removal of 4.67 acres of woodland from the site's 5.05 acres of woodlands. Only 0.19 acre of woodland preservation and 0.05 acre of reforestation is proposed on-site. No woodland preservation is proposed to the adjacent woodland area to the north. The applicant explained in the statement of justification that additional landscape plantings may be proposed after on-site stormwater management features have been engineered.

Methods for Meeting the Woodland and Wildlife Conservation Requirements, Section 25-122 (c)(L) of the WCO states only development within transit-oriented centers can use landscaping to meet their woodland requirement. Since this application is not in a transit-oriented center, landscaping to meet the woodland requirement will not be accepted. At the time of preliminary plan of subdivision, it is recommended that the applicant shall make every effort to provide additional woodland conservation along the eastern boundary adjacent to the Woodyard Station Townhouses to meet more of the woodland conservation threshold on-site.

• Encourage private landowners, including homeowner associations (HOAs) and institutions, such as schools and churches who own large tracts of undeveloped land, to preserve forested stream buffers, minimize forest fragmentation, and establish reforestation banks or woodland banks on their properties.

This CSP application is proposing development of single family attached dwellings and infrastructure incorporating an existing office building. Woodland preservation is required by the WCO through maintaining the woodland conservation threshold on-site. The site is 87 percent wooded and proposes clearing 92 percent of the on-site woodlands. The adjacent 11-acre property to the north is owned by a church and fully wooded. No development plans have ever been submitted on this 11-acre parcel. This is the only adjacent large, wooded area in the application area. The Type 2 tree conservation plan (TCP2) for Woodyard Station Townhouse development to the east identified a 0.23 acre area of woodlands retained-not credited abutting this application area. At time of preliminary plan of subdivision, it is recommended that the applicant shall make every effort to provide additional woodland conservation along the eastern boundary adjacent to the Woodyard Station Townhouses to meet more of the woodland conservation threshold on-site.

• Promote the use of environmentally sensitive (green) development techniques in redevelopment and new development projects, including the use of bioretention landscaping, minimizing impervious surfaces, and the use of grass channels and swales to reduce runoff and sheet flow into stream and wetland buffers.

The use of bioretention landscaping, minimizing impervious surfaces, and the use of grass channels and swales for stormwater management (SWM) has conceptually been shown on the submitted TCP1. An unapproved SWM concept plan was submitted with this application proposing that stormwater be directed into one submerged gravel wetland facility, one bioretention facility, three grass swales, and sheet flow to the woodland conservation area adjacent to the existing commercial building. A site development concept will be reviewed and approved by the Department of Permitting, Inspections and Enforcement (DPIE). The application area does not contain on-site or adjacent stream or wetland buffers.

• Ensure that site and street designs include the use of full cutoff optic lighting systems that provide consistent light levels throughout the revitalization areas.

The review of on-site lighting systems will be further reviewed in future detailed site plan application.

- **Mitigate noise created by transportation uses on existing and future residential communities by designing residential uses to minimize noise impacts through building placement or construction materials. Discourage inappropriate land uses, such as outdoor recreation, in areas subject to high noise levels.**

The review of noise mitigation with residential design and building materials will be further reviewed in future entitlement applications.

2017 Green Infrastructure Plan

The *Countywide Green Infrastructure Plan* (GI Plan) was approved on March 17, 2017, with the adoption of the *Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan* (CR-11-2017). According to the approved GI Plan, the all of the on-site woodlands are located within the Evaluation Area. The text in **BOLD** is the text from the GI Plan, and the plain text provides comments on the plan's conformance.

POLICY 1: Preserve, enhance, and restore the green infrastructure network and its ecological functions while supporting the desired development pattern of Plan 2035.

- 1.1 Ensure that areas of connectivity and ecological functions are maintained, restored and/or established by:**
 - a. Using the designated green infrastructure network as a guide to decision-making and using it as an amenity in the site design and development review processes.**
 - b. Protecting plant, fish, and wildlife habitats and maximizing the retention and/or restoration of the ecological potential of the landscape by prioritizing healthy, connected ecosystems for conservation.**

The site is zoned M-X-T which is designed for a high-density mixed development use. This application area contains no REF, PMA, or specimen trees. Adjacent uses consist of woodlands to the north, residential to the east, open area to the south, and Old Branch Avenue to the west. The on-site woodlands are connected to a 10-acre woodland area to the north. No development plans have ever been submitted on the parcel and there is no woodland easement on this woodland area. The adjacent residential use has a woodland preservation area located along the shared boundary with this application area. These two adjacent woodland areas are the only locations where wildlife or ecological connectivity could connect with. The applicant states saving on-site woodland is difficult due to the long and narrow shape of the parcel, required infrastructure, and a viable mixed-use M-X-T development.

The submitted TCP1 shows one woodland preservation area and one reforestation area in the western portion of the site adjacent to the existing on-site office building. These on-site woodland preservation and afforestation areas will be protected with a woodland and wildlife habitat conservation easement.

1.2 Ensure that Sensitive Species Project Review Areas and Special Conservation Areas (SCAs), and the critical ecological systems supporting them, are preserved, enhanced, connected, restored, and protected.

- a. Identify critical ecological systems and ensure they are preserved and/or protected during the site design and development review processes.**

No SCAs are located on or within the vicinity of this application.

POLICY 2: Support implementation of the 2017 GI Plan throughout the planning process.

2.4 Identify Network Gaps when reviewing land development applications and determine the best method to bridge the gap: preservation of existing forests, vegetation, and/or landscape features, and/ or planting of a new corridor with reforestation, landscaping and/or street trees.

The site contains no Network Gap network areas. The application area is mostly wooded except for open areas for the existing office building and parking areas and areas along the southern boundary. The adjacent property to the north is wooded, property to the east is developed with townhomes, the southern property is open with scattered trees, and the west is Old Branch Avenue. The submitted TCP1 shows woodland conservation on the western portion of the site totaling 0.19 acre of existing woodland and 0.05 acre of reforestation. The applicant proffered in the statement of justification (SOJ) that after further stormwater design and during the next development review phase, opportunities to save more on-site woodlands would be further investigated.

POLICY 4: Provide the necessary tools for implementation of the 2017 GI Plan.

4.2 Continue to require the placement of conservation easements over areas of regulated environmental features, preserved or planted forests, appropriate portions of land contributing to Special Conservation Areas, and other lands containing sensitive features.

The on-site woodland preservation and reforestation areas that meet the woodland conservation requirement will be protected with a woodland and wildlife habitat conservation easement as part of the TCP2 review process.

POLICY 7: Preserve, enhance, connect, restore, and preserve forest and tree canopy coverage.

7.1 Continue to maximize on-site woodland conservation and limit the use of off-site banking and the use of fee-in-lieu.

The applicant proposes to meet their woodland requirement with 0.19 acre of woodland preservation and 0.05 acres of reforestation on-site, and 5.30 acres of off-site woodland bank credits.

The use of fee-in-lieu to provide the requirements was not requested nor is it recommended. The SOJ states that opportunities to save more on-site woodlands and provide additional on-site woodland conservation would be further investigated with future development review applications, and that the off-site woodland banks would be located outside the Piscataway Creek watershed. At the time of preliminary plan of subdivision, it is recommended that the applicant shall make every effort to provide additional woodland conservation along the eastern boundary adjacent to the Woodyard Station Townhouses to meet more of the woodland conservation threshold on-site. Prior to the issuance of permits every effort should be made to purchase credits from an off-site woodland conservation bank within the Piscataway and Henson Creek watersheds.

7.2 Protect, restore, and require the use of native plants. Prioritize the use of species with higher ecological values and plant species that are adaptable to climate change.

Retention of existing woodlands and planting of native species on-site is required by both the Environmental Technical Manual (ETM) and the 2018 *Prince George's County Landscape Manual* (Landscape Manual) and apply toward the tree canopy coverage requirement for the development. Tree canopy coverage requirements will be evaluated at the time of the associated detailed site plan review.

7.10 Continue to focus conservation efforts on preserving existing forests and ensuring sustainable connectivity between forest patches.

The 5.78-acre application area contains 5.05 acres of existing woodlands. This on-site woodland is connected to an adjacent 10-acre woodland to the north and a 0.23-acre woodland preservation area to the east. No proposed connection to these adjacent woodland areas is proposed at this time, the applicant states in the SOJ that saving on-site woodland is difficult due to the long and narrow shape of the parcel, required infrastructure, and a viable mixed-use M-X-T development. The TCP1 shows 0.19 acre of woodland preservation and 0.05 acre of reforestation located between the existing office building and the conceptual entrance road for the development. At time of preliminary plan of subdivision, it is recommended that the applicant look at further woodland preservation adjacent to the existing off-site woodland areas.

Forest Canopy Strategies

7.12 Discourage the creation of new forest edges by requiring edge treatments such as the planting of shade trees in areas where new forest edges are proposed to reduce the growth of invasive plants.

Tree canopy coverage will be evaluated with the DSP. Native landscape planting along the existing woodland edge is encouraged.

ENVIRONMENTAL REVIEW

Natural Resources Inventory/Existing Conditions

An approved Natural Resource Inventory (NRI-094-2024) was submitted with the review package, which was approved on September 19, 2024. The site does not contain 100-year floodplain or regulated environmental features (REF) such as primary management area (PMA), streams, wetland, and their associated buffers as defined in Section 24-101(b)(27) of County Code. The NRI verifies that the subject area contains 5.05 acres of woodland and no specimen trees. No revisions are required for conformance to the NRI.

Woodland Conservation Plan

The site is subject to the provisions of Prince George's County WCO because the property is greater than 40,000 square-feet in size and it contains more than 10,000 square feet of existing woodland. TCP1-002-2025 was submitted with the CSP application.

The overall site contains 5.05 acres of net tract woodland. This application proposes using the prior zoning M-X-T which has a woodland conservation threshold of 15 percent or 0.87 acre. The TCP1 proposes to clear 4.67 acres of on-site woodland for a woodland conservation requirement of 5.54 acres. The woodland conservation worksheet proposes 0.19 acre of woodland preservation and 0.05 acre of reforestation on-site, and 5.30 acres of off-site woodland bank credits.

At the time of acceptance of the CSP, the woodland conservation ordinance as enacted by CB-020-2024 and CB-077-2024 required a variance for not meeting the woodland conservation threshold requirement on-site. A formal variance request for not meeting the threshold on-site was requested at the SDRC meeting. No variance was submitted at that time. Since the SDRC meeting, County Council Bill CB-046-2025 was passed by the County Council and is effective on September 8, 2025. It was determined that a variance for not meeting the woodland threshold on-site is no longer required for this case as this case is being heard by the Planning Board after the revised woodland conservation ordinance goes into effect; however, a statement of justification (SOJ) for not meeting the threshold is still required.

The applicant submitted an SOJ, dated July 2025, for not fully meeting the woodland conservation threshold on-site and proposes partially providing the threshold, approximately 27 percent, through the use of on-site woodland preservation (0.19 acre), on-site reforestation (0.05 acre), and off-site woodland conservation credits (5.30 acres) to fulfill the woodland conservation requirement. The site is zoned M-X-T with a linear shape that is relatively narrow. The applicant states that the woodland on-site is low priority, not forest interior dwelling species habitat, and not contiguous with 100-year floodplain or REF. The claim is that this woodland is "hydraulically isolated" from the Piscataway Creek watershed.

The adjacent 11-acre property to the north is owned by a church and fully wooded. No development plans have been submitted on this 11-acre parcel. The property to the east is subject to TCP2-014-2020-02 for Woodyard Station Townhouse development which identifies a 0.23 acre area of woodlands retained-not credited abutting this application area.

Section 25-122(b)(K) of the WCO states "... All woodland conservation areas shall be a minimum of 50 feet in width. If less than 50 feet is proposed on-site, abutting woodlands may be used if they have been previously protected by a TCP or other prior approved mechanism, such as conservation easement." This 50-foot requirement can be split between the abutting properties to qualify as a woodland area.

Staff partially support the request to not fully meet the woodland conservation threshold of 15 percent or 0.87 acre on-site. It is recommended that at the time of preliminary plan of subdivision, the applicant make every effort to provide additional woodland conservation along the eastern boundary adjacent to the Woodyard Station Townhouses to meet more of the woodland conservation threshold on-site.

Specimen Trees

There are no specimen trees identified on this property.

Preservation of Regulated Environmental Features/Primary Management Area

Regulated environmental features (REF) are required to be preserved and/or restored to the fullest extent possible under Section 24-130(a) of the Environmental Standards of Subdivision Regulations. This site is not associated with any REF.

Stormwater Management (SWM)

In accordance with Section 27-273(e) (6) of the Zoning Ordinance, the CSP shall be consistent with an approved stormwater management (SWM) concept plan. The SWM concept design is required to be reviewed and approved by the Department of Permitting, Inspections and Enforcement (DPIE) Site Road Section to address surface water runoff issues in accordance with Subtitle 32, Water Resources Protection and Grading Code. This requires that environmental site design (ESD) be implemented to the maximum extent practicable.

An unapproved SWM concept plan was submitted with this application proposing stormwater be directed into one submerged gravel wetland structure, one bioretention facility, three grass swales, and sheet flow to woodland conservation areas. The SWM concept plan and approval letter should be submitted for review with the acceptance of the PPS.

SUMMARY OF RECOMMENDED FINDINGS AND CONDITIONS

The EPS recommends approval of CSP-24002 and TCP1-002-2025, subject to the following recommended findings and conditions:

Recommended Findings

1. There are no specimen trees identified on this property.
2. In conformance with Section 24-4300 of the Environmental Standards of Subdivision Regulations, based on the level of design information currently available, there are no regulated environmental features located on this site.

Recommended Conditions:

1. At the time of preliminary plan of subdivision, the applicant shall make every effort to provide additional woodland conservation along the eastern boundary adjacent to the Woodyard Station Townhouses.
2. At time of permit review, the purchase of off-site woodland conservation credits shall first be sought within the Piscataway Creek watershed.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Department of Parks and Recreation

6600 Kenilworth Avenue Riverdale, Maryland 20737

MEMORANDUM

DATE: April 14, 2025

TO: Te-Shung Huang, Planner IV
Urban Design Section, Development Review Division
Planning Department

VIA: Sonja Ewing, Division Chief
Dominic Quattrocchi, Planning Supervisor *DAQ*
Park Planning and Environmental Stewardship Division
Department of Parks and Recreation

FROM: Ivy R. Thompson, AICP, Planner III *IRT*
Land Acquisition/Management & Development Review Section
Park Planning and Environmental Stewardship Division, DPR

SUBJECT: **CSP-24002 8808 Branch Avenue**

The Department of Parks and Recreation (DPR) has reviewed and evaluated this conceptual site plan for conformance with the requirements as they pertain to public parks and recreational facilities.

PROPOSAL

This application is for a mixed-use development of up to 55 single-family-attached residential dwelling units with an existing 6,336 sf commercial office use.

BACKGROUND:

Located on the east side of Old Branch Avenue approximately 1150 feet north of Woodyard Road, the subject property is subject to the 2013 *Approved Central Branch Avenue Corridor Sector Plan and Sectional Map Amendment*, the 2022 *Land Preservation, Parks and Recreation Plan for Prince George's County*, and *Formula 2040, Functional Master Plan for Parks, Recreation and Open Space*. This property is currently improved with an existing office building.

DISCUSSION:

The Central Branch Corridor Sector Plan recommends the incorporation of urban parks throughout the area (p. 132) The property is within Park Service Area 8. The LPPRP identifies a need for community parks throughout this Service Area. Nearby park facilities include the Cosca Regional Park, Surratt's House Museum and the Pea Hill Stream Valley Park. Planned trails for this area include the Mimosa Avenue Planned Bike Lane, the Old Branch Avenue Planned Bike Lane, and the Brandywine Old Branch Dual Route Planned Sidepath.

The development will add 141 new residents to the area (Planning Area 81A). The 2013 *Approved Central Branch Avenue Corridor Sector Plan and Sectional Map Amendment* highlights the

importance of integrating “attractive and usable” open spaces to “enhance development character, encourage pedestrian use, contribute to community life, and improve the positive experience of daily activities.” (p.119). The Sector Plan recommends providing usable open spaces are dispersed “throughout the mixed-use area, using the principles of crime prevention through environmental design (CPTED) (p.119). Recommendations include:

- Design elements such as fountains, public art or sculpture, and other architectural and landscape elements to create safe resting and gathering places.
- Pavements of varied physical texture, color, and pattern to guide movement and define functional areas.
- Wide sidewalks, street furniture, well designed bus shelters and bike racks.

DPR staff supports the provision of onsite recreation, with an emphasis on the provision of outdoor recreation opportunities that can fulfill the Sector Plan vision of enhancing the overall community for residents. The provision of recreation and trail facilities will be assessed with the review of the preliminary plan of subdivision (PPS).

RECOMMENDATION:

DPR staff recommends the Planning Board approve Conceptual Site Plan amendment CSP-24002 8808 Old Branch Avenue. DPR staff recommends that at the time of preliminary plan of subdivision review the applicant provide onsite recreation facilities to fulfill the dedication of parkland requirement.

cc: Leonard Pettiford

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2018 Legislative Session

Resolution No. CR-13-2018
Proposed by Council Member Franklin
Introduced by Council Members Franklin and Davis
Co-Sponsors _____
Date of Introduction March 6, 2018

RESOLUTION

1 A RESOLUTION concerning

2 The Subregion 5 Master Plan and Sectional Map Amendment

3 For the purpose of approving, pursuant to the Land Use Article, Annotated Code of Maryland, as
4 well as the Zoning Ordinance for Prince George's County, being also Subtitle 27, Prince
5 George's County Code, as an Act of the Prince George's County Council, sitting as the District
6 Council for that portion of the Maryland-Washington Regional District in Prince George's
7 County, Maryland, certain specified minor amendments for certain parcels of land within the
8 2013 Subregion 5 Master Plan and Sectional Map Amendment, as set forth herein and proposed
9 via Council Resolution CR-062-2017, in order to realize certain specific transportation policy
10 goals and to facilitate the respective implementation of approved land use and development
11 strategies within applicable comprehensive plans.

12 WHEREAS, pursuant to the authority conferred by the Maryland General Assembly upon
13 this local legislative body via the Regional District Act ("RDA"), more specifically, within Titles
14 21 and 22, Land Use Article, Annotated Code of Maryland, the County Council of Prince
15 George's County, Maryland, sitting as the District Council for that portion of the Maryland-
16 Washington Regional District in Prince George's County ("District Council"), approved the
17 2013 *Subregion 5 Master Plan and Sectional Map Amendment* via adoption of Council
18 Resolution 080-2013 ("CR-080-2013") and Council Resolution 081-2013 ("CR-81-2013"),
19 respectively, on July 24, 2013; and

1 WHEREAS, in accordance with its local zoning procedures, the District Council approved
 2 certain comprehensive land use and development policies for the physical development of land
 3 within the plan area boundaries via its adoption of CR-080-2013 on July 24, 2013; and

4 WHEREAS, as expressly authorized within the local zoning laws, the District Council
 5 concurrently approved certain specific zoning proposals to realize the development policy vision
 6 within a Sectional Map Amendment (“SMA”) for the geographic area of the County included
 7 within the plan boundaries via adoption of CR-081-2013, on July 24, 2013; and

8 WHEREAS, prior to its July 24, 2013, approval of the 2013 *Subregion 5 Master Plan and*
 9 *Sectional Map Amendment*, on April 2, 2013, the District Council considered and approved
 10 certain land use and development policies as to certain land dually sited within the *Central*
 11 *Branch Avenue Corridor Revitalization Sector Plan* and a portion of the Subregion 5 master plan
 12 area; and

13 WHEREAS, the District Council takes administrative notice that the 2013 *Central Branch*
 14 *Avenue Corridor Revitalization Sector Plan* states its purpose, which is to respond to public
 15 comments at workshops urging that land use and development policies for the Clinton
 16 Commercial Core focus areas be updated to address public concerns about poor connectivity,
 17 lack of quality retail choices, traffic congestion, and a lack of prior plan implementation; and

18 WHEREAS, the District Council also finds that, in rendering its final decision to approve
 19 the *Central Branch Avenue Corridor Revitalization Sector Plan*, the approved land use and
 20 development policy addressed the public’s concerns raised and approved comprehensive goals
 21 and implementation strategies to facilitate redevelopment, make vital transportation
 22 improvements to promote economic development and better connectivity within the Clinton
 23 Commercial Core focus area of the plan; and

24 WHEREAS, as approved by the District Council, the 2013 *Central Branch Avenue*
 25 *Corridor Revitalization Sector Plan* further calls for specific strategies to implement the current
 26 land use and development policies for the subject properties within the downtown Clinton
 27 Commercial Core focus area, including updated zoning and accelerated rezoning in the mixed-
 28 use areas of the plan, to realize and redevelop the Clinton focus area with high-quality
 29 development and desirable mix of uses; and

30 WHEREAS, despite the comprehensive development policy approved on April 2, 2013, by
 31 the District Council to update the recommendations for the Clinton Commercial Core focus area,

1 the *Central Branch Avenue Corridor Revitalization Sector Plan* did not include a concurrent
2 Sectional Map Amendment, in accordance with the local zoning procedures, to approve detailed
3 zoning proposals for purposes of realizing the sector plan policy vision; and

4 WHEREAS, although the Council approved funding for a subsequent Sectional Map
5 Amendment process to approve specific zoning proposals consistent with the approved 2013
6 comprehensive plan, to date the Planning Board has not initiated any Sectional Map Amendment
7 process for the Central Branch Avenue Corridor Revitalization Plan area; and

8 WHEREAS, as a result, and notwithstanding overlapping area plan designations as to
9 certain properties dually-situated within the Subregion 5 Master Plan and Central Branch Avenue
10 Corridor Revitalization Sector Plan areas, the District Council hereby finds that there is a need to
11 harmonize the development and land use policies within the 2013 *Subregion 5 Master Plan and*
12 *SMA* with those of the 2013 *Central Branch Avenue Revitalization Corridor Sector Plan* for
13 certain properties in the general vicinity of Old Branch Road/Woodyard Road, as identified
14 herein; and

15 WHEREAS, the District Council further finds that, as recounted in the 2013
16 comprehensive plan and prior applicable master plans for the Subregion 5 plan area, there are
17 continuing regional transportation challenges along the US 301 and MD 5 corridors, resulting
18 from commuter traffic moving both into and returning from Charles County, that continue stymie
19 the potential for development in the southern area of the County within the master plan area
20 boundaries; and

21 WHEREAS, the District Council further finds that the 2013 *Central Branch Avenue*
22 *Corridor Revitalization Sector Plan* calls for an expedited rezoning process to achieve parity
23 between the zoning and land use development policies approved for the subject properties; and

24 WHEREAS, on July 7, 2015, and as is permitted pursuant to the its authority set forth in its
25 local law and the public general laws of the State, including Section 1-207, General Provisions
26 Article, Annotated Code of Maryland, as well as longstanding precedent established by the
27 Maryland Courts, the District Council approved a new, limited minor amendment process to the
28 text of its local laws via enactment of CB-035-2015, which is codified as Section 27-642 of the
29 Zoning Ordinance; and

30 WHEREAS, in order to realize the Central Branch Avenue and Subregion 5 plan visions,
31 particularly those relevant to transportation improvements in the Brandywine and Clinton areas

1 of the County, Section 27-642 of the Zoning Ordinance provides a specific process to consider
 2 and approve certain targeted adjustments when justifiable and appropriate—here—to align the
 3 land use and zoning classification for specified land located in the plan area with current County
 4 development policies; and

5 WHEREAS, the District Council finds that the proposed changes in the Clinton
 6 Commercial Core focus area will augment efforts to facilitate a public-private partnership to
 7 funds millions in transportation improvements, especially the improvement of the MD-223/Old
 8 Branch Avenue/Brandywine Road intersection in downtown Clinton, as approved in the current
 9 Capital Improvement and Operating and Expense Budgets for the County, more specifically, *CIP*
 10 *No. FD660002, Brandywine Road & MD 223 Intersection*; and

11 WHEREAS, as approved by the District Council within the 2013 *Subregion 5 Master Plan*
 12 *and Sectional Map Amendment*, the land use and development policies for the area of the plan
 13 described as the “Brandywine Community Center” call for a “mix of residential and commercial
 14 land uses”; and

15 WHEREAS, District Council also finds that, in accordance with the prescriptions of the
 16 Land Use Article, Annotated Code of Maryland, the current General Plan for the County, *Plan*
 17 *Prince George’s 2035*, designates the plan area that includes the Brandywine Community Center
 18 as “Town Center” with a corresponding mix of residential and commercial uses, which is not
 19 consistent with the prescriptions governing the uses of land and requirements for development
 20 under the current zoning classification for the subject property; and

21 WHEREAS, the proposed land use brings the subject properties into conformance with the
 22 both the generalized future land use recommendation for the area within the current General
 23 Development Plan for the County, *Plan Prince George’s 2035*, and the 2013 *Subregion 5 Master*
 24 *Plan and Sectional Map Amendment*, which respectively call for mixed use zoning and land use
 25 for the area of the subject properties known as the Brandywine Community Center; and

26 WHEREAS, on July 18, 2017, pursuant to its comprehensive planning and zoning authority
 27 conferred by the Maryland General Assembly upon this local legislative body via the RDA, Land
 28 Use Article, and Section 1-207, General Provisions Article, Annotated Code of Maryland, as
 29 well as the provisions of its local zoning laws, namely Section 27-642 and Part 13 of the Zoning

1 Ordinance, the District Council unanimously adopted Council Resolution CR-062-2017, thereby
2 initiating certain proposed minor amendments to the 2013 *Subregion 5 Master Plan and*
3 *Sectional Map Amendment*; and

4 WHEREAS, as required by the procedures specified at law, CR-062-2017 included a
5 statement of the date for a joint public hearing to occur on October 10, 2017, to receive public
6 comments and other testimony in a record of joint public hearing testimony on the eight (8)
7 proposed minor amendments to the 2013 *Subregion 5 Master Plan and Sectional Map*
8 *Amendment*; and

9 WHEREAS, in accordance with the applicable prescriptions of state and local law, the
10 District Council and the Prince George's County Planning Board of the Maryland-National
11 Capital Park and Planning Commission conducted a duly-advertised joint public hearing on
12 October 10, 2017, in order to seek testimony and other public comment as to the proposed minor
13 amendments within a record of joint public hearing testimony; and

14 WHEREAS, after the close of the joint public hearing record on October 20, 2017, the
15 Planning Department technical staff prepared a digest of the testimony within the hearing record
16 for presentation of its analysis to the Prince George's Planning; and

17 WHEREAS, on November 2, 2017, the Planning Board conducted a public work session to
18 review the testimony within the public hearing record as well as associated technical staff
19 recommendations thereon; and

20 WHEREAS, after completing its review of the hearing record, the Planning Board
21 transmitted the public hearing record of testimony, together with its recommendation and the
22 assessments prepared by the Technical Staff on November 9, 2017; and

23 WHEREAS, on January 30 and February 27, 2018, respectively, the Council held public
24 meetings, convened as the Committee of the Whole, to be briefed by the Council's Zoning and
25 Legislative Counsel and the Planning Department Technical Staff regarding the testimony and
26 other exhibits within the joint public hearing record; and

27 WHEREAS, after respective procedural and substantive presentation by legal counsel to the
28 Council and Planning Board technical staff, as well as questions and other discussion regarding
29 the record of hearing testimony for the proposed minor amendments, the Council noted specific
30 support within several exhibits within the record of joint public hearing testimony that support
31 the proposed zoning changes for the properties that are the subject of proposed Minor

1 Amendments Four and Five and, in contrast, only general opposition within the hearing record
2 for Amendments Four and Five; and

3 WHEREAS, at the February 27, 2018, meeting of the Council convened as Committee of
4 the Whole and, having reviewed the testimony within the joint public hearing record in light of
5 applicable comprehensive plans for the area, the Council further noted the existence of current
6 applicable land use and development policies calling for mixed use residential and commercial
7 development for properties within Brandywine Community Center, which must facilitate the
8 critical transportation improvements in the Brandywine area; and

9 WHEREAS, upon concluding its discussion regarding the eight (8) proposed minor
10 amendments to the 2013 *Subregion 5 Master Plan and Sectional Map Amendment*, the Council
11 voted unanimously 7–0 to direct staff to prepare a Resolution of Approval as to proposed Minor
12 Amendments Four, Five, and Six, respectively; and to expressly reject the remaining proposed
13 minor amendments within CR-062-2017 by Disapproval of proposed Minor Amendments One,
14 Two, Three, Seven, and Eight, respectively; and

15 WHEREAS, it is the additional finding of the Council that the approval of the subject
16 proposed Minor Amendments 4, 5, and 6 shall not, by way of such modifications to zoning
17 classification, be deemed to supplant or otherwise exempt potential future development
18 proposals for the affected properties from conformance with all land use and development
19 regulations imposed by the Zoning Ordinance, particularly, all required public participation and
20 entitlement processes including, but not limited to, any applicable preliminary plan applications,
21 site plan applications, and association notification procedures.

22 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's
23 County, Maryland, sitting as the District Council for that part of the Maryland-Washington
24 Regional District in Prince George's County, Maryland, that, in accordance with provisions of
25 the Land Use Article and the General Provisions Article, Annotated Code of Maryland, as well
26 as Part 13 of the Zoning Ordinance for Prince George's County, being also Subtitle 27 of the
27 Prince George's County Code, the proposed Minor Amendments Four, Five, and Six to the 2013
28 *Subregion 5 Master Plan and Sectional Map Amendment*, as recited below, be and the same are
29 hereby APPROVED.
30

MINOR AMENDMENT NUMBER FOUR:

Amend the zoning classification for property located in the southwest quadrant of the intersection of Piscataway Road and Brandywine Road, from the C-S-C, C-O, and R-80 Zones, respectively, to the M-X-T Zone, as follows:

Lot 2 Tax Account Nos. 0975334, 0975342; Parcel 225 Tax Account No. 0906164; Parcel 212 Tax Account No. 0906172; Parcel 213 Tax Account No. 0906180; Parcel 226 Tax Account No. 0906198; Parcel 85 Tax Account No. 0906214; Parcel 59 Tax Account No. 0975276; Parcel 47 Tax Account No. 0912592; Parcel 46 Tax Account No. 0906156; Parcel 48 Tax Account No. 0864934; Lot 1 Tax Account No. 0912980; Parcel 56 Tax Account No. 0912972; Parcel 57 Tax Account No. 0915991; Lots 1-3 Tax Account No. 0911578; Parcel 58 Tax Account No. 0852731; Parcel 26 Tax Account No. 0888776; Parcel 83 Tax Account No. 0975300 ;Parcel 60 Tax Account No. 0874289; and Parcel 61 Tax Account No. 0883843.

MINOR AMENDMENT NUMBER FIVE:

Amend the zoning classification for property located on the east side of Old Branch Avenue, approximately 1,100 feet north of its intersection with Piscataway Road/Woodyard Road (MD 223) and north side of Woodyard Road (MD 223) from the C-S-C, C-O, R-55, and R-80 Zones, respectively, to the M-X-T Zone, as follows:

Parcel 37 Tax Account No. 0975268; Parcel 198 Tax Account No. 0983858; Parcel 149 Tax Account No. 0980540; Parcel 191 Tax Account Nos. 0872051 and 3245958; Parcel 187 Tax Account No. 0872044; Parcel 151 Tax Account No. 0980557; and Lot 1 Tax Account No. 0872077.

MINOR AMENDMENT NUMBER SIX:

Amend the zoning classification for property located on the west side of MD 5/US 301, approximately 1,900 feet north of its intersection with Chadds Ford Drive from the R-R to the M-X-T Zone, as follows:

Parcel 21, Tax Account No. 1182377; and Parcel 23, Tax Account Nos. 1180801 and 1180793.

BE IT FURTHER RESOLVED that, in accordance with provisions of the Regional District Act, Division II, Land Use Article and the General Provisions Article, Annotated Code of Maryland, as well as Part 13 of the Zoning Ordinance for Prince George's County, being also

1 Subtitle 27 of the Prince George's County Code, proposed Minor Amendments One, Two,
 2 Three, Seven, and Eight, as proposed via the District Council's adoption of CR-062-2017 on July
 3 18, 2017, be and the same are hereby DISAPPROVED.

4 BE IT FURTHER RESOLVED that the Clerk of the Council shall transmit a copy of this
 5 Resolution to the Prince George's County Planning Board of the Maryland-National Capital Park
 6 and Planning Commission in accordance with the prescriptions of Section 27-642 of the County
 7 Zoning Ordinance.

8 BE IT FURTHER RESOLVED that the provisions of this Resolution are hereby declared to
 9 be severable; and, in the event that any section, subsection, paragraph, subparagraph, sentence,
 10 clause, phrase, or word of this Resolution is declared invalid or unconstitutional by a court of
 11 competent jurisdiction, such invalidity or unconstitutionality shall not affect the remaining
 12 words, phrases, clauses, sentences, subparagraphs, paragraphs, subsections, or sections of this
 13 Resolution, since the same would have been enacted or adopted without the incorporation in this
 14 Resolution of any such invalid or unconstitutional word, phrase, clause, sentence, paragraph,
 15 subparagraph, subsection, or section.

Adopted this 6th day of March , 2018.

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: _____
 Dannielle M. Glaros
 Chair

ATTEST:

 Redis C. Floyd
 Clerk of the Council

CONCEPTUAL SITE PLAN

8808 OLD BRANCH AVENUE

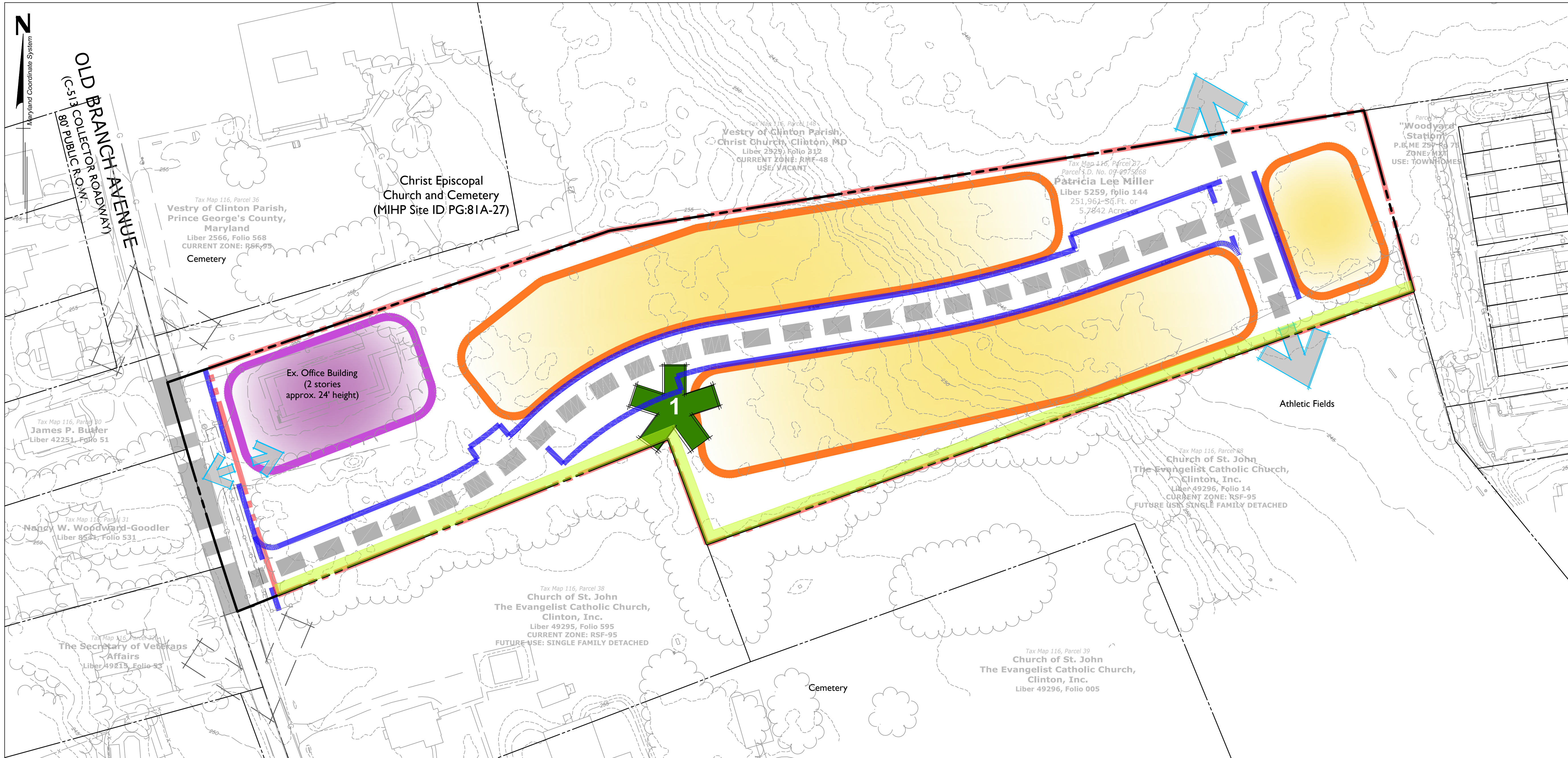
PARCEL 37
ELECTION DISTRICT 9
PRINCE GEORGE'S COUNTY, MARYLAND

- I. GENERAL NOTES
- PROJECT NAME: 8808 OLD BRANCH AVENUE
 - APPLICANT: D.R. HORTON, INC.
137 MITCHELL'S CHANCE ROAD, SUITE 300
EDGEWATER, MARYLAND 21037
 - OWNER: THOMAS V M JR. AND PATRICIA L MILLER
8808 OLD BRANCH AVENUE
CLINTON, MARYLAND 20735
 - TOTAL ACREAGE: 5.78 ACRES (251,961 SF)
GROSS TRACT AREA: 5.78 AC (251,961 SF)
NET TRACT: 5.78 AC (251,961 SF)
 - EXISTING ZONING: RMF-48 (FORMERLY M-X-T)
 - PROPOSED LAND USE: OFFICE AND SINGLE-FAMILY-ATTACHED
 - THE PROPERTY IS LOCATED WITHIN THE JOINT BASE ANDREWS MILITARY INSTALLATION OVERLAY AREA FOR HEIGHT (AREA E).
 - EXISTING PARCELS: PARCEL 37: L-5259/F-144

- II. DEVELOPMENT DATA
- PROPOSED LAND USE: OFFICE AND SINGLE-FAMILY-ATTACHED
 - ALL PROPOSED RESIDENTIAL STREETS TO BE PRIVATE
 - APPROXIMATE ACREAGE OF LOTS, PARCELS, OUTLOTS, AND OUTPARCELS:
SINGLE FAMILY ATTACHED +/- 2.33 ACRES OR 101,495 SF OF DEVELOPMENT AREA
EXISTING OFFICE +/- 0.40 ACRES OR 17,424 SF OF DEVELOPMENT AREA
 - PROPOSED USES:
SINGLE FAMILY ATTACHED: 45-55 UNITS
EX. OFFICE BUILDING: 0.15 ACRES OR 6,336 SF
 - GROSS FLOOR AREA:
EX. GROSS FLOOR AREA: 0.15 AC OR 6,336 SF (EX. OFFICE BUILDING)
PROP. GROSS FLOOR AREA: 2.75-3.33 AC OR 119,790-145,055 SF (INCLUDES EX. OFFICE BUILDING AND PROPOSED TOWNHOUSES AT APPROXIMATELY 2,500 SF EACH).
 - FLOOR AREA RATIO:
FAR ALLOWED: 1.4 (0.4 BASE + 1.0 BONUS FOR RESIDENTIAL)
EX. FAR: 0.03 (0.15 / 5.78 AC OR 6,336 SF / 251,961 SF)
PROP. FAR: 0.48 - 0.58 (2.75 / 5.78 AC - 3.33/5.78 AC OR 119,790/251,961 SF - 145,055 SF/251,961 SF)
 - RECREATION FACILITIES SHALL BE FURTHER EVALUATED DURING REVIEW OF THE DETAILED SITE PLAN.

- III. UTILITY NOTES:
- EXISTING WATER/SEWER DESIGNATION: W-3 AND 5-3
 - PROPOSED WATER/SEWER DESIGNATION: W-3 AND 5-3

- IV. SITE INVENTORY INFORMATION
- 200 FOOT MAP REFERENCE: 2125E06
 - TAX MAP NUMBER AND GRID: TAX MAP 116, GRID C2
 - AVIATION POLICY AREA: N/A
 - 10-FOOT PUBLIC UTILITY EASEMENT ALONG ALL RIGHTS-OF-WAY: YES
 - ALL EASEMENTS AND RIGHTS-OF-WAY ARE SHOWN ON PLANS
 - MANDATORY PARK DEDICATION: NONE
 - CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: NO
 - HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY: IN THE VICINITY - CHRIST CHURCH AND CEMETERY (81A-027)
 - WETLANDS: NO
 - 100-YEAR FLOODPLAIN: NO
 - WITHIN CHESAPEAKE BAY CRITICAL AREA: NO
 - SOURCE OF TOPOGRAPHY: MCKENZIE SNYDER, JULY 2024
 - SOURCE OF BOUNDARY: RODGERS CONSULTING INC., JULY 2024
 - MARLBORO CLAY COMPLEX IS FOUND TO OCCUR ON THE PROPERTY: NO



VICINITY MAP

1" = 2,000'

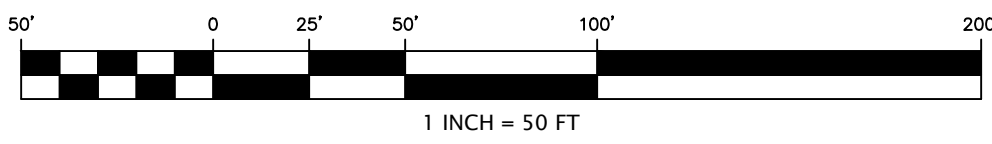
LEGEND:

- EX. BOUNDARY LINE
EX. LOT LINE
EX. ESMT
EX. BLDG
EX. SIDEWALK
EX. 10' CONTOUR LINE
EX. 2' CONTOUR LINE
EX. TREELINE
EX. WETLAND
EX. WETLAND BUFFER¹
EX. STREAM T.O.B.
EX. STREAM CENTER¹
EX. EPHEMERAL¹
EX. STREAM BUFFER¹
EX. PRIMARY MGMT AREA¹
EX. FLOODPLAIN¹
EX. UNMITIGATED 65 DB LINE
EX. FOREST STAND
EX. T-O-C¹
PR. LIMIT OF DISTURBANCE
PR. 10' CONTOUR LINE
PR. 2' CONTOUR LINE
PR. R.O.W.
PR. LOT LINE
PR. BLDG
PR. SIDEWALK
PR. FACE OF CURB
PR. BACK OF CURB
PR. ROAD PAVEMENT

- PR. SEWER
PR. WATER
PR. PUE
PR. EASEMENT
EX. SPECIMEN TREES RETAINED¹
PR. SPECIMEN TREE REMOVAL¹
WOODLAND PRESERVATION (WPA)
WOODLAND CLEARED
WOODLAND CLEARED FLOODPLAIN (C-FP)¹
WOODLAND PRESERVED - NOT COUNTED (WP-NC)
WOODLAND REFORESTATION/ AFFORESTATION AREA(WRA)
¹ NOT PRESENT ON THIS SITE

- Boundary Line
Single Family Residential
Commercial
Bufferyard Location
Sidewalk
Proposed Secondary Street ROW
Existing Major Collector Street Public ROW (Old Branch Avenue)
Proposed Recreational Area / Facility

GRAPHIC SCALE



Sheet Index

Sheet Number	Sheet Title
1	COVER SHEET
2	APPROVALS
3	EXISTING CONDITIONS
4	ILLUSTRATIVE RENDERING
5	CIRCULATION & GRADING PLAN
6	CONCEPTUAL SITE PLAN
7	CONCEPTUAL LANDSCAPE PLAN

Single-Family Attached Unit Standards		Commercial Standards	
Minimum Net Lot Area	1,500 square feet	Minimum Net Lot Area	n/a
Minimum Front Yard Setback	18 feet	Minimum Front Yard Setback	10 feet
Minimum Side Yard Setback	none	Minimum Side Yard Setback	10 feet
Minimum Rear Yard Setback	10 feet	Minimum Rear Yard Setback	5 feet
Minimum Lot Width at Street Line	14 feet	Maximum Building Height	45 feet
Minimum Lot Width at Front BRL	20 feet		
Minimum Distance Between Buildings	14 feet		
Minimum Gross Living Space	1,250 square feet		
Maximum Building Height	45 feet		

Standards can be amended by subsequent PPS or DSP applications. Variation to the standards can be granted by the Prince George's County Planning Board on a case-by-case basis. Highly visible end units for dwelling units require additional design and finish treatments that will be decided at the time of Detailed Site Plan application. A deck or patio can encroach into the rear yard setback by 5 feet.

PROFESSIONAL CERTIFICATION

"I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 40767, Expiration Date: 06/19/2027."



REVISION	DATE	REVISION	DATE

APPLICANT / DEVELOPER:

D.R. Horton, Inc.
137 Mitchell's Chance Road, Suite 300
Edgewater, MD 21037

OWNER:

Thomas V.M. Jr. & Patricia L. Miller
P.O. Box 219
Clinton, MD 20735

8808 OLD BRANCH AVENUE

Tax Map 166, Parcel 37
Election District 9
Prince George's County, Maryland

RODERS
CONSULTING

1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6356 www.rodgers.com

BY	DATE
BASE DATA	
DESIGNED	
DRAWN	
REVIEWED	
RODERS CONTACT: Nat Ballard	
RELEASE FOR	
BY: _____	DATE: _____

COVER SHEET

SCALE: 1" = 50'
JOB No. 0832AP
DATE: NOV., 2024
SHEET No. 1 OF 7



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SCALE:
JOB No. 0832AP
DATE: NOV., 2024
SHEET No. 2 OF 7

APPROVALS

	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		
RODGERS CONTACT: Nat Ballard		
RELEASE FOR ☐		
BY: _____ DATE: _____		

RODGERS
CONSULTING

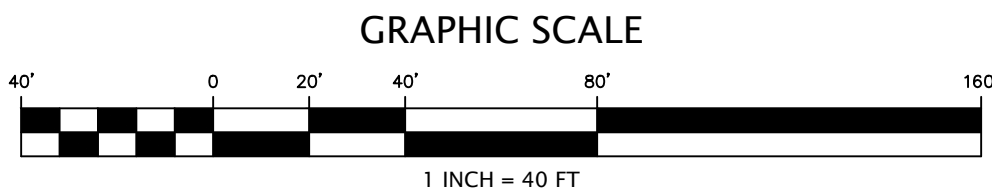
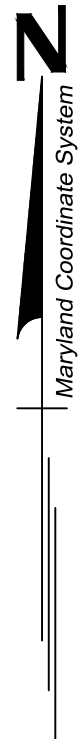
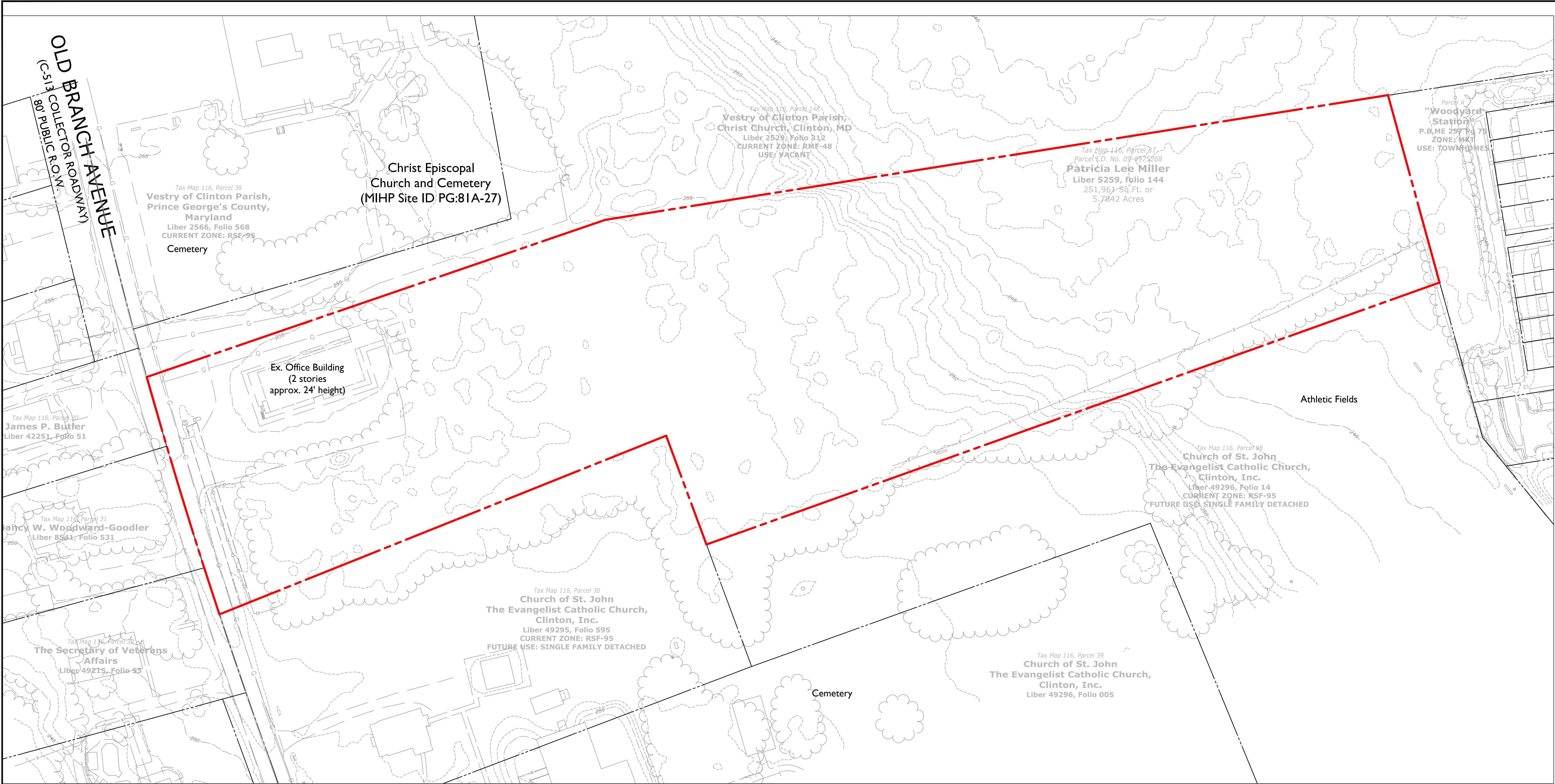
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6356 www.rodgers.com

8808 OLD BRANCH AVENUE
Tax Map 166, Parcel 37
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Prince George's County, Maryland

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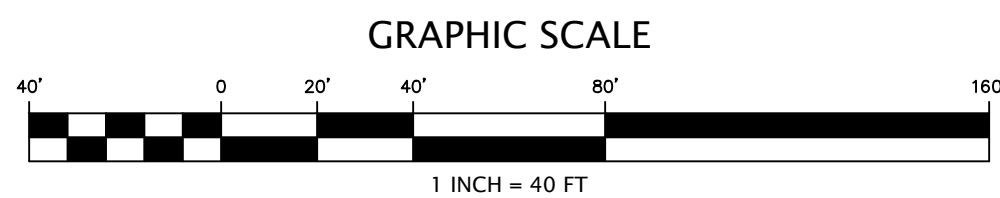
REVISION	DATE	REVISION	DATE



Legend

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING SPOT ELEVATION
- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- FLOOD PLAIN
- PRIMARY MANAGEMENT AREA
- EXISTING STREAM
- EXISTING WETLAND
- EXISTING WETLAND BUFFER
- EXISTING STREAM BUFFER
- EXISTING WATER
- EXISTING EASEMENT
- EXISTING TREE LINE
- EXISTING STORM DRAIN
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC
- SOIL TYPE BOUNDARY
- STEEP SLOPES
- MARLBORO CLAY
- FLOODPLAIN BUILDING RESTRICTION LIN
- UNMITIGATED 1.5 F O.S.

REVISION		DATE		REVISION		DATE		APPLICANT / DEVELOPER:		OWNER:		8808 OLD BRANCH AVENUE		RODGERS CONSULTING		EXISTING CONDITIONS		PROFESSIONAL CERTIFICATION	
								D.R. Horton, Inc. 137 Mitchell's Chance Road, Suite 300 Edgewater, MD 21037		Thomas V.M. Jr. & Patricia L. Miller P.O. Box 219 Clinton, MD 20735		Tax Map 166, Parcel 37 Election District 9 Prince George's County, Maryland		1101 Mercantile Lane, Suite 280, Largo, Maryland 20774 Ph: 301.948.4700 Fx: 301.948.6356 www.rodgers.com		RELEASE FOR		I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 07-11-2025	
																BY: DATE:		3 OF 7	



REVISION	DATE	REVISION	DATE

APPLICANT / DEVELOPER:
D.R. Horton, Inc.
137 Mitchell's Chance Road, Suite 300
Edgewater, MD 21037

OWNER:
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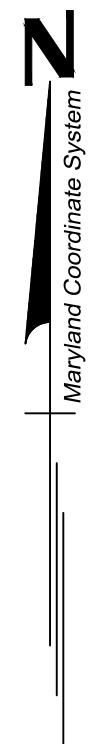
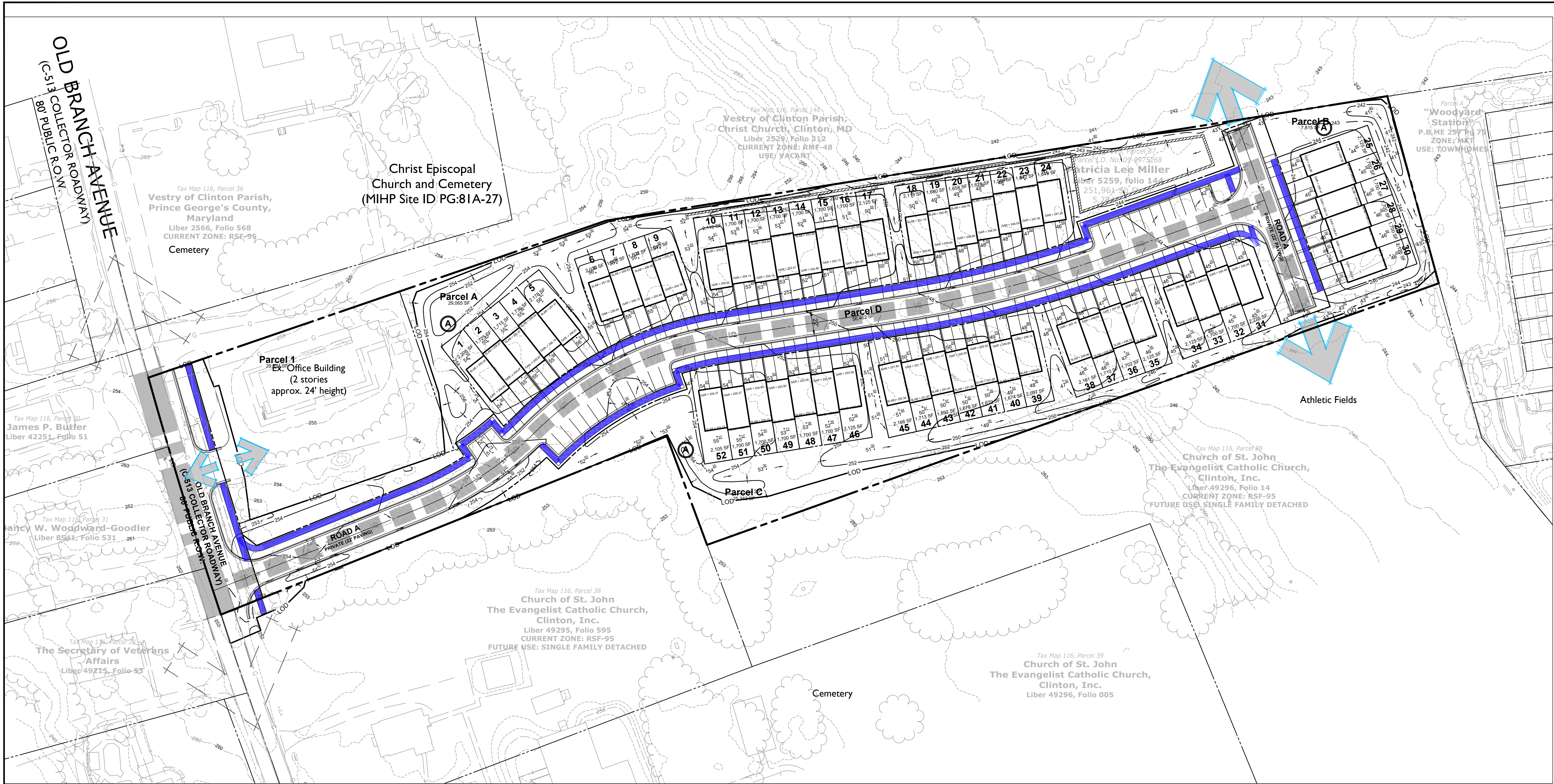
	BY	DATE
BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		
RODGERS CONTACT: Nat Ballard		
RELEASE FOR ☐		
BY: _____	DATE: _____	

ILLUSTRATIVE RENDERING

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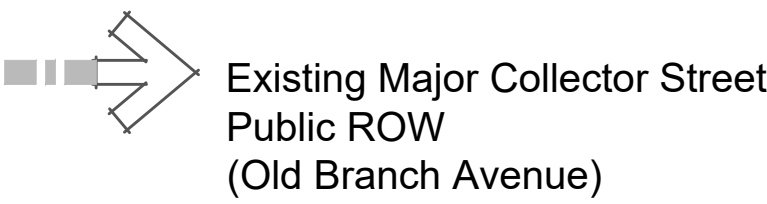
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JOB No.	0832AP
DATE:	NOV., 2024
SHEET No.	4 OF 7



LEGEND



Proposed Private Street

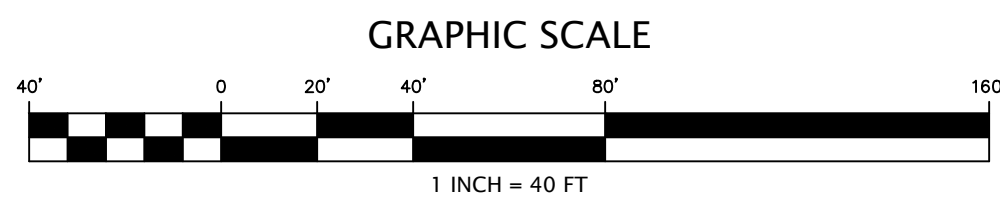


Existing Major Collector Street
Public ROW
(Old Branch Avenue)



Proposed Sidewalk

NOTE: The lot layout is for illustrative purpose only and not for final design or construction.



REVISION	DATE	REVISION	DATE

APPLICANT / DEVELOPER:

D.R. Horton, Inc.
137 Mitchell's Chance Road, Suite 300
Edgewater, MD 21037

OWNER:

Thomas V.M. Jr. & Patricia L. Miller
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8808 OLD BRANCH AVENUE

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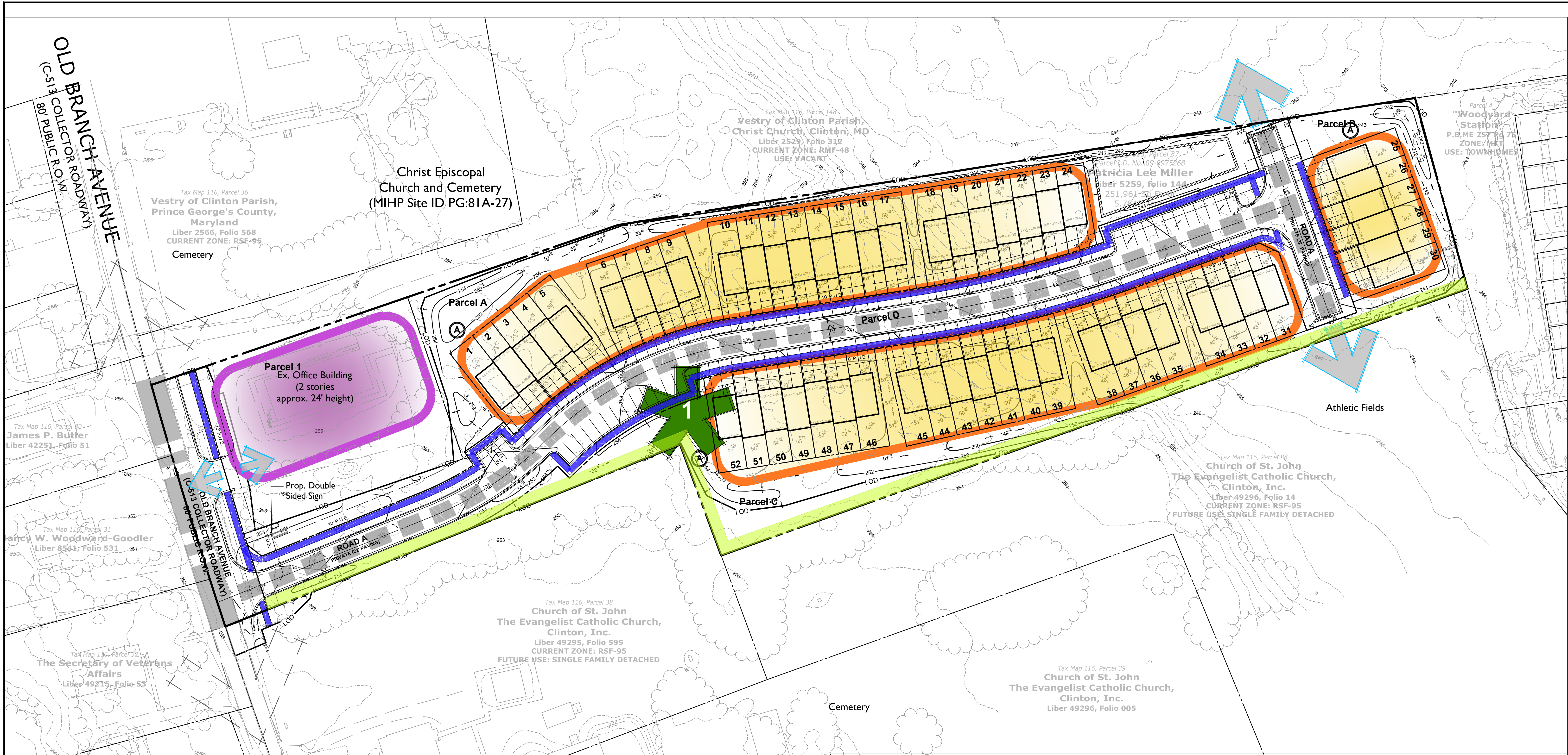
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BASE DATA		
DESIGNED		
DRAWN		
REVIEWED		
RODDERS CONTACT: Nat Ballard		
RELEASE FOR		
BY: _____	DATE: _____	

CIRCULATION & GRADING PLAN



PROFESSIONAL CERTIFICATION
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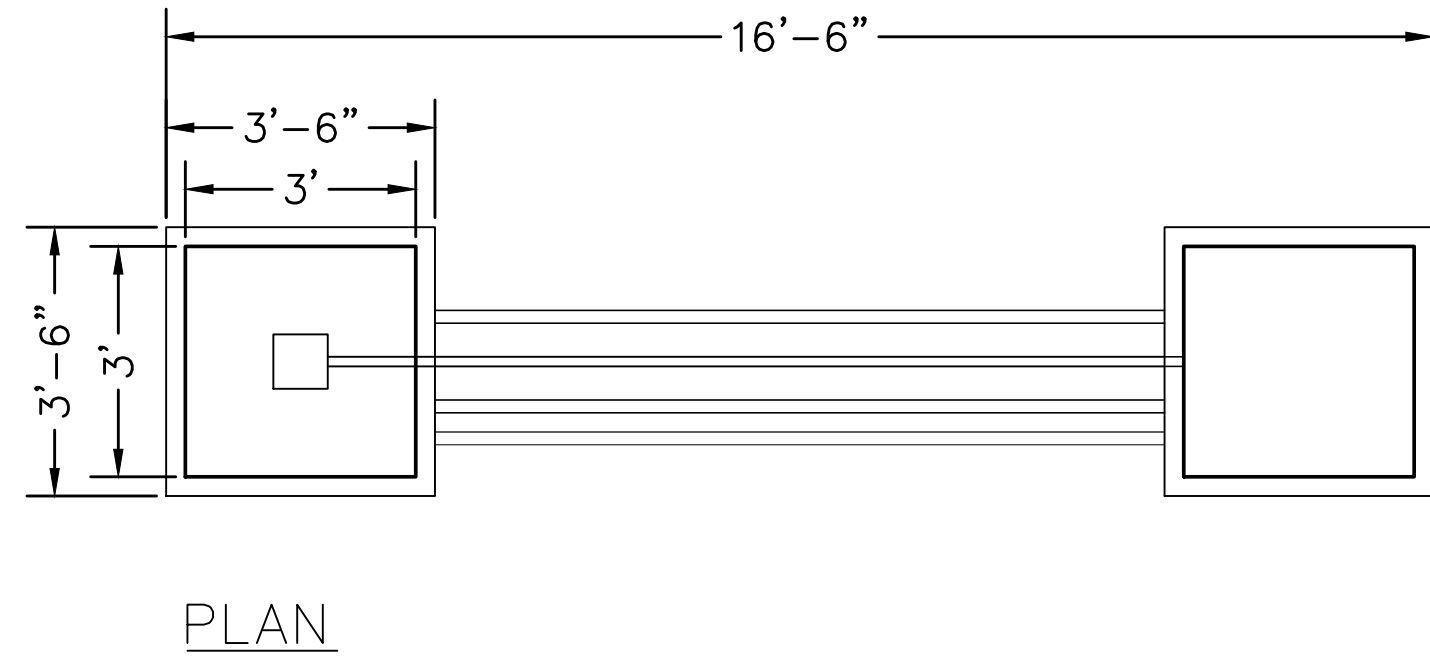
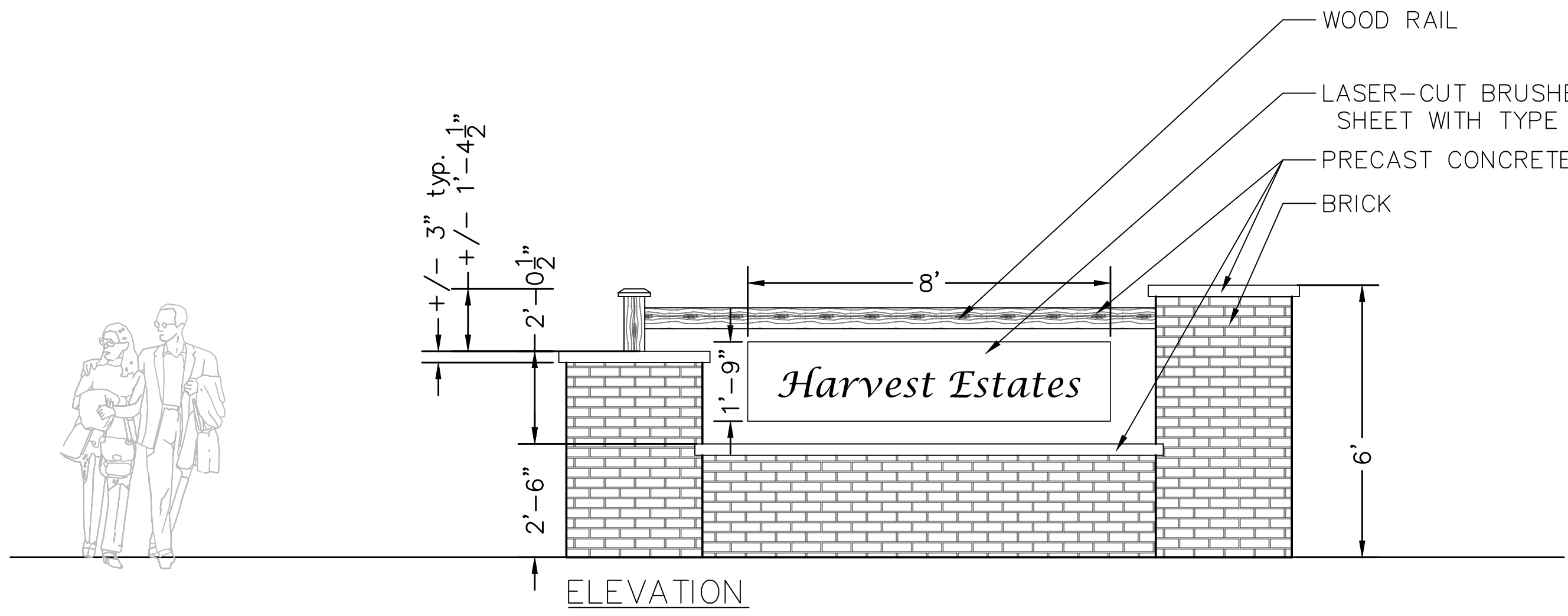
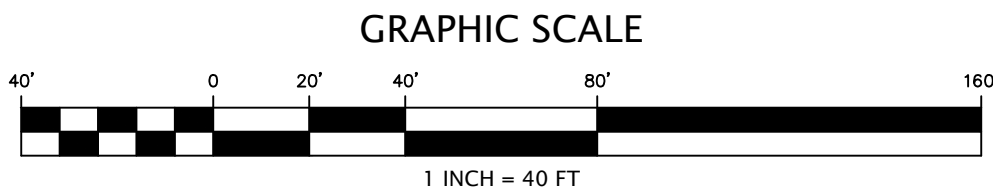
SCALE:	1" = 40'
JOB No.	0832AP
DATE:	NOV., 2024
SHEET No.	5 OF 7



LEGEND

- Single Family Residential
- Commercial
- Bufferyard Location
- Sidewalk
- Proposed Secondary Street ROW
- Existing Major Collector Street Public ROW (Old Branch Avenue)
- Proposed Recreational Area / Facility

NOTE: The lot layout is for illustrative purpose only and not for final design or construction.

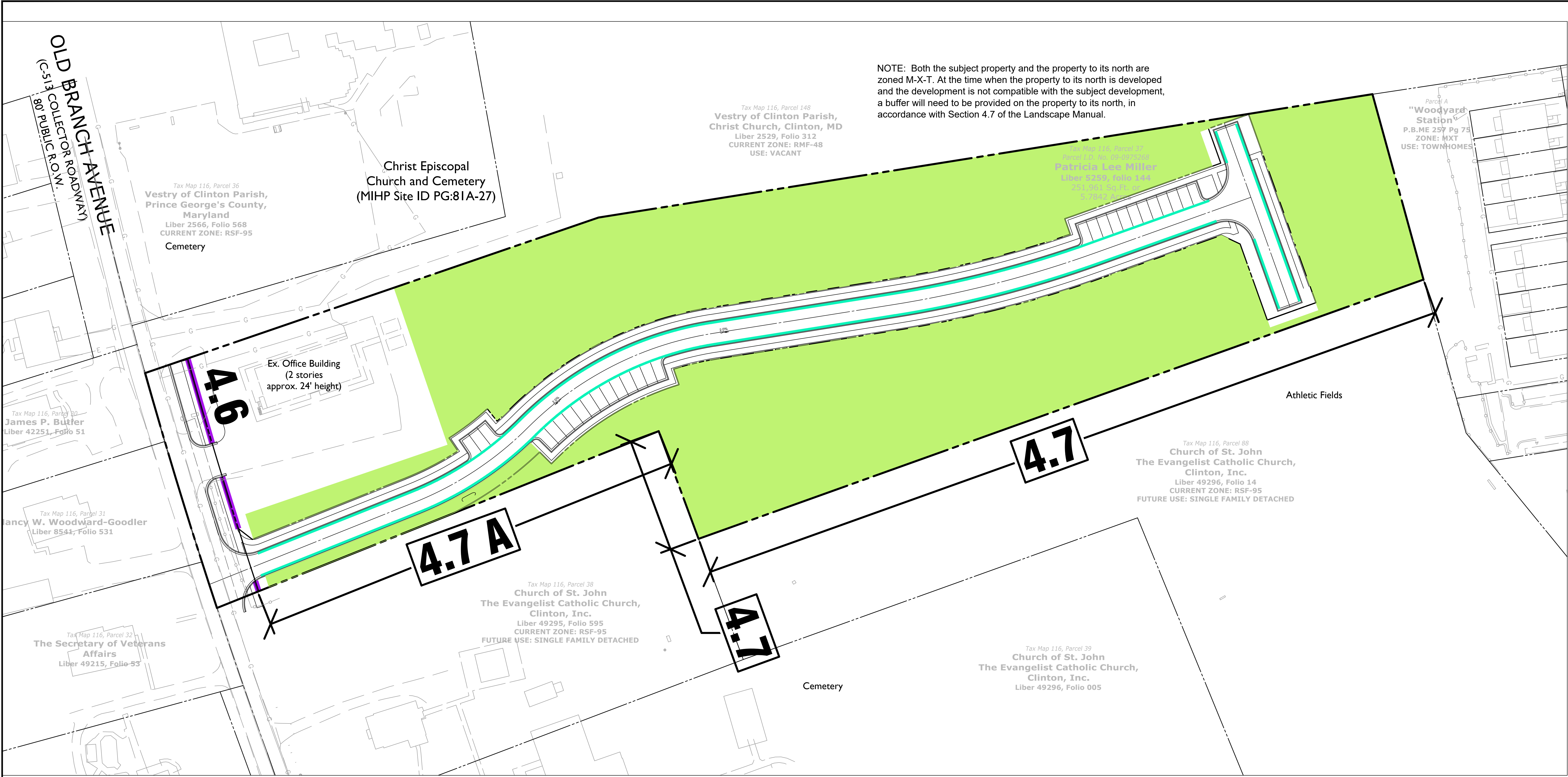


1 DOUBLE SIDED ENTRANCE SIGN
Typical Detail N.T.S.

PROFESSIONAL CERTIFICATION
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REVISION	DATE	REVISION	DATE	APPLICANT / DEVELOPER:	OWNER:	8808 OLD BRANCH AVENUE	RODERS CONSULTING	CONCEPTUAL SITE PLAN	SCALE: 1" = 40'
				D.R. Horton, Inc. 137 Mitchell's Chance Road, Suite 300 Edgewater, MD 21037	Thomas V.M. Jr. & Patricia L. Miller P.O. Box 219 Clinton, MD 20735	Tax Map 166, Parcel 37 Election District 9 Prince George's County, Maryland	1101 Mercantile Lane, Suite 280, Largo, Maryland 20774 Ph: 301.948.4700 Fx: 301.948.6356 www.rodgers.com	BASE DATA DESIGNED DRAWN REVIEWED RODERS CONTACT: Nat Ballard RELEASE FOR BY: DATE:	JOB No. 0832AP DATE: NOV., 2024 SHEET No. 6 OF 7



REVISION	DATE	REVISION	DATE	APPLICANT / DEVELOPER:	OWNER:	8808 OLD BRANCH AVENUE	RODGER'S CONSULTING	BASE DATA	BY	DATE	SCALE:
				D.R. Horton, Inc. 137 Mitchell's Chance Road, Suite 300 Edgewater, MD 21037	Thomas V.M. Jr. & Patricia L. Miller P.O. Box 219 Clinton, MD 20735	Tax Map 166, Parcel 37 Election District 9 Prince George's County, Maryland	1101 Mercantile Lane, Suite 280, Largo, Maryland 20774 Ph: 301.948.4700 Fx: 301.948.6356 www.rodgers.com	DESIGNED			1" = 40'
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								REVIEWED			DATE: NOV., 2024
								RODGER'S CONTACT: Nat Ballard			
								RELEASE FOR			
								BY: _____ DATE: _____			SHEET No. 7 OF 7

Additional Back-up

For

CSP-24002

8808 Old Branch Avenue

8808 OLD BRANCH AVENUE

CSP-24002 and TCP1-002-2025

The Applicant's requested revisions to recommended findings and/or conditions are as follows:

* * * * *

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Prince George's County Planning Board adopt the findings of this report and APPROVE Conceptual Site Plan CSP-24002 and Type 1 Tree Conservation Plan TCP1-002-2025, for 8808 Old Branch Avenue, subject to the following conditions:

* * * * *

1. Prior to certificate of approval, the applicant and the applicant's heirs, successors, and/or assignees shall revise the conceptual site plan (CSP), as follows, or provide the specified documentation.

- a. Add the permit case number of the existing office building to the development data on the coversheet.
- b. Add the location of ~~potential~~ existing bus stops to the plan showing that the subject development will promote optimum and effective use of transit, in accordance with Section 27-546(d) of the prior Prince George's County Zoning Ordinance.

* * * * *

3. At the time of preliminary plan of subdivision, the applicant shall make every reasonable effort to provide additional woodland conservation along the eastern boundary adjacent to the Woodyard Station Townhouses, in accordance with Section 25-121(c)(3) of the Prince George's County Code.

* * * * *

7. Per Section 24-121(a)(18) of the prior Prince George's County Subdivision Regulations, prior to the approval of a detailed site plan for architecture, the applicant and the applicant's heirs, successors, and/or assignees, shall provide a plan for any interpretive signage to be erected and public outreach measures (based

on the findings of Phase I, II, and/or Phase III archeological investigations, should interpretive signage be warranted). The location and wording of the signage and the public outreach measures shall be subject to approval by a Planning Department staff archeologist. The plan shall include the timing for the installation of the signage and the implementation of public outreach measures.

* * * * *

KEY:

Underline indicates language added to findings/conditions;

~~Strikethrough~~ indicates language deleted from findings/conditions; and

Asterisks *** indicate intervening existing findings/conditions that remain unchanged.

Community Outreach Efforts
8808 OLD BRANCH AVENUE

CSP-24002

- December, 2024: Applicant sends Informational Mailing Letters to 33 registered community organizations and 119 adjoining property owners. Representatives from G.S. Proctor & Associates (“GSP”) begin outreach to local community leaders to advise of mailing and project.
- December 20, 2024: Applicant’s counsel responds to community inquiry regarding Informational Mailing Letter received by Brian Glessner, who resides on Woodyard Road.
- December 23, 2024: Applicant’s counsel responds to inquiry from Neil Pettit (resident of Woodyard Station) about Informational Mailing Letter and proposed project.
- December 31, 2024: Applicant’s counsel responds to inquiry from Tom Mueller about Informational Mailing Letter and proposed project.
- January 28, 2025: Applicant hosts meeting with adjoining property owners organized with Tom Mueller at the Tree of Life Christian Ministries – approximately six (6) local residents attend meeting to discuss project details.
- February 25, 2025: Applicant sends Acceptance Mailing Letters to 33 registered community organizations and 119 adjoining property owners.
- March 3, 2025: GSP update community leaders, Venetia and Michael Brown, about the project.
- March 4, 2025: Applicant and development consultants host a virtual meeting with the adjoining property owner, St. John Evangelist Catholic Church and Fr. Dan Leary.
- March 12, 2025: Applicant consultant provides CSP to Mr. Glessner and Mr. Pettit, per requests.
- March 13, 2025: GSP responds to inquiry from Geneva Keyes about notice letters received and project details.
- March 18, 2025: Correspondences with Mr. Pettit regarding the relationship between D.R. Horton, Inc. and Forestar related to the development of Woodyard Station. Mr. Pettit advised of alleged issues related to the house that he purchased within Woodyard Station.

March 19, 2025: Applicant consultants host a second virtual meeting with Fr. Dan Leary, Pastor, St. John Evangelist Catholic Church. The primary focus of this meeting dealt with circulation and traffic along Old Branch Ave. and Woodyard Road.

March 27, 2025: Applicant consultants host virtual meeting with Neil Petitt.

April, 2025: Applicant prepares and works on written responses to Mr. Petitt related to warranty claims.

May 8, 2025: Mr. Petitt sends the applicant team an e-mail advising that he intends to commence with opposing the CSP due to dissatisfaction with the Applicant related to warranty claims associated with his house.

May 12, 2025: GSP provides Eddie Gross with project information and information regarding CIP intersection improvements related to the intersection of Old Branch Ave. and Woodyard Road.

June 8, 2025: Mr. Petitt provides a copy of OAG Complaint related to warranty claims.

July 14, 2025: Mr. Petitt provides copy of e-mail complaint sent to the Maryland State Mediator Supervisor related to warranty claims.

July 28, 2025: Applicant consultants receive e-mail correspondences from Mr. Petitt regarding complaint to the Maryland State Mediator Supervisor.

July 29, 2025: Applicant consultant receives inquiry from property owner at 9700 Old Branch Ave. regarding SDCP notification letters that were sent by Rodgers Consulting.

August 1, 2025: Rodgers Consulting responds and discusses the SDCP with Ms. Chen, owner of 9700 Old Branch Ave.

August 3, 2025: Mr. Petitt sends Applicant consultants an e-mail about the warranty claims and dissatisfaction of the Applicant's response to said warranty claims. Warranty claims matter remains pending with OAG and communication regarding the same from Applicant consultants is not authorized due to the separate legal matters regarding the same and the pending, unrelated, CSP.

August 14, 2025: Applicant consultant provides Mr. Petitt with a copy of the accepted CSP, per request.

August 18, 2025: GSP sends meeting request to adjacent Woodyard Station property management company (Tidewater Property).

August 21, 2025: GSP sends follow-up email to the property management company for Woodyard Station inquiring about the meeting request with the HOA.

August 26, 2025: GSP sends a third follow-up email to the property management company for Woodyard Station inquiring about the meeting request with the HOA.

September 22, 2025: GSP confirms meeting with Woodyard Station HOA.

September 23, 2025: Applicant and applicant consultants meet virtually with Woodyard Station HOA.

8808 OLD BRANCH AVENUE CONCEPTUAL SITE PLAN

D·R·HORTON®

America's Builder

RODGERS
CONSULTING

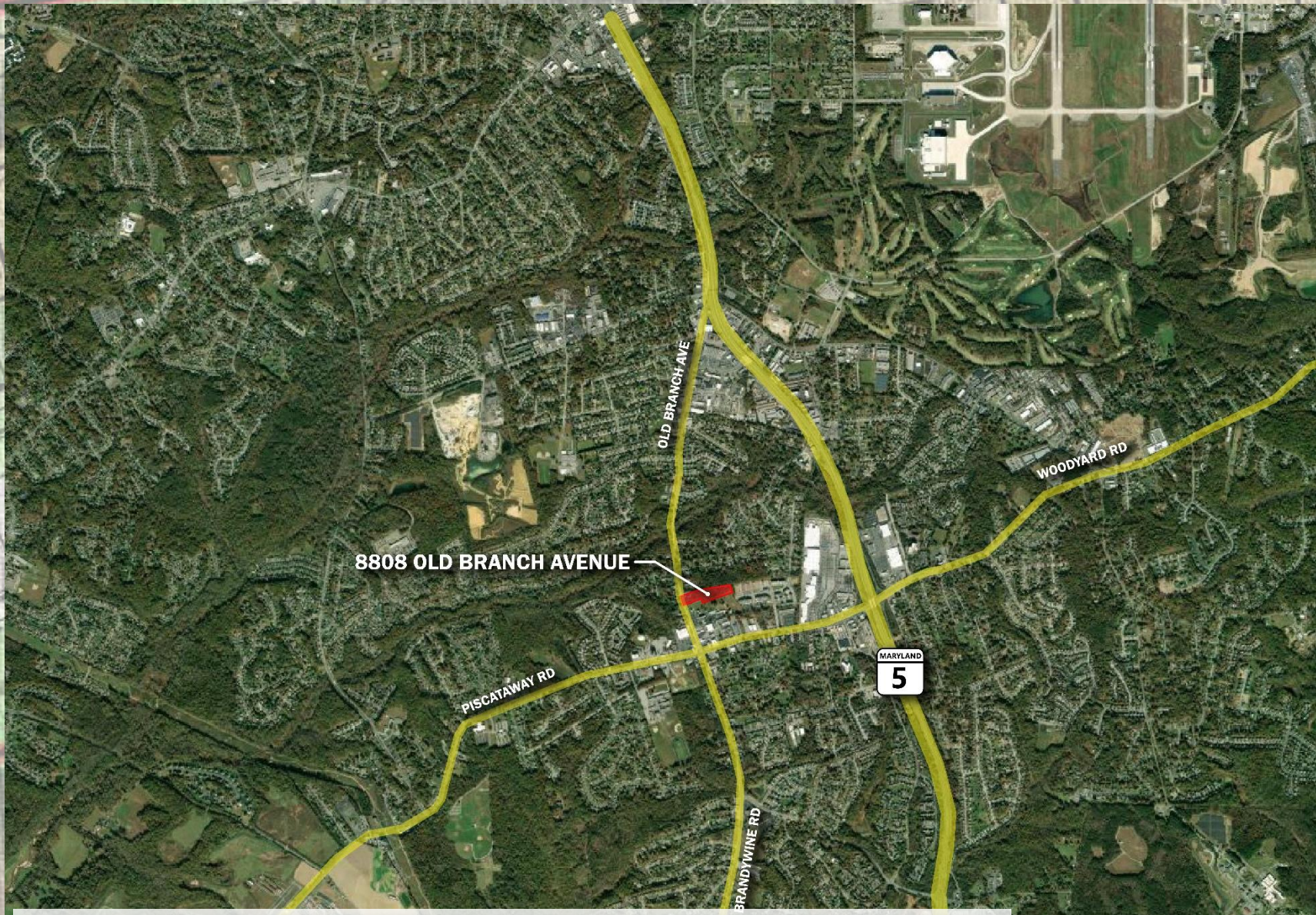
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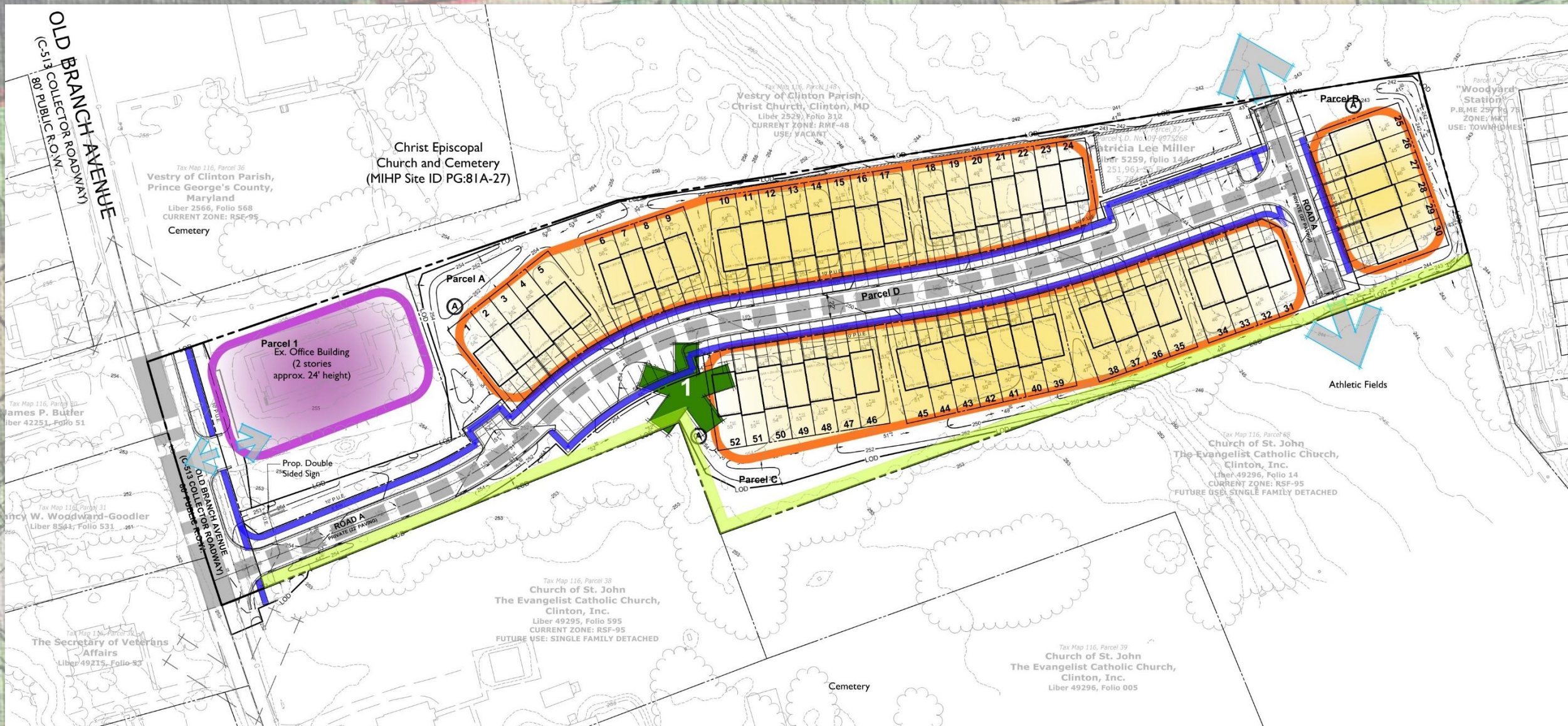
McNamee Hosea
Attorneys & Advisors

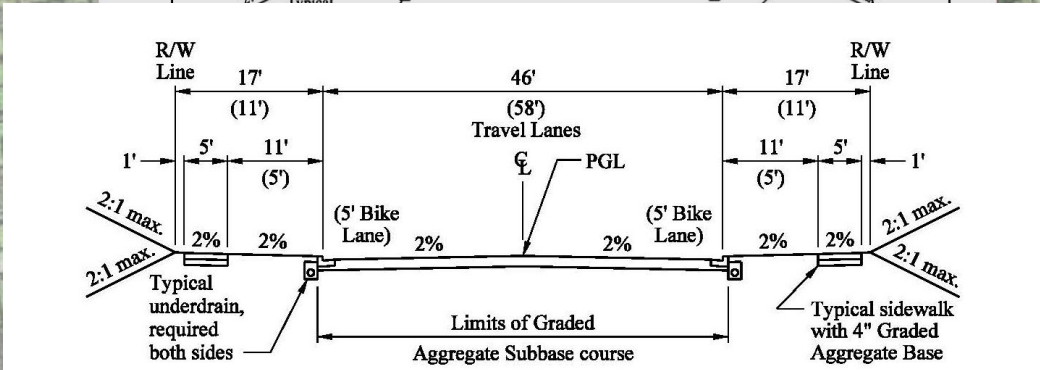
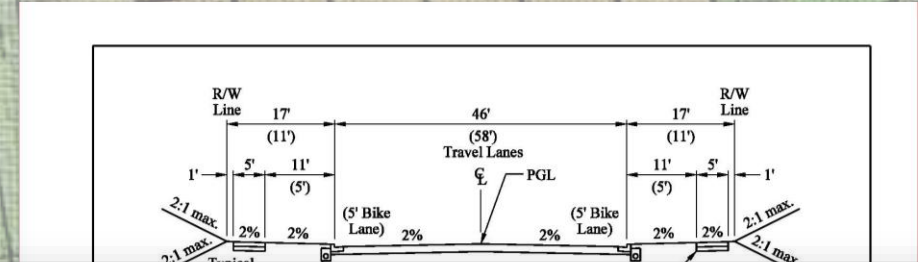
WOODYARD STATION HOA MEETING SEPT 23, 2025
CSP-24002_Additional Backup 17 of 49

Agenda

- INTRODUCTION OF THE DEVELOPMENT TEAM
- PROJECT OVERVIEW AND HISTORY
- TIMELINE
- CONCEPTUAL SITE PLAN APPLICATION STATUS
- ILLUSTRATIVE PLAN
- QUESTIONS







Design Speed	Subgrade (A)	Pavement Section				Right-of-Way Width
		GASB Course (B)	HMA Base Course (C)	Intermediate Surface Course (D)	Final Surface Course (E)	
40 MPH	CBR $\geq$ 7	6"	4 1/2"	2"	2"	80'

8. Refer to Category 500 for street light standards.
9. Refer to Category 600 for landscaping within the County right-of-way.
10. All unpaved areas within the County right-of-way shall receive a minimum of 3" of topsoil and sod.
11. All new construction within the County right-of-way shall comply with Federal accessibility guidelines of the Americans with Disabilities Act.
12. Top of curb elevation equals Profile Grade Line (PGL) elevation minus 0.06' (0.18") for 6" curb.

APPROVED:

DIRECTOR DATE

REVISION DATE: APPROVED BY:



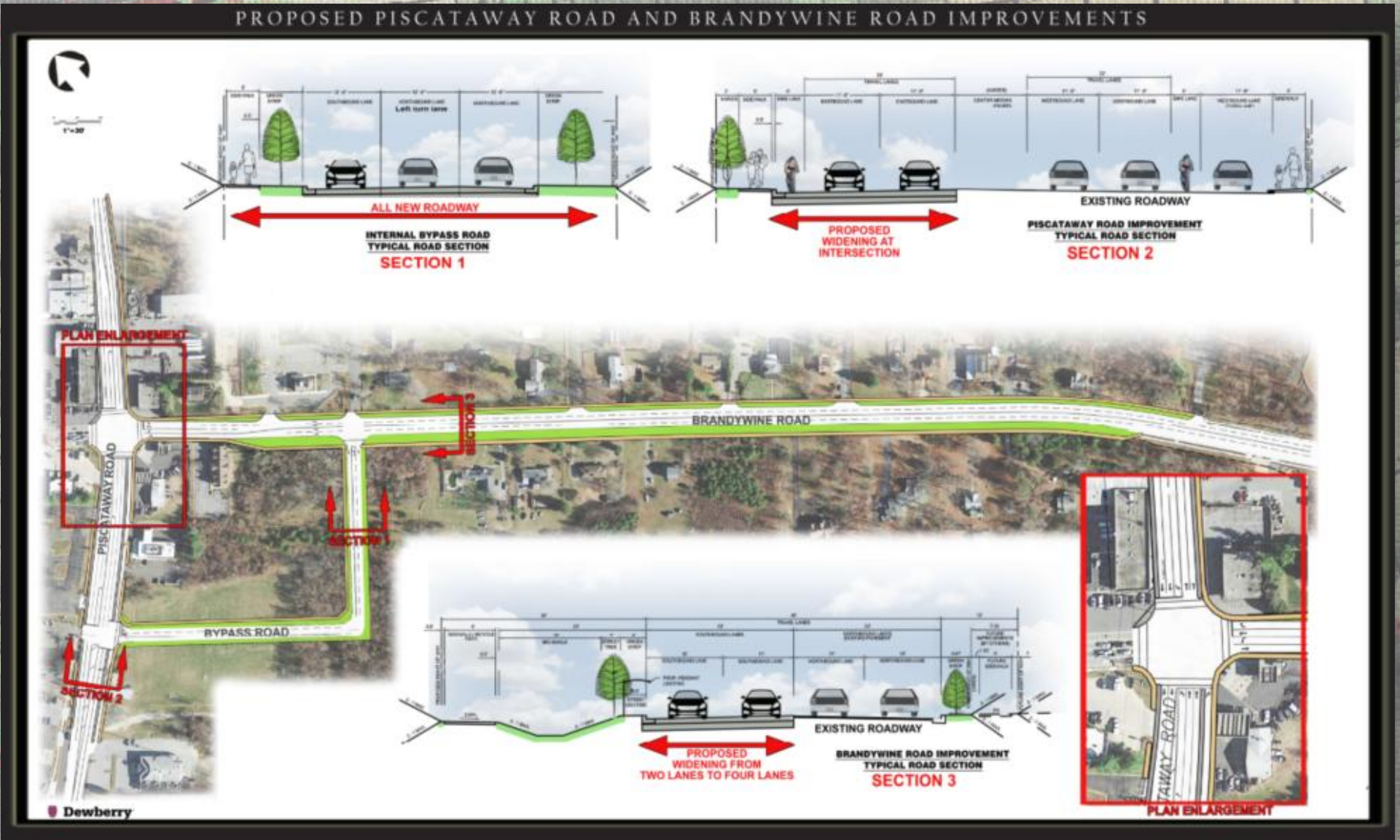
DEPARTMENT OF PUBLIC WORKS
AND TRANSPORTATION
Prince George's County, MD

Urban 4-Lane
Collector Road

STD.
100.03



PROPOSED PISCATAWAY ROAD AND BRANDYWINE ROAD IMPROVEMENTS





Timeline

- CSP APPLICATION ACCEPTED FOR REVIEW – March 10, 2025
- CSP SUBDIVISION REVIEW COMMITTEE MEETING – March 28, 2025
- REVISED CSP SUBMITTED TO M-NCPPC – July 18, 2025
- TECHNICAL STAFF REPORT POSTED – September 12, 2025
- CSP PLANNING BOARD DATE – September 25, 2025

8808 OLD BRANCH AVENUE CONCEPTUAL SITE PLAN

PLANNING BOARD HEARING SEPTEMBER 25, 2025



From: Yana <aycam471@gmail.com>
Sent: Monday, September 22, 2025 3:14 PM
To: PPD-PGCPB
Subject: PGC Planning Board Meeting : Letter of Opposition to DR Horton construction

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Members of the Planning Board,

I am writing as a concerned resident of [Your Community Name or Neighborhood] to express my strong opposition to the proposed development of a new community by DR Horton in our area.

While I recognize the need for responsible growth, this particular project poses a number of serious concerns for our neighborhood and the surrounding environment:

1. Destruction of Preserved Green Space

The proposed site for this development includes preserved woodland, which provides a critical environmental buffer and serves as a natural habitat for local wildlife. Cutting down trees in a designated preserved area not only goes against environmental preservation principles but also erodes the character and quality of life that makes our community special.

2. Worsening Traffic Congestion on Branch Avenue

Traffic on Branch Avenue is already severely congested, especially during rush hours. Adding new residents and vehicles from a 52 unit development will further overburden an already strained roadway. The current infrastructure simply cannot support this level of expansion without significant upgrades and planning.

3. Hazardous Neighborhood Exits

Exiting our neighborhood is already a challenge due to the lack of a traffic light or proper traffic control measures. Increasing the volume of residents without addressing these safety issues will put drivers, pedestrians, and cyclists at greater risk.

4. Ongoing Issues in the Existing DR Horton Community

It is also important to highlight that DR Horton has not resolved multiple issues in the existing community they developed here. These include:

- Poorly installed and cheap grass that dies quickly and leads to erosion and muddy lots.
- Inadequate street lighting, including several inoperable streetlights that create safety concerns at night.

- A noticeable increase in thefts and burglaries, possibly linked to poor lighting and a lack of neighborhood security measures.

These unresolved issues show a pattern of poor follow-through and questionable quality by DR Horton, raising concerns about their ability to deliver and maintain another large-scale development responsibly.

In conclusion, this proposed development is not in the best interest of the current residents, the environment, or the safety and infrastructure of our community. I strongly urge the Planning Board to **reject** DR Horton's proposal until these critical issues are addressed and a more sustainable and responsible plan can be presented.

Thank you for your time and for considering the concerns of your constituents.

V/r
Ayana Cameron
Woodyard station
6612 Bullrush Court , Clinton , MD

Ford, Ronda

From: Neil <neiltpettit@gmail.com>
Sent: Monday, September 22, 2025 5:12 PM
To: PPD-PGCPB
Subject: Materials - 9/25 Planning Board Meeting (8808 Old Branch Ave.)
Attachments: Exhibit Packet for Neil Pettit's Public Comments in OPPOSITION to 8808 Old Branch Ave. .pdf

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Hello:

Please see the attached Exhibit Packet which I will review during my public comment in **Opposition** to DR Horton's application at 8808 Old Branch Ave. I left a voicemail at the PGC Planning Board office today regarding some logistical questions. Please call me back at (734) 368-8018.

Thank you,

Neil

--

Neil Pettit
(734) 368 - 8018
neiltpettit@gmail.com

**Exhibit Packet
for Neil Pettit's
Public
Comments in
OPPOSITION
to 8808 Old
Branch Ave.**

Exhibit 1

Clear-cut of
Protected
Woodlands and no
cul-de-sac (future
development of
more protected
woodlands)





Letta / DR Horton

Matt Tedesco, Monroe Harrison,
Brynn KL Stewart, Jackie Brown
Grange

MT → County → not allow a calendar

Foster separate DR Horton

MT - owned by DR Horton.

MT - separate entity.

DR Numerous issues, including but
not limited to - protected wildlife,
no calendar as stated, and issues
w/ house and development.

MT - sent list of issues, have all resolved
for. Get you in contact with
Foster higher-ups too.
Meet again to review what
is unresolved.

3/12/25

Exhibit 2

Improper Installation of Grass

Customer #	627
Estimate #	729
Date	Sep 04, 2025

Neil Pettit
6510 Spoonbill Way
Clinton MD 20735

Description	Taxes %	Total
Property Address: 6510 Spoonbill Way Clinton MD, 20735		

Aeration + Overseeding

Core Aeration + Overseeding

Conduct:

- 1.) Inspect The Site For All Customer Flagged Obstacles
- 2.) Aerate The Perimeter, Then Fill In. Raise Tines When Turning
- 3.) Remove Clumps Of Mud From Aerator Tires And Disperse On Yard
- 4.) Apply Full Rate Of Certified Blue Tag Tall Fescue Grass Seed
- 5.) Augusta Lawn Care Only Utilizes Blue Tag Certified Seed With 0% Noxious Weed Seeds Guaranteed And Incorporates University Proven Grass Cultivars That Perform The Best In NTEP Trials Featuring Drought and Traffic Tolerance, Dark Green Color, And Germination Rate
- 7.) Crew To Spread Seed Around Perimeter Of Property And Then Fill In Middle Being Careful To Not Get Any Seed In Bed Or Garden Areas
- 8.) Crew To Blow Off All Hard Surfaces
- 9.) Customer To Receive "Complete Guide To Watering New Grass" Upon Completion Of Job

Purpose:

- 10.) When done together, Aeration and Overseeding is the single best thing you can do for your lawn every year.
- 11.) Aeration breaks up compacted soil increasing nutrient uptake, improving water infiltration, and enhances root growth while also creating the perfect environment for new seedlings to germinate.
- 12.) Overseeding yearly with the latest certified grass seed cultivars is the best way to repair your lawn after a damaging summer by thickening up your lawn and ensuring that you have the highest performing grass in various stressful conditions like drought and traffic.
- 13.) A thick and lush lawn is the single best thing you can do to prevent weeds. The aggressively growing new grass crowds out and out competes weeds for a beautiful lawn year round.

0

149.10

DISCLAIMER: IT IS THE CUSTOMER'S RESPONSIBILITY TO MARK ALL OBSTACLES that could be damaged by an aerator such as irrigation heads, utility boxes, and pop-up downspout emitters. The preferred method of marking is with small wire survey flags and it is expected that this is done prior to our arrival. Aeration pokes 1/4" holes approximately 2-4" deep. Augusta lawn care will not be responsible for damages to anything unmarked or to underground utilities placed too shallow such as irrigation, cable, or telephone lines. All of these should typically be a minimum of 8-12" deep.

Recommended

General Service Item

Disclaimer Regarding Builder Sod Installation

Through Extensive Experience Servicing Thousands Of Properties, We Have Consistently Observed That Builders Rarely Install Sod With The Recommended 4-6 Inches Of Quality Topsoil Above The Subgrade. In Most Cases, Sod Is Laid Directly Over Minimal Or No Soil Preparation. While Builders Often Attribute Sod Failure To Insufficient Watering, The Absence Of Proper Soil Depth And Preparation Is A Significant Contributing Factor. Although Sod Can Survive With Adequate Irrigation, The Lack Of A Proper Topsoil Layer Severely Limits Root Development And Long-Term Health. This Deficiency Is The Result Of Builder Practices, Not Homeowner Neglect.

0

0.00

Notes:

IMPORTANT You're able to select/deselect the boxes on the left if your estimate has multiple line items.

We are more than happy to answer any questions regarding your estimate or our services.

Feel free to call or email us!

Phone: (410) 834-1111

Email: Clinton@AugustaLawnCareServices.com

Subtotal 149.10

Taxes 0.00

Total Estimated Cost 149.10

- Estimates expire in 7 days.

- Cards are charged upon completion of work.

- **Invoices are available 24/7 on the Client Portal.**

- Projects over \$149 require 50% deposit prior to reserving your start date.

- Cancellations of service with less than 24hrs notice will incur a 50% dispatch fee.

- Payments for services are credit card only and after 7 days will incur a 10% or \$20 late fee (whichever is greater.)









Exhibit 3

Pending investigation by Maryland Office of Attorney General

ANTHONY G. BROWN
Attorney General

WILLIAM D. GRUHN
Chief
Consumer Protection Division

Writer's Fax No.

STATE OF MARYLAND
OFFICE OF THE ATTORNEY GENERAL
CONSUMER PROTECTION DIVISION

Writer's Direct Dial No.

(301) 386-6210

(301) 386-6203

June 13, 2025

D.R. Horton, Inc.
1341 Horton Circle
Arlington, TX 76011

IN RESPONSE REFER TO
CASE NO.: MU-523137
Re: Neil Thomas Pettit
6510 Spoonbill Way
Clinton, MD 20735

To Whom It May Concern:

Our office received a complaint from Neil Pettit advising that he contracted for a new home with builder D. R. Horton, Inc., and upon completion of the home he discovered construction defects and a missing design component. Mr. Pettit states that he advised the builder of the issues, but the builder has failed to fix the identified defects. The issues include a deck post that is partially inside the driveway foundation/cement, improper framing of the dryer vent, installation of a dead tree in the yard, and defective interior doorhandles. Additionally, the consumer states that his home is missing a living room window; the window was included in design advertisements but was not installed in his home. A copy of this complaint is enclosed and, under Maryland law, is a matter of public record.

Under the Consumer Protection Act, this Division attempts to fairly and equitably mediate all complaints received from consumers. Often, these mediation efforts result in a resolution of the concerns in a manner that is satisfactory to all parties involved.

If mediation is unsuccessful, Pettit may be eligible for recovery under the Home Builder Guaranty Fund. Because the complaint asserts a claim for recovery under this Fund, you are required to advise me, in writing, of how you wish to proceed with respect to the complaint within 30 days of the date of my letter, including whether you wish to propose any action to resolve this matter.

Prince George's County Branch Office
9200 Basil Court, Suite 301 ❖ Largo, Maryland 20774
Telephone (301) 386-6200 ❖ Fax (301) 386-6210
Consumer Complaints and Inquiries (410) 528-8662 ❖ Health Advocacy Unit/Billing Complaints (410) 528-1840
Identity Theft Unit (410) 576-6491 ❖ Home Builders Unit Toll Free (877) 259-4525 ❖ Telephone for Deaf (410) 576-6372
www.marylandattorneygeneral.gov

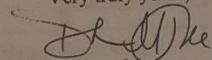
COMPTROLLER OF THE TREASURY
OFFICE OF THE ATTORNEY GENERAL
STATE OF MARYLAND

Your response must include any evidence you may have concerning the claim, including expert reports, photographs, videotapes or any other documents you may have in support of your position. Please note that the failure to respond within the 30-day time frame, may prejudice your rights in any claim filed against the Fund.

To reply by email, please send your response to mediator@oag.state.md.us and include the case number in the subject line.

Please feel free to contact me if you have any questions or would like to discuss this matter further. I can be reached at (301) 386-6203. I look forward to your prompt reply.

Very truly yours,



Dolores Mozone
Mediation Supervisor

Cc: Neil Thomas Pettit.

Exhibit 4

Forstar

Development

Group (owned

by DR Horton)



D.R. HORTON AND FORESTAR ANNOUNCE MERGER AGREEMENT TO CREATE A LEADING NATIONAL LAND DEVELOPMENT COMPANY

06/29/17

Nation's Largest Homebuilder to Acquire 75% of Forestar for \$17.75 per share; Forestar Terminates Previous Merger Agreement with Starwood Capital Group



Gail Windisch

6/26/24

To: Neil Cc: Felicia & 4 more... >



Good Morning Neil –

Currently, the Board does not wish their information to be provided to the owners and wish for all communications to flow through our office as the managing agent. This is customary practice and allows us to provide responses and information based on your governing documents, industry standards and community knowledge. Once the owner board is elected, that particular board can decide if they wish their personal information to be provided to the community as a whole.

Regarding the parking situation, we are in communication with the Board regarding the matter and will look to find a resolution. Currently, there is no towing policy in place, signs posted or contract with a towing company in effect. Additionally, such a policy would only be applicable to the private streets as any County roads are maintained by them and violators on a County road can be reported to the County directly. As additional information is learned/decided, we will share it with you and/or the community members. We appreciate your patience while we work with the Board on the matter.

Thank you,

Gail Windisch

Gail Windisch, CMCA®, AMS®, PCAM®

Woodyard Station Homeowners Association, Inc.
Clinton, MD, Prince George's County
HOA Overview Sheet

HOA Management Company: Tidewater Property Management
POC: Gail Windisch, *CMCA®*, *AMS®*, *PCAM®*
Senior Director of Operations
443.548.0191 ext. 111 | gwindisch@tidewaterproperty.com
3600 Crondall Lane, Suite 100, Owings Mills, MD 21117
www.tidewaterproperty.com

Fees

2023 Assessment per unit owner: \$100/ monthly
Association Administrative one-time set-up fee: \$500
Working Capital Contribution \$300 (3x's monthly assessment one-time non-refundable)
Reserve Fund Contribution \$ 300 (3x's monthly assessment one-time non-refundable)
Utility FFB: \$700 Annually for 20 years

Trash & Recycling

Prince Georges County | 301.883.4748
The County will issue one recycling wheeled cart, one trash wheeled, and one organic wheeled cart to household residences that receives County contracted collection services. A resident moving into a new home will need to call 3-1-1 to request delivery of each type of cart. All wheeled recycling and trash carts are the property of Prince Georges County and should remain at the address to which delivered.

Association Responsibility/ Information

Internal paving and streetlights for townhome community will be private and maintained by the HOA. SWM ponds, tree conservation area, snow/ ice removal and treatment after the end of the storm event from the portion of common area not installed or abutting Owners' Lot and located on common area are the responsibility of the HOA.

County Responsibility

Public roads and public streetlights are maintained by Prince Georges County

Homeowner Responsibility

Exterior maintenance of home including roof, siding, painting, landscape maintenance including mowing, mulching of shrubs, trees, and any other exterior modifications or additions; snow removal/ice treatment from common area sidewalks abutting each owner's property as prescribed by Prince Georges County Abutters Ordinance.

Amenities to serve Townhome Residential Community

Two tot lots (2,274 sq feet); six sitting areas; one picnic area; 3,613 sf open play area; pavilion; three bike racks, sidewalks walking trail.

Utilities

Water: WSSC
Electric: Pepco
Gas: Washington Gas
Phone/ Cable/ Internet: Verizon/ Comcast

Woodyard Station: Landscaping Update

2 messages

DoNotReply@tidewaterproperty.com <DoNotReply@tidewaterproperty.com>
To: Neil Pettit <neiltpettit@gmail.com>

Thu, Aug 22, 2024 at 11:48 AM

Hello Woodyard Station Members,

At the meeting on Monday evening questions were asked regarding the mow schedule. I wanted to take the opportunity to address those questions and provide you with some information.

There have been three landscape maintenance companies on site while your community has been developing. The Developer and Builder both have their landscape maintenance contractor, and the HOA has contracted with Atlantic Maintenance Group for the community's landscape maintenance needs.

As each home settles it becomes part of the HOA mowing program. The Developer Board of Directors approved lawn mowing services for the residences as outlined in the Declaration, Article 9. These mowing services are part of the Landscape Maintenance Contract with Atlantic Maintenance Group.

The landscape maintenance contract does not charge for mowing a residence until such time as management instructs AMG to begin on-lot mowing services. Please note that IF there is brand new sod mowing may not begin for 2-3 mows as the sod needs time to adhere to the base dirt. Please be advised that owners are responsible for watering and taking care of their turf areas to keep them healthy and green.

Additional services can be provided by AMG for the community as determined by the Board of Directors. Atlantic Maintenance Group would be happy to attend a Board meeting and discuss the potential needs and services of the community with the Board.

For your convenience I have summarized below some of the current landscape contract services:

1. Mowing of turf service areas takes place every 7-14 days weather permitting throughout the mowing season.
2. There are Twenty-four (24) maintenance visits estimated for Woodyard Station.
3. Minor trash/debris will be removed from turf prior to cutting.
4. Excess clippings will be removed from turf to maintain a neat appearance.
5. Trimming around fences, obstacles etc. and blowing off sidewalks, curbs and streets will be performed.
6. Mowing heights are adjusted based on the season.
7. All common areas landscape beds, tree rings, bio-retention ponds will be chemically treated. Beds around homes are not included.
8. The edging of curbs & walks will be performed with every mow visit.
9. Trash & Dog Waste Receptacles maintenance will be performed (up to 5 different receptacles) whereby bogs will be refilled; containers emptied.

Please be sure to use your trash receptacles to discard trash. There have been issues with dumping of trash at the small community trash cans leaving overflowing trash.

If you have any questions or concerns, please reach out to me via email at: bmorales@tidewaterproperty.com.

Have a good rest of the week.

Bethany

REMINDER Final Striping & Signage Installation – Monday, March 24

Neil Pettit <neiltpettit@gmail.com>

Sat, Mar 22, 2025 at 12:27 PM

To: DoNotReply@tidewaterproperty.com, Marion Bowers <mbowers@tidewaterproperty.com>

Hi Marion:

Attached are concerns we have marked on the attached map. I sent the message below to BK at Forestar Group-

Hi BK:

This is Neil Pettit in Woodyard Crossing (Clinton, MD). We received notification about "final street signage and striping" work being done in our community. There are several concerns with work that needs to be redone due to lack of quality.

Much of this work that is supposed to be done in the map looks like it has already been completed, so there may be miscommunication. Below are additional concerns that must be addressed:

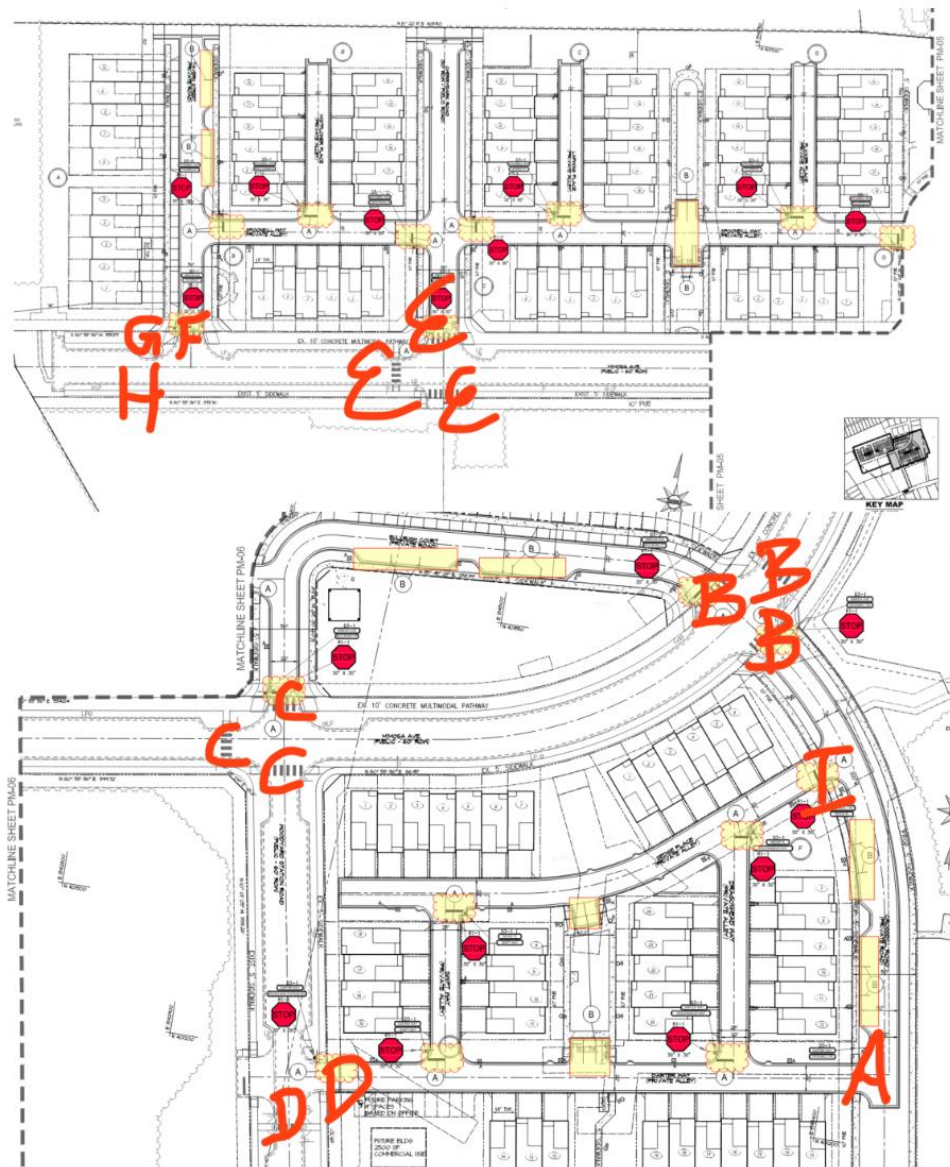
- A. Stop sign and street intersection signs are missing.
- B. Crosswalks must be re-striped due to this being painted before final layer of asphalt and not after. Across Mimosa, it's paved for crosswalk stripes, but no crosswalk.
- C. Workers last week removed two crosswalk signs and then reinstalled them crooked. Crosswalks must be re-striped due to this being painted before final layer of asphalt and not after.
- D. Crosswalks must be re-striped due to this being painted before final layer of asphalt and not after.
- E. Crosswalks must be re-striped due to this being painted before final layer of asphalt and not after.
- F. Crosswalks must be re-striped due to this being painted before final layer of asphalt and not after.
- G. Stop sign and street intersection signs are missing.
- H. Paved for crosswalk stripes, but no crosswalk.

12:08

◀ Safari



Doc1.docx

















Ford, Ronda

From: Michael Barclay <Michaelj.barclay@yahoo.com>
Sent: Monday, September 22, 2025 5:59 PM
To: PPD-PGCPB
Subject: Planning board meeting Clinton,MD- Opposition

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Prince George's County Planning Board,

I am writing to express my strong opposition to the current landscaping conditions in the DR Horton development in Clinton, Maryland. As a resident and stakeholder in this community, I am deeply concerned about the improper installation and maintenance of grass in our neighborhood. And to learn they they are wanting to build more homes and cut down marked protected woodlands that's DR Horton told us was never going to be removed

The lack of proper turf installation has led to erosion, patchy lawns, and an overall decline in the aesthetic and environmental quality of our surroundings. This not only affects property values but also undermines the promise of a well-maintained community that many of us were sold on when purchasing our homes.

I urge the Planning Board to hold DR Horton accountable and require them to reinstall the grass using appropriate methods and materials. A properly landscaped environment is not a luxury—it's a basic expectation for any residential development.

Thank you for your attention to this matter.

Sincerely,
Michael Barclay
6508 Spoonbill Way
Clinton, MD 20734
Phone: 202-280-3225

Ford, Ronda

From: N O <onyeukan@gmail.com>
Sent: Tuesday, September 23, 2025 8:02 AM
To: PPD-PGCPB
Subject: Regarding the Woodyard Station community Meeting

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Hello Sir/Ma'am

To whom it may concern:

My name is Nkemdirim Onyeuka & I reside in the Woodyard Station Community.

I am unable to attend the community meeting due to schedule constraints. Please see my following request below :

I nominate Travis Holmes for the empty board seat.

I oppose the proposed construction of a new housing development next to our community

I would also like to vote for security personnel due to the recent criminal activity in our neighborhood & also the re-installation of new grass in our community.

Thank You,

Nkemdirim O.