



March 12, 2026



Sage Ventures, LLC
1777 Reisterstown Road, Suite 245
Baltimore, MD 21208

Re: Notification of Planning Board Action on
Detailed Site Plan DET-2024-010
Enclave At Brandywine, Phase 2

Dear Applicant:

This is to advise you that, on **March 5, 2026**, the above-referenced Detailed Site Plan was acted upon by the Prince George's County Planning Board in accordance with the attached Resolution.

Pursuant to the Prince George's County Planning Board's Rules of Procedure, the Planning Board's decision will become effective 30 calendar days after the date of this notice (**March 12, 2026**) of the Planning Board's decision, unless:

1. Within the 30 days, a written appeal has been filed with the District Council by the applicant or by an aggrieved person that appeared at the hearing before the Planning Board in person, by an attorney, or in writing and the review is expressly authorized in accordance with Section 25-212 of the Land Use Article of the Annotated Code of Maryland; or
2. Within the 30 days, the District Council decides, on its own motion, to review the action of the Planning Board.

(You should be aware that you will have to reactivate any permits pending the outcome of this case. If the approved plans differ from the ones originally submitted with your permit, you are required to amend the permit by submitting copies of the approved plans. For information regarding reactivating permits, you should call the County's Permit Office at 301-636-2050.)

Please direct any future communication or inquiries regarding this matter to Ms. Donna J. Brown, Clerk of the County Council, at 301-952-3600.

Sincerely,
Sherri Conner, Planning Division Chief
Development Review Division

By: *Meng Sun*
Reviewer

Attachment: PGCPB Resolution No. **2026-008**

cc: Donna J. Brown, Clerk of the County Council
Persons of Record

PGCPB No. 2026-008

File No. DET-2024-010

R E S O L U T I O N

WHEREAS, the applicant, Sage Ventures, LLC, submitted an application for approval of a detailed site plan; and

WHEREAS, in consideration of evidence presented at a public hearing on February 12, 2026, regarding Detailed Site Plan DET-2024-010 for Enclave at Brandywine, Phase 2, the Planning Board finds:

I. EVALUATION CRITERIA

The subject property is located in the Residential, Single-Family-Attached (RSF-A) Zone. This application is being reviewed under the requirements of Section 27-3605(e) of the Prince George's County Zoning Ordinance. The Planning Board has considered the following criteria in reviewing this detailed site plan:

- A. The Prince George's County Zoning Ordinance;
- B. Preliminary Plan of Subdivision PPS-2024-017 and Certificate of Adequacy ADQ-2024-041;
- C. The 2018 *Prince George's County Landscape Manual*;
- D. The 2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- E. The Prince George's County Tree Canopy Coverage Ordinance;
- F. Referral comments; and
- G. Community feedback.

II. BACKGROUND

- A. **Request:** The subject detailed site plan (DET) includes development of 36 townhouse dwelling units and associated infrastructure, for Phase 2 of the overall development known as Enclave at Brandywine.

- B. **Development Data Summary:**

	EXISTING	EVALUATED
Zone(s)	RSF-A	RSF-A
Use	Vacant	Dwelling, Townhouse
Total Gross Acreage	5.44	5.44
Floodplain Acreage	0	0

	EXISTING	EVALUATED
Total Net Acreage	5.44	5.44
Lots	0	36
Parcels	2	6
Townhouse Dwelling Units	0	36
Density	0	6.62 du/ac

- C. Location:** The subject site is located on the west side of General Lafayette Boulevard, approximately 850 feet southwest of its intersection with Chadds Ford Drive. The subject property is Phase 2 of the overall development known as Enclave at Brandywine. The subject Phase 2 property consists of 5.44 acres and is within Planning Area 85A and Council District 9.
- D. Proposed Uses:** The subject DET includes residential uses on the property, consisting of townhouse dwelling units. The use is permitted in the Residential, Single--Family-Attached (RSF-A) Zone, subject to the applicable standards in Section 27-4202(f) of the Prince George’s County Zoning Ordinance.
- E. Surrounding Uses:** The subject Phase 2 property is bounded to the north by single-family detached dwellings in the Legacy Comprehensive Design (LCD) Zone; to the east by General Lafayette Boulevard, and beyond by vacant land in the Phase 1 of Enclave at Brandywine development zoned RSF-A; and to the south and west by single-family detached dwellings in the Residential, Rural (RR) Zone.
- F. Previous Approvals:** Preliminary Plan of Subdivision (PPS) 4-18017 was approved by the Prince George’s County Planning Board on October 10, 2019 (PGCPB Resolution No. 19-116(C)). This PPS was approved for 104 lots and 6 parcels, for development of 104 single-family attached dwellings. This PPS covered the overall 19.11-acre site of the Enclave at Brandywine.

Detailed Site Plan DSP-20054 was approved by the Planning Board on November 4, 2021 (PGCPB Resolution No. 2021-126), for construction of 104 single-family attached (townhouse) dwelling units(now known as Phase 1), subject to 3 conditions. In this DSP, approved improvements for Parcel C included an open play area at the southwest corner of the site, required landscape bufferyards, and stormwater management (SWM) facilities. Approved improvements for Parcel B included a SWM facility, a trail around it, and a monument sign at the southwest corner of the intersection of Private Road A and General Lafayette Boulevard. The notes indicated Parcels B and C were to be dedicated to a homeowners association (HOA).

DSP-20054-01 was approved by the Planning Board on November 2, 2023 (PGCPB Resolution No. 2023-118), to amend architecture and square footage of the 104 single-family attached dwelling (townhouse) units approved in DSP-20054, subject to 2 conditions. In this approval, improvements in Parcels B and C remained the same as approved in DSP-20054.

PPS-2024-017 was approved by the Planning Board (PGCPB Resolution No. 2025-033) on April 17, 2025, for the subdivision of Parcels B and C (5.44 acres) of the prior approvals into 36 lots and 6 parcels, in support of development of an additional 36 townhouse dwelling units known as Phase 2 of the overall development of the Enclave at Brandywine, subject to 14 conditions. Pursuant to PPS-2024-017, the subject DET is required for the development, in accordance with Section 27-3605(a)(1) of the Zoning Ordinance. The subject DET application is for Phase 2, covering prior approved Parcels B and C.

Certificate of Adequacy ADQ-2024-041 was approved by the Planning Director on April 7, 2025, for Phase 2, subject to four conditions. This ADQ is valid for 12 years from the date of its approval, subject to the additional expiration provisions of Section 24-4503(c) of the Prince George's County Subdivision Regulations.

DSP-2025-0033, a Director-level amendment to DSP-20054-01 for Phase 1, was accepted on January 9, 2026 and is pending approval by the Planning Director. This amendment is to modify landscape plant numbers and location, and to add improvements in Parcel D, in coordination with Phase 2 (DET-2024-010).

The subject DET will supersede applications DSP-20054, DSP-20054-01, and DSP-2025-0033 for Parcels B and C, which is the limit of subject DET for Phase 2. Prior detailed site plan applications, and PPS 4-18017, were evaluated in accordance with the Prince George's County Zoning Ordinance effective prior to April 1, 2022 (prior Zoning Ordinance). However, the subject DET, pursuant to the recently approved PPS-2024-017 for Phase 2, is subject to the Zoning Ordinance currently in effect, and all improvements within the area covered by the subject application shall be in conformance with current regulations. Some improvements in Parcels B and C in the submitted DET are shown as grey lines, and the plans note that these are for informational purposes only while referring to prior approvals. However, unless constructed pursuant to prior approvals, these conditions remain approved and shall be shown as approved under the subject DET, and shall demonstrate conformance with the current Zoning Ordinance and the 2018 *Prince George's County Landscape Manual* (Landscape Manual).

The boundary of prior Parcel B consists of Parcels I, J, K, and H, and Lots 105–135, while the boundary of prior Parcel C consists of Parcels G and L, and Lots 136–140 in the subject DET, as depicted in Figures 1 and 2 below. However, the submitted DET shows improvements in Parcels G, I, J, and H, as approved with grey lines and notes stating they are part of DSP-2025-0033, for Phase 1. A condition is included herein requiring the applicant to remove notes specifying DSP-2025-0033 for Phase 1, and show all improvements as approved within Parcels G, I, J, and H. On the other hand, a portion of the driveway for Lots 105–115 and 130–135, and required street trees along private streets (Section 4.10 of the Landscape Manual) are within Parcel D, which is within the limit of DSP-2025-0033 for Phase 1. A condition is included herein requiring the applicant to move the improvements within Parcel D to DSP-2025-0033 for Phase 1, and certify DSP-2025-0033 for Phase 1, prior to certification of DET-2024-010 for Phase 2.

G. Design Features: This DET application includes 36 townhouse dwelling units for Phase 2 of the overall development known as The Enclave at Brandywine. The DET shows 31 units are located adjacent to General Lafayette Boulevard, and five units are located in the northwest corner of the overall development. The overall development includes two vehicular access points on General Lafayette Boulevard. The two vehicular access points are linked by U-shaped Private Road A, which is within the limit of DSP-2025-0033 for Phase 1. PPS-2024-017 approved Parcel L as an extension of Private Road A, and this extension portion is within the subject DET for Phase 2. Within the subject DET, approved Private Road A, with its extension, and a private alley connecting at both ends of Private Road A form the primary vehicular circulation for the Phase 2 development. Private Road A and its extension will provide access to 22 front-loaded townhouse units, while the alley will provide access to 14 rear-loaded townhouse units. Of the 14 rear-loaded townhouse units, 10 units front General Lafayette Boulevard, and four units front the landscaped SWM facility. The provision of crosswalks, 5-foot-wide sidewalks on both sides of Private Road A and along General Lafayette Boulevard, and an 8-foot-wide asphalt trail around the SWM facility form the pedestrian circulation for the site.

1. **Architecture:** As shown in the submitted architectural elevation package, two building models are included, namely Abigail and Shirley. Each model is available in both front-loaded and rear-loaded configurations. The 20-foot-wide Abigail model is for interior units, while the 22-foot-wide Shirley model is for end units. The models vary in depth and offer multiple elevation options. The residential building elevations offer a variety of material and architectural elements such as stone veneer, horizontal siding, covered porch, decorative gable bracket, and optional decks. Enhanced elevations have been provided for the high-visibility townhouse models, which are labeled on the DET.

Model Name	Garage loading	Number of cars garage	Unit width	Base GFA (sq. ft.)	Typical Model Height	Variety in Front Elevation
Abigail Front	Front	1 car	20 ft.	1,899	34 ft, 10 in (36-foot-deep), 35 ft, 4 inch (40-foot-deep), 34ft, 1.5inch (36-foot-deep for lots 137, 138, 139), 34 ft, 7 inch (40-foot-deep for lots 137, 138, 139)	4
Abigail Rear	Rear	2 car	20 ft.	1,738	34 ft, 10 in (36-foot-deep), 35 ft, 4 inch (40-foot-deep)	4
Shirley Front	Front	1 car	22 ft.	2,186	35 ft, 1 in (38-foot-deep), 35 ft, 4 inch (40-foot-deep), 34 ft, 4.25 inch (38-foot-deep, lots 136, 140), 34 ft, 7 inch (40-foot-deep, lots 136, 140)	4
Shirley Rear	Rear	2 car	22 ft.	2,038	35 ft, 1 in (38-foot-deep), 35 ft, 4 inch (40-foot-deep)	4

2. **Parking.** The subject DET meets the parking requirements (72 spaces required, 86 spaces provided; 2 visitor parking spaces required, 2 visitor parking spaces provided). Off-street parking spaces are located in the garage and in driveways of each individual unit, and two surface parking spaces for visitors are located along the alley. Seven bicycle racks (14 parking spaces) are provided at three different locations adjacent to the SWM facilities and at the open play area on Parcel G.
3. **Signage.** The submitted plan shows one residential gateway sign at the vehicular entrance of the site, at the southwest corner of the intersection of Private Road A and General Lafayette Boulevard in Parcel I. The DET does not include signage details. However, the note on coversheet indicates this gateway sign is approved with DSP-2025-0033 for Phase 1. This case is currently being reviewed by the Planning Director. The signage is located within the limit of subject DET, and this DET will supersede DSP-2025-0033 for Parcel I. Therefore, signage details should be included and evaluated with this subject DET, under the current Zoning Ordinance.

As such, the Planning Board has evaluated the signage included with DSP-2025-0033, in accordance with Section 27-61506(b), Residential Gateway Sign, of the Zoning Ordinance. The gateway sign is located at the entrance to the single-family residential subdivision, set back from the road to maintain unobstructed lines of vision for 500 feet in all directions of travel. The sign includes a stone veneer base with a rectangular panel in a deep blue color at the top. Materials consist of stone veneer, aluminum post, PVC Baker panel, and flagstone coping. No illumination is included. The height of the sign is 5.8 feet, which is within maximum height allowed. The area of the sign is 31 square feet, which exceeds the 12 square feet maximum allowed. No landscaping is provided at the base of the gateway sign, and no note is provided indicating the maintenance responsibility. A condition is included herein requiring the applicant to provide a residential gateway sign, with detailed features, and landscape at the base to demonstrate conformance to Section 27-61506(b); request a Minor Departure prior to certification, pursuant to Section 27-3614(b)(1), to increase the area of the sign and revise the sign accordingly; or relocate the signage to be within Parcel D, to be reviewed with DSP-2025-0033 for Phase 1.

4. **Lighting.** Pole-mounted light fixtures are included along the extension of Private Road A in Parcel L, and along the alley in Parcel K. These fixtures will be full cut-off, and light will be directed downward. A photometric plan submitted with the application demonstrates that the internal roadway and alley of the Phase 2 property are adequately lit.
5. **Recreation Facilities.** PPS-2024-017 determined that the remaining 0.4538 acre of mandatory dedication of parkland requirement will be met through the provision of on-site recreational facilities, in accordance with Section 24-4601(b)(4)(A) of the Subdivision Regulations. The on-site recreational facilities should include a trail around the large SWM facility in the

center of the development in Parcel H, an open play area in the southwest corner of the site on Parcel G.

The DET includes an 8-foot-wide asphalt trail with nine benches around the SWM facility in the center of the development, and an open play area on Parcel G. Equipment details, cost estimates, and construction timing for the recreation facilities are included in the “Recreational Facilities Provided” chart on the coversheet of the DET. The chart indicates all approved facilities will be built prior to the first building permit of Phase 2. Typically, recreational facilities are not built prior to the first building permit, since residents cannot use them during construction and the facilities may be at risk of damage from ongoing building activities. Upon further discussion with the applicant, the applicant proffered to revise the construction timing to be prior to the 26th building permit of Phase 2. The Planning Board finds the revised timing is reasonable, and the construction timing is conditioned herein to be revised on the DET. Phase 2 development is responsible for 0.4538 acre of parkland dedication, pursuant to the approved PPS resolution (page 10 of PGCPB Resolution No. 2025-033), but the note under the “Recreational Facilities Provided” chart indicates 0.4528 acre. A condition is included herein requiring the applicant to revise the note under the “Recreational Facilities Provided” chart to indicate Phase 2 is responsible for 0.4538 acre.

Details for the open play area in Parcel G are included in Sheet 5 of the DET. The plan shows four benches, two picnic tables, one pet waste station, and one trash receptacle. The detailed plan is consistent with the improvements shown in DSP-2025-0033 for Phase 1. The subject DET will supersede DSP-2025-0033 for improvements in the open play area.

III. COMPLIANCE WITH APPLICABLE PROVISIONS OF THE ZONING ORDINANCE

A. Detailed Site Plan Decision Standards (Section 27-3605(e))

- (1) **The proposed development represents a reasonable alternative for satisfying the applicable standards of this Subtitle, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use;**

The applicable standards of this Subtitle include standards of the RSF-A Zone use standards, intensity and dimensional standards (Section 27-4202(f)), Development Standards (Part 27-6 of the Zoning Ordinance), as well as applicable sections of the Landscape Manual. The analysis of conformance to these standards is addressed, in detail, in Finding III.B. Based on the analysis herein, and subject to the conditions of approval, in addition to the evidence filed in conjunction with this application, the Planning Board finds that DET-2024-010 represents a reasonable alternative for satisfying the applicable

standards of this Subtitle, without requiring unreasonable costs and without detracting substantially from the utility of the development for the intended uses.

- (2) All conditions of approval in any development approvals and permits previously approved for the property have been considered and imposed as necessary to satisfy the applicable standards of this Subtitle;**

As discussed in detail below, in Findings IV and V, the development complies with the applicable conditions of PPS-2024-017 and ADQ-2024-041.

- (3) The proposed development demonstrates the preservation and/or restoration of the regulated environmental features in a natural state, to the fullest extent possible, in accordance with the requirements of Section 24-4303(D)(5) of Subtitle 24: Subdivision Regulations;**

The regulated environmental features (REF) on the subject property have been preserved and/or restored, to the fullest extent possible, based on the limits of disturbance shown on the Type 2 tree conservation plan (TCP2). Three impacts and revisions were approved by the Planning Board with PPS 4-18017, DSP-20054, and PPS-2024-017, for a previously approved master-planned trail, sewer line connection, and a stormwater outfall, in conformance with Section 27-6808 of the Zoning Ordinance. There are no additional impacts included with this DET; however, this application is reliant on the prior impact approvals.

- (4) Proposed development located within a Planned Development (PD) zone shall be in conformance with the PD Basic Plan and PD Conditions of Approval that apply to that development;**

The development is not located in a Planned Development zone. Therefore, this criterion is not applicable.

- (5) The proposed development conforms to an approved Tree Conservation Plan, if applicable;**

The DET is in conformance with the submitted tree conservation plan, TCP2-2025-0089. Analysis of the TCP2, which is recommended for approval, is included in Finding VII below.

- (6) The development proposed in a detailed site plan for infrastructure complies with applicable regulations of PART 27-6: Development Standards, prevents offsite property damage, and prevents environmental degradation to safeguard the public's health, safety, welfare, and economic well-being for grading, reforestation, woodland conservation, drainage, erosion, and pollution discharge;**

The subject application is not a DET for infrastructure. Therefore, this provision does not apply.

- (7) Places of worship located on a lot between one (1) and two (2) acres in size shall also meet the following standards:**
- (A) The minimum setback for all buildings shall be twenty-five (25) feet from each lot line;**
 - (B) When possible, there should be no parking or loading spaces located in the front yard; and**
 - (C) The maximum allowable lot coverage for the zone in which the use is proposed shall not be.**

The DET does not include a place of worship. Therefore, this criterion is not applicable.

- (8) Notwithstanding any other provision in this Section to the contrary, in determining whether to approve an alteration, extension, or enlargement of a legal conforming building, structure, or use filed in conformance with Section 27-1707(c), the Planning Board shall find that the proposed alteration, extension, or enlargement will benefit the development and will not substantially impair implementation of any applicable area master plan or sector plan.**

The DET does not alter, expand, or enlarge existing structures or uses. Therefore, this criterion is not applicable.

B. Section 27-4202(f)(2) Intensity and Dimensional Standards

The DET is in conformance with the applicable RSF-A Zone Intensity and Dimensional Standards, as shown below:

STANDARDS (Single-Family Detached Dwelling)	REQUIRED	PROVIDED
Density, max. (du/ac of net lot area)	16.33	6.62
Net lot area, min. (sf)	No requirement	1,800
Lot width, min. (ft)	20*	20
Lot width for the development as a whole	100	630
Lot frontage (width) at front street line, min. (ft)	16	20
Lot coverage, max. (% of net lot area)	45%**	19%
Front yard depth, min. (ft)	15	15
Side yard depth, min. (ft)	8***	8
Rear yard depth, min. (ft)	20****	20

STANDARDS (Single-Family Detached Dwelling)	REQUIRED	PROVIDED
Principal structure height, max. (ft)		
Non-NCS*****	50	35.33
NCS: 150–200 ft	45	34.58*****
NCS: 50–150 ft	35	34.58
Accessory structure height, max. (ft)	25	25

Notes: *A minimum lot width of 20 feet is applicable to the individual lots for townhouse units. The minimum lot width for the development lot as a whole shall be 100 feet. The minimum lot width for the development lot as a whole is more than 100 feet, and meets the requirement.

**Applicable to the lot coverage of the development lot as a whole, rather than individual lots under townhouse units.

***Applicable to the buildings on the edges of the development lot as a whole. Within the development lot as a whole, a minimum separation of eight feet is required between buildings.

****May be reduced to zero feet when a 20-foot-wide or wider alley is provided, or to a range between 5 and 10 feet when an alley less than 20 feet in width is provided.

*****NCS refers to requirements in Section 27-61203(a)(2), Neighborhood Compatibility Standards, of the Zoning Ordinance.

*****Based on the submitted compatibility exhibit, only Lots 136 and 137 are subject to Neighborhood Compatibility Standards (NCS) within 150–200 feet of an existing single-family dwelling. The maximum building height of the two townhouses is labeled as 34 feet and 7 inches in the submitted compatibility exhibit, as well as in the building height diagram on the DET coversheet. However, the building height in the Intensity and Dimensional Standards Chart shows 35 feet and 4 inches for NCS-150–200 feet. A condition is included herein requiring the applicant to revise the building height provided for NCS-150 – 200 feet to be 34 feet and 7 inches in the RSF-A Intensity and Dimensional Standards Chart on the coversheet.

C. Section 27-6 Applicable Development Standards

1. Section 27-6200—Roadway Access, Mobility, and Circulation

The DET is in conformance with the applicable standards in Section 27-6200 of the Zoning Ordinance, as follows:

27-6202. Consistency with Plans: The design and construction of access and circulation systems associated with the development is consistent with the transportation goals, objectives, and actions in the County's 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035), 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* (master plan) as follows:

Plan 2035 Consistency

Plan 2035 provides the following recommendations:

Policy 1: Ensure that countywide transportation improvements are integrated with and support the 2035 vision and land use pattern.

The site plan shows a striped bicycle lane along the frontage of General Lafayette Boulevard (MC-502). The recommended and approved facilities meet the intent of the policy.

Policy 4: Use complete and green street practices to design, operate, maintain, and retrofit the transportation network in order to improve travel conditions for pedestrians, bicyclists, transit riders and vulnerable populations consistent with the surrounding area's character.

The site plan includes 5-foot-wide and 8-foot-wide internal sidewalks, striped crosswalks, and an 8-foot-wide shared-use path that transitions bicyclists into the striped bicycle lane along the General Lafayette Boulevard frontage. The recommended and approved facilities meet the intent of the policy.

Policy 5: Improve overall safety levels within the County's transportation network.

The site plan includes 5-foot-wide and 8-foot-wide internal sidewalks, striped crosswalks, and an 8-foot-wide shared-use path that transitions bicyclists into the striped bicycle lane along the General Lafayette Boulevard frontage.

The approved facilities meet the intent of the policy. However, the striped bicycle lane is not shown on Sheet 4 of the DET, which is conditioned herein to be included.

Master Plan Consistency

The recommended and approved access and circulation is consistent with the MPOT and the master plan, as follows:

Right-of-Way (ROW)

- General Lafayette Boulevard (MC-502): 100-foot ROW

The MPOT and master plan recommend a minimum of 100-foot right-of-way, which is delineated on the DET.

Pedestrian and Bike Facilities

- General Lafayette Boulevard (MC-502): Planned Shared Roadway

The DET shows a striped bicycle lane along the frontage of General Lafayette Boulevard (MC-502).

Recommendations, Policies and Goals

MPOT Complete Streets Policies:

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

The site plan shows continuous sidewalks, Americans with Disabilities Act ramps, and continental crosswalks throughout the site. The site plan also shows a bicycle lane along the frontage of General Lafayette Boulevard. In addition, the DET includes an 8-foot-wide shared-use path within the site and along the frontage of General Lafayette Boulevard to provide a connection to the Rose Creek Trail. The Planning Board determines that the improvements accommodate all modes of transportation, to the greatest extent possible.

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

The site plan details a bicycle lane along the site's frontage of General Lafayette Boulevard, which meets the latest AASHTO standards. The Planning Board determines that the policy requirement is satisfied. However, the Board recommends enhanced wayfinding, in the form of signage, curb cuts, etc., to ease the transition of cyclists between the Rose Creek Trail and the bicycle lane along General Lafayette Boulevard.

The master plan includes the following policies regarding the accommodations of pedestrian and bicycle facilities (page 118):

- **Promote pedestrian and bicycle opportunities as part of a multi-modal transportation network.**
- **Promote and encourage cycling and walking for commuting purposes as an alternative to driving a car.**

The site plan provides multimodal opportunities for travel throughout the site for pedestrians and bicyclists. Continental-style crosswalks are included at all pedestrian crossings. Bicycle circulation is provided through bicycle lanes along the site's frontage of General Lafayette Boulevard, as well as a shared-use path connection to the Rose Creek Trail within the site and along the frontage. Bicycle parking is provided to accommodate 14 spaces near the centralized recreation area and at the open play area at southwest corner of the development. The Planning Board finds that master plan conformance will be met, subject to the conditions of approval contained herein.

27-6203. Multimodal Transportation System: The submitted plans demonstrate circulation for multimodal use throughout the site. The Planning Board recommends enhanced wayfinding to assist bicyclists to transition from the trail existing north of the site via the shared-use path to the striped bicycle lane along General Lafayette Boulevard at the intersection with Private Road A, unless modified by the road operating agency. This recommendation is conditioned herein.

27-6204. Circulation Plan or Site Plan Required: The submitted plans demonstrate pedestrian, bicycle, and vehicular circulation through the site and meet the requirements of this section. Two full movement access points are included along General Lafayette Boulevard, and 5-foot-wide sidewalks are included throughout the site connecting to recreational areas and adjacent trails.

27-6206. Vehicular Access and Circulation: The Planning Board finds the development meets the development standards governing vehicular access and circulation as follows:

27-6206(a): All public streets are classified appropriately.

27-6206(b): All access is classified appropriately, and one alleyway is approved. The development will be served by an internal network of private streets connecting to a public street, General Lafayette Boulevard.

27-6206(c): The site includes two vehicular access points along General Lafayette Boulevard and internal circulation served via private roads with a 50-foot right-of-way that can accommodate emergency vehicles. The Planning Board finds access and circulation to be sufficient.

27-6206(d): The site does not include direct driveway access along the major collector, General Lafayette Boulevard.

27-6206(e): The development is not located in a Transit-Oriented/Activity Center base, PD zone, or Nonresidential zone.

27-6206(f): The development has a connectivity score of 1.5 and meets the minimum requirements.

27-6206(g): No cul-de-sacs or street turnarounds are included on-site. The DET includes a pedestrian connection to the Rose Creek Trail at the northeast edge of the site. The trail would cross the vacant land to the north of the site and connect to a residential neighborhood. The criteria have been met.

27-6207. Pedestrian Access and Circulation:

27-6207(a): The development identifies an internal pedestrian circulation network which allows for efficient movement within the development and to the public street. An 8-foot-wide shared-use path is also included along the property frontage of General Lafayette Boulevard.

27-6207(b): Pedestrian connectivity is included via 5-foot-wide and 8-foot-wide sidewalks and marked crosswalks throughout the site and along General Lafayette Boulevard.

27-6208. Bicycle Access and Circulation:

27-6208(a): The site plan accommodates bicycle circulation through bicycle lanes on the site's frontage along General Lafayette Boulevard, as well as a shared-use path connection to the Rose Creek Trail at the northeast edge of the site. Bicycle parking is provided to accommodate 14 spaces near the centralized recreation area of the development, and at the open play area at the southwest corner of the development.

27-6208(b): The subject site is not adjacent to parcels that contain multifamily, townhouse, nonresidential, or mixed-use development; therefore, internal cross-access is not included. However, bicycle lanes are included along the property frontage of General Lafayette Boulevard, to accommodate connections to the adjacent property.

2. Section 27-6300—Off-Street Parking and Loading

The DET is in conformance with the applicable standards in Section 27-6300 of the Zoning Ordinance, including vehicular and bicycle parking requirements.

27-6303 Parking Plan or Site Plan Required: The site plan shows the number and location of required parking spaces and driveways, including how these parking facilities coordinate with the pedestrian, bicycle, and vehicular circulation systems for the development. Specifically, off-street parking will be on private lots in garages and driveways, and two visitor parking spaces will be along the alley. Each townhouse unit includes one concrete-surfaced driveway providing access to garage parking. The site plan also shows the location and design of all pedestrian and bicycle facilities.

27-6304 General Standards for Off-Street Parking and Loading Areas: The off-street parking meets the requirements for surfacing, location, and arrangement. The parking includes concrete-surfaced parking on driveways and in garages, as well as asphalt-surfaced on-street parking. Per Section 27-6304(c) of the Zoning Ordinance, off-street parking is arranged for convenient access, with no conflicts with sidewalks.

27-6305 Off-Street Parking Spaces Standards:

Principal Use	Parking and Bicycle Tabulations		
	Required (min.)		Provided
Single family attached (townhouse)	2 spaces per DU (36 DU)	72	86 (50 garage, 36 driveway)
Visitor parking	1 space per every 20 DU (36DU)	2	2
Total Parking		74	88
Total Bicycle Space	Min. 2 bicycle spaces per 10 parking spaces in parking area/ 1 bicycle space for each additional 10 parking spaces in parking area	2*	14 (7 racks)

Note: *Pursuant to Section 27-6309(a)(1) of the Zoning Ordinance, in the RSF-A Zone, all parking areas shall provide bicycle racks or lockers sufficient to accommodate the parking of at least two bicycles, regardless of the number of vehicle spaces provided (up to 10 spaces). At least one additional bicycle space shall be provided for each additional 10 parking spaces or major fraction thereof, provided, no more than 20 bicycle parking spaces shall be required for any single vehicular parking area. The required bicycle spaces are calculated based on total parking spaces provided in a parking area. In the subject DET, only two visitor parking spaces are included in the parking area along the alley and, therefore, two bicycle spaces are required. The required parking spaces for townhouses are not located within a parking area. A

condition is included herein requiring the applicant to revise the required bicycle spaces to be “2” in the bicycle parking chart on the coversheet.

27-6306. Dimensional Standards for Parking Spaces and Aisles: The parking spaces meet the minimum dimensional standards as outlined in Table 27-6306(a) of the Zoning Ordinance. The typical width and length of driveways are labeled on the DET.

27-6309. Bicycle Parking Standards: The approved 14 bicycle parking spaces meet the requirements of this section. The bicycle racks are installed on a paved surface, and located in visible, well-lit areas which are conveniently accessible to the recreation facilities within this development. In addition, the bicycle racks will be placed at least 3 feet away from any structures and will be installed with at least 30 inches of spacing between each rack, to allow for adequate room for parking a bicycle. A bike rack detail is provided on coversheet and Sheet 5 of the DET.

27-6309(a): The development requires two bicycle parking spaces, and 14 inverted U-style racks are included, as discussed above in Finding III.C, Section 27-6305.

27-6309(b): The required bicycle parking spaces are provided in a visible, well-lit area near the primary open space of the development.

3. Section 27-6400—Open Space Set-Asides

Development subject to the standards of Section 27-6400 of the Zoning Ordinance shall provide the minimum amounts of open space set-asides identified in Table 27-6403: Required Open Space Set-Asides, of the Zoning Ordinance, based on the use classification.

27-6403. Amount of Open Space Set-Asides: The DET is in conformance with the applicable standards in Section 27-6403 of the Zoning Ordinance. Residential use in the RSF-A Zone is required to provide 20 percent of the development site area for open space set-aside, which is 1.09 acres for the subject development. The subject DET includes 21.7 percent of gross tract area, or 1.18 acres, for open space set-aside, which meets the requirement.

27-6404. Areas Counted as Open Space Set-Asides: All open space areas are eligible to be counted towards the open space set-aside, per Table 27-6404(a). Section 27-6404(a)(1) of the Zoning Ordinance states that no less than 15 percent of the total required minimum open space set-aside area within a residential development shall consist of active recreational areas. In the subject DET, 15 percent of the total required minimum open space is 0.16 acre. The development provides 0.28 acre, or 25 percent, of the total required minimum open space set-aside as active recreation area, which meets the requirement.

Active recreation facilities include an 8-foot-wide trail around the stormwater management (SWM) facility in the center of the overall development, as shown on the open space set-aside exhibit. Only 52 percent of the SWM facility area (0.4 acre out of 0.77 acre) is included in the calculation for open space set aside, which is below the maximum allowable threshold of 75 percent. Shrubs and grasses will be planted within the SWM area. Trails, benches, and arranged planting are provided around the SWM facility, which support passive recreation uses.

Section 27-6405. Areas Not Counted as Open Space Set-Asides: The open space set-aside areas comply with Section 27-6405 of the Zoning Ordinance, as they are not among the areas excluded from counting toward the required open space.

Section 27-6406. Design Standards for Open Space Set-Asides: As required by Section 27-6406(a) of the Zoning Ordinance, the open spaces are readily accessible and useable by residents and visitors, and serve as focal points within the development. The open space set aside areas are contiguous or interconnected, to the maximum extent practicable. In particular, the active recreation facility (the trail around the SWM facility) is located within accessible portions of the development, featuring attractive and convenient amenities for future residents, connecting sidewalks along Private Street A. The passive recreation space consists of open spaces around the trail with benches and landscape. Townhouses units 126-129 will have front entrances facing the SWM facility. There are 12 additional units that back to the facility and will have a rear entrance facing the SWM facility. In addition, 28 townhouse units approved under Phase 1 will also have rear entrances facing the SWM facility.

Section 27-6407. Development in Open Space Set-Asides: Development within the open space set-aside consists only of improvements appropriate to each open space set-aside, as listed in the “Recreational Facilities Provided” chart on the coversheet and discussed in Finding II.G.5 above.

27-6408. Ownership, Management, and Maintenance of Open Space Set-Asides: According to the statement of justification (SOJ), the areas that are designated as open space set-asides are to be conveyed to the homeowners association (HOA) for effective management, operation and maintenance.

4. **Section 27-6500—Landscaping**

The DET is in conformance with the applicable standards in the Landscape Manual. However, as discussed in above Finding II.A, the submitted DET shows landscaping in Parcels G, I, J, and H and their associated schedules as part of DSP-2025-0033 for Phase 1, which will need to be revised as these areas are being superseded by this DET. Detailed findings and conditions for Landscaping are discussed in Finding VI below.

5. Section 27-6600—Fences and Walls

The DET does not include fences or walls.

6. Section 27-6700—Exterior Lighting

As discussed in Finding II.G.4 above, pole-mounted light fixtures are included along Private Street A and the alley. These fixtures will be full cut-off, and light will be directed downward.

27-6704. Prohibited Lighting: No prohibited lighting types are included.

27-6705. Private Street Lighting: As depicted in the submitted photometric plan, three lights in Parcel L are along private streets, the remaining approved lights in Parcel K are along the private alley. All private street lights are located inside full cut-off fixtures mounted on non-corrosive poles served by underground wiring. One type of light fixture along private streets is included. The correlated color temperature of streetlights is 4,000K, which exceeds 3,000K requirement. A condition is included herein requiring the applicant to reduce the correlated color temperature of private streetlights in Parcel L to not exceed 3,000K.

27-6706. General Standards for Exterior Lighting: As shown on the photometric plan, all approved lighting will be full cut-off fixtures that are directed downward. Lighting along Private Street A and the alley are included with this DET. The three light fixtures in Parcel L are private street lighting, which are not subject to the maximum illumination levels requirement. The light fixtures in Parcel K along the alley are subject to this requirement. The maximum illumination measure in foot-candles, at ground-level, at the lot lines of townhouses abut to the alley exceed the maximum listed in Section 27-6706(c)(1) of the Zoning Ordinance, which is 1.0 foot candle. A condition is included herein requiring the applicant to revise the photometric plan to ensure the foot candle, at ground-level at the lot lines of townhouses which abut the alley, does not exceed 1.0 foot candle, pursuant to Section 27-6706(c)(1). All exterior light fixtures shall generate at least 80 lumens per watt (LPW) of energy consumed, as shown on the manufacturers specifications for the fixture. However, the notes in specifications indicate 78.34 for LPW. A condition is included herein requiring the applicant to revise the Ecoswap Module Specifications to be at least 80 LPW. The approved light fixtures are 14 and 16 feet high, which meet the maximum height of 16 feet in a residential base zone.

27-6707. Lighting Design Standards for Specific Uses and Site Features: No light fixtures are included along the trail around the SWM facility in Parcel H, and no lighting fixtures are included along the walkways at open play area at the

southwest corner in Parcel G. These areas are adjacent to residential lots, adding lights would bring safety and lighting pollution concerns during nighttime hours. The Planning Board recommends no light fixtures in the above-mentioned recreational facility area.

7. Section 27-6800—Environmental Protection and Noise Controls

27-6802. Natural Resources Inventory (NRI):

Section 27-6802 of the Zoning Ordinance requires an approved natural resources inventory (NRI) plan with PPS applications. The applicant submitted Natural Resources Inventory NRI-171-2018-01 with the application.

NRI-171-2018-01 was approved on February 18, 2025, and is valid. The site contains areas of 100-year floodplain, streams, wetlands, and their associated buffers. This site is woodlands with wooded floodplain and one specimen tree.

27-6803. Trees and Vegetations: This DET complies with the requirements of Subtitle 25, Division 1, General; Subtitle 25, Division 2, Woodland and Wildlife Habitat Conservation Ordinance; and Subtitle 25, Division 3, Tree Canopy Coverage Ordinance, of the Prince George’s County Code, as discussed in Findings VII and VIII below.

27-6804. Floodplain Management: The approved Natural Resources Inventory (NRI-171-2018-01) shows 1.63 acres of existing 100-year floodplain on the overall Enclave at Brandywine site, but none of the floodplain falls within the limit of subject DET for Phase 2.

27-6805. Erosion and Sedimentation Control: Section 27-6805 of the Zoning Ordinance requires an approved Grading, Erosion, and Sediment Control Plan with the DET. Development shall comply with the requirements for sedimentation and erosion control in accordance with Subtitle 32, Division 2, Grading, Drainage and Erosion and Sedimentation Control, of the County Code.

The Type 2 tree conservation plan (TCP2) must reflect the ultimate limits of disturbance, not only for the installation of permanent site infrastructure but also for the installation of all temporary infrastructure, including erosion and sediment control measures. An approved erosion and sediment control technical plan was submitted with this DET. The DET and TCP2 are in conformance with the erosion and sediment control technical plan.

27-6806. Stormwater Management: Section 27-3605(c)(5)(F)(x) of the Zoning Ordinance requires SWM concept approval prior to acceptance of a DET. A revision to the SWM Concept Approval Letter (57206-2018-03) and associated plan for this phase were submitted with this application. The SWM approval was issued on November 7, 2025, by the Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE), and includes six microbioretention facilities, one submerged gravel wetland, and one bypass

structure. An SWM fee of \$9,000 was estimated for payment of fee-in-lieu of providing on-site attenuation/quality control measures will be required.

The approved SWM concept plan permit number on the site plan coversheet is not up to date; a condition is included herein requiring the applicant to revise General Note 8 to show the SWM concept plan permit number as 57206-2018-03, and approval date as November 5, 2025.

27-6807. Chesapeake Bay Critical Area: The subject property is not within the Chesapeake Bay Critical Area. Therefore, Section 27-6807 of the Zoning Ordinance is inapplicable.

27-6808. Regulated Environmental Features: This site contains regulated environmental features (REF) that are required to be preserved and/or restored, to the fullest extent possible, under Section 27-6808. The environmental features include streams, stream buffers, wetlands, wetland buffers, floodplain, and steep slopes.

Section 27-6808 refers to Section 24-4303(d)(5) of the Subdivision Regulations which states: “Where land is located outside the Chesapeake Bay Critical Area Overlay zones, the preliminary plan of subdivision (minor or major) and all plans associated with the application shall demonstrate the preservation and/or restoration of regulated environmental features in a natural state, to the fullest extent possible, consistent with the Environmental Technical Manual established in accordance with Subtitle 25: Trees and Vegetation, of the County Code. Any lot with an impact shall demonstrate sufficient net lot area where a net lot area is required in accordance with Subtitle 27: Zoning Ordinance, of the County Code, for the reasonable development of the lot outside the regulated feature.”

Three impacts and revisions were approved by the Planning Board with PPS 4-8017, DSP-20054, and PPS-2024-017. There are no additional impacts included with this DET; however, this application is reliant on the prior impact approvals.

27-6809. Unsafe Lands: Section 27-6809, Unsafe Lands, of the Zoning Ordinance, states that “all applications shall conform to the requirements pertaining to unsafe land in Section 24-4300, Environmental Standards, of Subtitle 24: Subdivision Regulations”. This application will use the current Subdivision Regulations, and Section 24-4101(c)(1) of the Subdivision Regulations states “The Planning Director or Planning Board, as appropriate, shall restrict or prohibit the subdivision of land found to be unsafe for development. The restriction or prohibition may be due to a) natural conditions, including but not limited to flooding, erosive stream action, high watertable, unstable soils, severe slopes or soils that are unstable either because they are highly erodible or prone to significant movement or deformation (Factor of

Safety < 1.5), or b) man-made conditions on the land, including but not limited to unstable fills or slopes.”

According to the United States Department of Agriculture - Natural Resource Conservation Service Web Soil Survey, soils present include Beltsville silt loam, Grosstown gravelly silt loam, and Potobac-Issue complex. Marlboro and Christiana clay are not found to occur on this property.

27-6810. Noise Control: As a residential development, site-generated noise is not expected to be a concern. The existing street adjacent to the subject property is General Lafayette Boulevard, which is classified as a major collector road in the MPOT. No adjacent roads are classified as arterial or higher; therefore, a noise study is not required.

8. Section 27-6900—Multifamily, Townhouse, and Three-Family Form and Design Standards

Site Access: As mentioned in Finding II.G, Private Road A was approved, pursuant to DSP-2025-0033 for Phase 1 development. This road provides two points of vehicular access to the Phase 2 development from General Lafayette Boulevard. This access satisfies the above requirement and ensures emergency vehicle access.

Location of Off-Street Parking: As shown on the submitted DET, the two guest parking spaces will be located along the alley, at the side or rear of the townhouse buildings.

Building Orientation and Configuration: As shown on the submitted DET, the primary entrances of the townhouse units are oriented towards internal Private Road A, public road General Lafayette Boulevard, and the common open space, which is the SWM facility located at the center of the development.

Maximum Building Length: The maximum building length for the townhouse building stick is 120 feet, which is less than the maximum length of 150 linear feet for townhouses in the RSF-A Zone.

Building Façades: As shown in the submitted architectural elevations, the façades of each townhouse model are designed with wall offsets, in the form of projections or recesses, with a minimum depth of 2 feet and spaced less than 50 feet apart. Pursuant to Section 27-6903(e)(3) of the Zoning Ordinance, street-facing façades of townhouse buildings shall provide a minimum of three of the following design features for each residential building fronting onto a public street. Lots 116–125 face a public street (General Lafayette Boulevard), and therefore, are subject to Section 27-6903(e)(3). As shown on the colored architecture elevations, all elevations include minimum of three design features, namely covered porch, eaves projecting 12 inches from façade plane, and

multiple windows with a minimum of four-inch-wide trim. This requirement is met.

Building Façade Fenestration/Transparency: The front façades of the townhouse model for Lots 105–125 and Lots 130–140 are subject to this requirement. The transparency exhibits in Sheets 11–13 of architecture elevation package show that at least 15 percent of the street-facing façade area of the ground-level floor of the above-mentioned townhouse building will be occupied by windows and/or doorways. This requirement is met. The transparency percentage has been calculated, in accordance with Section 27-61203(d)(1), footnote 4.

Materials: As shown on the architectural elevations, the primary façade materials extend along any side façade that is visible from a street, for a minimum of 20 feet; and materials changes occur along a horizontal line, where two forms meet, or where materials occur as accents. The townhouses must be designed in accordance with Section 27-61203(d) of the Zoning Ordinance. This is addressed in the discussion of Section 27-61200 of the Zoning Ordinance below.

9. Section 27-61200—Neighborhood Compatibility Standards

Section 27-61200 applies because the DET includes new townhouses adjacent to existing single-family detached dwellings and vacant land in the RR Zone. The townhouses in Lots 136–140 are subject to the requirements of this section.

Building Heights and Setbacks: The townhouse units in Lots 136–140 are abutting vacant land in the RR zone at the western property line. However, the townhouses are at a distance farther than 200 feet from the minimum front yard setback line in the vacant land in the RR Zone; therefore, the Section 27-61203(a)(2) maximum height requirements do not apply from the western property line. The townhouse units in Lots 136–140 are abutting existing single-family dwelling at northern property line. As discussed above in Finding III.B and shown in the submitted neighborhood compatibility exhibit and typical building height diagram on coversheet, the townhouse building height in Lots 136–140 meet the requirements, and the buildings are designed to be lower than other townhouses that are not subject to neighborhood compatibility standards. The setbacks of buildings within the development will be consistent with other buildings on the block face. The building height of the townhouse in Lots 136–140 are 34 feet and 7 inches, and this is not over three stories or 35 feet in height.

Building Orientation: Four of the townhouse units, namely Lots 126–129, are oriented towards an open space area, which is the SWM facility at the center of the development. All other buildings are oriented towards private or public streets from which they drive their street address.

Building Design: The submitted architectural elevations of townhouses are compatible with the adjacent single-family detached homes, in terms of architectural features, roof style, and use of exterior colors. The townhouses will have pitched roofs, consistent with the adjacent single-family detached homes. There is no roof mounted equipment to screen from adjacent single-family homes. The exterior colors will be similar to adjacent single-family detached homes. Five units, namely Lots 136–140, with outdoor activity areas (decks) are adjacent to single-family detached homes and these decks are oriented away from the adjacent homes.

Building Materials: The townhouse units in Lots 136–140 are adjacent to existing single-family detached dwellings to the north. Specifically, the side elevation on Lot 140 faces the rear of the existing single-family detached dwellings. The rear of the units on Lots 136–140, face existing single-family detached homes to the west. However, these single-family detached dwellings front on McKendree Road and are between 1,200 to 1,500 feet from the subject property, and the space between the existing homes and the new townhouses is fully wooded.

As shown on Sheet 10 of the submitted architecture elevation, and in the exhibit on page 103 of the submitted SOJ, the rear and side façade demonstrates conformance to the transparency standards in Table 27-61203(d)(1). However, the percentage is not labeled on the architectural elevation on Sheet 10. A condition is included herein requiring the applicant to label the transparency percentage to the rear elevation for Lots 136–140 in architectural elevation package.

Building Story	1st Floor	2nd Floor	3rd or higher floor
Transparency requirement	15 percent	20 percent	20 percent
Side elevation for Lot 140	15 percent	21 percent	20 percent
Rear elevation of Lot 136-140	15 percent	20 percent	20 percent

Exterior materials are consistent with commonly used materials of adjacent dwellings, and no prohibited materials will be used. The side elevation of the townhouse on Lot 140 faces the rears of the existing single-family dwellings on the adjoining property. The side elevation of the unit on Lot 40 will utilize a stone veneer watertable and horizontal cementitious siding. Based on the SOJ and estimate by the Planning Board, the percentage of vinyl siding does not exceed 25 percent of the side façade. A condition is included herein requiring the applicant to label the percentage of vinyl siding on the architectural elevation for the side elevation of Lot 140, to demonstrate conformance to Section 27-61203(d)(2) of the Zoning Ordinance. The rear elevation of Lots 136 through 140 are more than 200 feet from the single-family detached dwellings on

the adjoining property. Therefore, the rear units are not subject to the 25 percent limitation on vinyl siding.

Multibuilding Placement: The DET includes multiple townhouse buildings, but all buildings have the same use. As such, the multibuilding placement requirements are inapplicable.

Off-Street Parking: Parking spaces will be located in front of the townhouses for front-loading units, and located at the rear of the townhouses for rear-loading units. This requirement only applies to off-street parking for townhouses, not including guest parking. As depicted on the DET, a total of 72 parking spaces are required and 86 parking spaces are provided, which exceed the required minimum number of parking spaces by 1.19, which do not exceed 1.5 times the required minimum specified in Table 27-6305(a) of the Zoning Ordinance.

Other Site Features: The submitted photometric plan shows that two pole-mounted light fixtures in Parcel L are within 100 feet of a lot containing single-family detached dwellings. The height of the three lights is 14 feet, which meets the standards, and the foot candle at lot line is 0.6 to 0.8, which exceeds the 0.5 minimum requirement. A condition is included herein requiring the applicant to revise the photometric plan, to ensure the foot candle at the northern property line does not exceed 0.5. Other pole-mounted light fixtures are along the alley and are 16 feet high. They are located beyond 150 feet of a lot containing single-family detached dwellings.

The residential gateway signage of the development is located more than 100 feet from the lot line shared with a single-family detached dwelling in the RR Zone.

The required open space set-asides includes the SWM facility and the trails and passive recreation space around it at the center of the overall development. They are not located between the subject development and an adjacent single-family detached dwelling in the RR Zone. Given the compact layout of the development and required SWM facility, it is not practicable to locate required open space set-asides in the above-mentioned location. However, an open play area is included at the southwest corner of Parcel G, and landscape buffers will be provided, in accordance with the Landscape Manual requirements. Outdoor recreation features, namely the trails around the SWM facility, are located around the SWM, which are located at least 50 feet away from any lot line that is shared with a single-family detached home in RR Zone.

Section 27-61300—Agricultural Compatibility Standards

The subject application is exempt, per Section 27-61302 of the Zoning Ordinance, because it is not adjacent to an on-going agricultural use or activity in the Reserved Open Space (ROS), Agriculture and Preservation (AG), and Agricultural-Residential (AR) base zones.

Section 27-61400—Urban Agriculture Compatibility Standards

The subject application is exempt because it is not adjacent to ongoing urban agriculture use.

Section 27-61500—Signage

The submitted plan shows one residential gateway sign located at the vehicular entrance of the site, at the southwest corner of the intersection of Private Road A and General Lafayette Boulevard. The signage is in Parcel I, which is within limit of subject DET for Phase 2. Since this DET will supersede DSP-2025-0033 for Parcel I, signage details should be included and reviewed with this subject DET under current Zoning Ordinance, or the signage needs to be moved in Parcel D for Phase 1. As discussed in Finding II.G.3, a condition is included herein.

Section 27-61600—Green Building Standards

The development meets the minimum Green Building score requirement of 4.0 points for new residential development containing 25 or more units, as follows:

Table 27-61603(b): Green Building Point System	Points Earned
The use of environmental site design, including but not limited to grass buffers and swales, bioretention (rain garden or porous landscape detention, sand filters, and permeable pavement systems), to meet stormwater managements requirements of the County Code	1.0
Provide rain gardens or other appropriate stormwater infiltration system(s) that accommodate a minimum of 25% of the runoff	1.0
Air Conditioner with stated efficiency greater than 14 SEER is included as standard	0.75
All toilets are 1.28 GPF or less	0.50
All showerheads and handheld showers are 2.0 GPM or less	0.50
All lavatory faucets flow rate is 1.5 GPM or less at 60 PSI	0.50
Total	4.25

The DET included environmental site design (ESD) proposing a submerged gravel wetland in the center of the development, microbioretention facilities, and a bypass which were approved by DPIE, in SWM Concept Plan 57206-2018-03. Evergreen and deciduous shrubs, ornamental grass, perennials and ground covers will be planted in the bio-retention, which were approved by DPIE within the Stormdrain, Paving and ESD plan, with Permit No. 54392-2021. Stormdrains have been upgraded to reflect recent revisions to ESD features. These improvements will facilitate effective management of runoff within the development, safeguard sensitive ecological areas, and support the preservation of the Mattawoman Creek watershed, where the subject property is located.

IV. COMPLIANCE WITH PRIOR APPROVALS

A. **Preliminary plan of subdivision PPS-2024-021:** PPS-2024-017 was approved by the Planning Board (PGCPB Resolution No. 2025-033), on April 17, 2025, subject to 14 conditions. The conditions relevant to the review of this DET are listed below in **bold** text. Analysis of the project's conformance to the conditions follows each one, in plain text:

2. **Development of the site shall be in conformance with Stormwater Management Concept Plan 57206-2018-01 and any subsequent revisions.**

Copies of the approved SWM Concept Plan (57206-2018-03) and approval letter were submitted with this DET application, proposing microbioretention facilities, a submerged gravel wetland, and a bypass structure. The features on-site are in conformance with the approved SWM concept plan. An SWM fee-in-lieu of providing on-site attenuation/quality control measures will be required by DPIE.

3. **In accordance with Section 24-4205 of the Prince George's County Subdivision Regulations, prior to approval, the final plat of subdivision shall include the granting of at least 10-foot-wide public utility easements, along the abutting General Lafayette Boulevard and either side of the internal private streets, in accordance with the approved preliminary plan of subdivision.**

The DET correctly shows and labels the required 10-foot-wide public utility easement in conformance with this condition and the approved PPS.

6. **Prior to issuance of any grading or building permits for this subdivision, and in conformance with Section 25-119(a)(3) of the Prince George's County Code, a Type 2 tree conservation plan shall be approved. The following note shall be placed on the final plat of subdivision:**

"This plat is subject to the recordation of a Woodland Conservation Easement pursuant to Section 25-122(d)(1)(B) with the Liber and folio reflected on the Type 2 Tree Conservation Plan, when approved."

TCP2-023-2021-02 was submitted with this application to fulfill this condition. This condition will be met at the time of final plat of subdivision.

7. **In accordance with the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* and the 2009 *Approved Countywide Master Plan of Transportation*, the applicant and the applicant's heirs, successors, and/or assignees shall submit a bicycle and pedestrian facilities plan detailing the locations and extent of the following facilities, at the time of detailed site plan review:**

a. Continental-style crosswalks with associated Americans with Disabilities Act curb ramps across the private alley.

Crosswalks and associated Americans with Disabilities Act-compliant curb ramps at all internal intersections and crossing the site access points are included throughout the site, and shown on the DET, in accordance with this condition. The Planning Board finds the crosswalks shown on the site plan to be satisfactory.

b. Standard sidewalks along both sides of all internal roads, and along General Lafayette Boulevard, unless modified by the operating agency with written correspondence, in accordance with Prince George's County Department of Public Works and Transportation adopted standards.

The DET shows standard sidewalks along both sides of the internal roads, and along the west side of General Lafayette Boulevard. The Planning Board finds the sidewalks shown on the site plan to be satisfactory.

8. In accordance with Section 24-4601(b)(4)(C) of the Prince George's County Subdivision Regulations, the applicant and the applicant's heirs, successors, and/or assignees shall allocate appropriate and developable areas for, and provide, adequate on-site recreational facilities in accordance with the standards outlined in the Prince George's County Parks and Recreation Facilities Guidelines.

The DET provides adequate on-site recreational facilities in appropriate and development areas, in accordance with the standards outlined in the *Prince George's County Parks and Recreation Facilities Guidelines*, as discussed above in Finding II.G.5.

9. The on-site recreational facilities shall be reviewed by the Urban Design Section, of the Development Review Division of the Prince George's County Planning Department, for sufficiency and proper sitting, in accordance with the Prince George's County Park and Recreation Facilities Guidelines, with the review of the detailed site plan (DET). Timing for construction shall also be determined at the time of DET.

As discussed above in Finding II.G.5, the Urban Design Section of the Development Review Division, of the Prince George's County Planning Department, has reviewed the sufficiency and sitting of the recreational facilities in accordance with the *Prince George's County Park and Recreation Facilities Guidelines*. Specifically, the 8-foot-wide trail and nine benches are included at the center of the overall development, around the central SWM facility, and the open play area is located at the southwest corner of the overall development. This

sitting ensures that recreational facilities amenities are well distributed and conveniently accessible to future residents. Timing for construction is shown on the DET coversheet to occur prior to the first building permit of Phase 2. However, a condition is included herein requiring the applicant to revise the construction timing to occur prior to the 26th building permit of Phase 2, as discussed in Finding II.G.5 above.

- 13. Prior to approval of the first building permit for a residential dwelling, the applicant and the applicant's heirs, successors, and/or assignees shall convey land to a homeowners association (HOA), as identified on the approved preliminary plan of subdivision and detailed site plan. Land to be conveyed shall be subject to the following:**
 - a. A copy of the recorded deed for the property to be conveyed shall be submitted to the Subdivision Section of the Development Review Division of the Prince George's County Planning Department.**
 - b. All waste matter of any kind shall be removed from the property, and all disturbed areas shall have a full stand of grass or other vegetation upon completion of any phase, section, or the entire project.**
 - c. The conveyed land shall not suffer the disposition of construction materials or soil filling, other than the placement of fill material associated with permitted grading operations that are consistent with the permit and minimum soil class requirements, discarded plant materials, refuse, or similar waste matter.**
 - d. Any disturbance of land to be conveyed to the HOA shall be in accordance with an approved site plan and tree conservation plan. This shall include, but not be limited to the location of sediment control measures, tree removal, temporary or permanent stormwater management facilities, utility placement, and stormdrain outfalls.**
 - e. Stormdrain outfalls shall be designed to avoid adverse impacts on land to be conveyed to the HOA. The location and design of drainage outfalls that adversely impact property to be conveyed shall be reviewed and approved by the Development Review Division of the Prince George's County Planning Department.**
 - f. Covenants recorded against the conveyed property ensuring retention and future maintenance of the property by the HOA, including the reservation of the right of approval by the Prince George's County Planning Director.**

Parcels are correctly labeled for conveyance to the homeowners association (HOA), in accordance with this condition and the approved PPS. This condition will be further evaluated at the time of future final plats for the project.

- B. Certificate of Adequacy ADQ-2024-041:** ADQ-2024-041 was approved by the Planning Director on April 7, 2025, subject to four conditions. One condition relevant to the review of this DET is listed below, in **bold** text. Analysis of the project's conformance to this condition is provided, in plain text:

- 1. Total development within the subject property shall be limited to uses that would generate no more than 25 AM and 29 PM peak-hour vehicle trips.**

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

- C. Detailed Site Plan DSP-20054 and its amendments:** DSP-20054 was approved by the Planning Board on November 4, 2021 (PGCPB Resolution No. 2021-126), for construction of 104 single-family attached (townhouse) dwelling units, subject to three conditions. DSP-20054-01 was approved by the Planning Board on November 2, 2023 (PGCPB Resolution No. 2023-118), to amend architecture and square footage of the 104 single-family attached dwelling (townhouse) units approved in DSP-20054, subject to two conditions. Since the subject DET will supersede Parcels B and C in this approval, the Planning Board has reviewed the conditions of prior detailed site plan approvals to ensure Phase 1 and Phase 2 developments are coordinated. No conditions are related to the subject DET application.

V. 2018 PRINCE GEORGE'S COUNTY LANDSCAPE MANUAL

The DET is subject to the requirements of Section 4.1, Residential Requirements; Section 4.7, Buffering Incompatible Uses; Section 4.8 Building Frontage Landscape Requirements, Section 4.9, Sustainable Landscaping, Section 4.10 Street Trees (For Private Streets), of the Landscape Manual. The submitted landscape plans show conformance to these requirements. A condition is included herein requiring the applicant to delineate the bufferyard length for Schedule 4.7-1 for No. 1 northern property line (Lot 140) and No. 2 western property line (Lots 136–140) on landscape plan.

The DET also includes schedules, plant lists, and landscaping with grey dash lines, and refers to DSP-2025-0033 for Phase 1, indicating these are for information purposes only. The landscape plan of DSP-2025-0033 is reviewed in accordance with the 2010 Landscape Manual. However, Bufferyards 1, 2, and 3 in Parcel G and the SWM facility and landscape in Parcels H, I, and J are within limit of the subject DET for Phase 2. The landscape and associated schedules in the limit of the subject DET should be shown as approved and should demonstrate conformance with the 2018 Landscape Manual. Bufferyards 1, 2, and 3 are within an HOA parcel of townhouse use, and therefore, Bufferyards 1, 2, and 3 are subject to Bufferyard A requirements of Section 4.7 of the 2018 Landscape Manual. Bufferyard A requirements are the same in both the 2010 and

2018 Landscape Manuals. Since Bufferyards 1, 2, and 3 conform to the 2010 Landscape Manual, they will meet the 2018 requirements. The submitted Schedule 4.9-1, Sustainable Landscaping Requirements, excludes landscaping for Parcels G, H, I, and J. The Planning Board reviewed Schedule 4.9-1 in DSP-2025-0033 using the 2018 Landscape Manual. While the 2018 Landscape Manual requires a higher percentage of native plants than the 2010 version, the approved amount in DSP-2025-0033 still satisfies Section 4.9 requirements in the 2018 Landscape Manual. The DET also includes plant lists from DSP-2025-0033, for information purposes only. However, plants within the limit of the subject DET for Phase 2 should be included in the plant list as approved. Street trees along private streets, per Section 4.10 of the Landscape Manual, are within Parcel D and the trees and associated Schedule 4.10 should be moved to DSP-2025-0033 for Phase 1 landscape plan, which is conditioned herein. A second condition is included herein to remove notes indicating the schedules as part of DSP-2025-0033, and to revise the landscape plan by showing all landscape within Parcels G, H, I, and J as approved by using solid black lines. A third condition is included herein to revise Bufferyard Schedules 1, 2, and 3 by using schedule templates in the 2018 Landscape Manual, to demonstrate conformance. A fourth condition is included herein to revise the plant list and Schedule 4.9-1 by including all approved plants within the limit of the subject DET for Phase 2. A fifth condition is included to remove the schedules and plant list with DSP-2025-0033 for Phase 1.

VI. COMPLIANCE WITH APPLICABLE PROVISIONS OF THE 2010 PRINCE GEORGE'S COUNTY WOODLAND AND WILDLIFE HABITAT CONSERVATION ORDINANCE

This property is subject to the provisions of the 2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the application has previously approved tree conservation plans. This project is also subject to the 2018 *Environmental Technical Manual*. TCP2-2025-0089 was submitted with this application.

The overall site contains a total of 17.48 acres of net tract woodlands, 1.63 acres of wooded floodplain, clearing of 14.98 acres of woodland, and clearing of 0.70 acre of wooded floodplain. This results in a woodland conservation threshold of 3.50 acres and a woodland conservation requirement of 9.68 acres. The application will meet this woodland conservation requirement with 2.50 acres of woodland preservation and 7.18 off-site woodland credits. This is in conformance with prior tree conservation plan approvals. These off-site woodland credits have been purchased as part of the previous TCP2 approval.

Specimen Trees

Section 25-122(b)(1)(G) of the WCO requires that "Specimen trees, champion trees, and trees that are part of a historic site, or are associated with a historic structure, shall be preserved." The development will not impact any on-site specimen trees. A master-planned roadway is shown to access the subject property. This roadway is not constructed at this time and is located across land owned by others. There are several off-site specimen trees that will be removed as part of the construction of the master-planned General Lafayette Boulevard. The removal of these off-site specimen trees is not part of this application.

VII. COMPLIANCE WITH APPLICABLE PROVISIONS OF THE PRINCE GEORGE'S COUNTY TREE CANOPY COVERAGE ORDINANCE

Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of the site to be covered by tree canopy for any development projects that include more than 2,500 square feet of gross floor area or disturbance, and requires a grading permit. Properties zoned Residential, Single-Family-Attached (RSF-A) are required to provide a minimum of 20 percent of the net tract area covered by tree canopy. The submitted tree canopy coverage (TCC) requirement is calculated and met by the overall development. The overall site area is 19.11 acres and required TCC is approximately 3.82 acres (or approximately 166,486 square feet). The TCC requirement should be calculated based on the net track area, which is 17.48 acres as shown on the submitted TCP2, and is conditioned herein to be revised. The site plan includes 5.48 acres (or approximately 238,676 square feet) of TCC between on-site woodland conservation, on-site existing trees, and approved landscaped trees, to meet the minimum requirement. The notes under the TCC schedule provide a breakdown of trees with DSP-2025-0033 for Phase 1, as well as trees included for the subject DET for Phase 2. Since trees within Parcels G, H, I, and J should be counted as part of the subject DET for Phase 2, a condition is included herein requiring the applicant to revise the notes under the TCC schedule to accurately reflect the tree breakdown associated with DSP-2025-0033 for Phase 1 and the subject DET for Phase 2, ensuring that trees within Parcels G, H, I, and J are included under the subject DET.

VIII. REFERRAL COMMENTS

The subject DET was referred to the concerned agencies and divisions. The Planning Board has reviewed and adopts the referral comments, incorporated herein by reference, and major findings are summarized, as follows:

- A. **Community Planning**—In a memorandum dated December 30, 2025 (Calomese to Sun), it was noted that the subject DET is consistent with the Housing and Neighborhoods Goal stated in the 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035), as the subject application includes medium-density housing in proximity to a potential future transit station. In addition, although conformance is not required, this application is largely consistent with the recommendations of the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* (master plan), with respect to the recommended land use, environmental considerations, transportation and mobility, and housing and neighborhoods.
- B. **Transportation Planning**—In a memorandum dated January 6, 2026 (Roff to Sun), it was noted that a review of compliance with the approved PPS-2024-017 and ADQ-2024-041, Plan 2035, the MPOT, and the master plan policies, and a review of the applicable Part 27-6 development standards were conducted. The relevant analysis is incorporated into the above findings of this resolution. It was determined that the vehicular, pedestrian, and bicycle access and circulation for this plan is acceptable, consistent with the site development standards pursuant to Subtitle 27 of the County Code, and meets the findings for pedestrian and bicycle transportation purposes.

- C. **Environmental Planning**—In a memorandum dated January 8, 2026 (Schneider to Sun), it was noted that the subject application is in conformance with Sections 27-3605(e)(3) and (6), 27-6802, 27-6803, 27-6805, 27-6808, and 27-6809 of the Zoning Ordinance.
- D. **Subdivision**—In a memorandum dated January 9, 2026 (Harvey to Sun), it was noted that the DET is consistent with the development evaluated with the approved PPS. In addition, an analysis of the prior approved PPS was provided and incorporated into the above findings of this resolution.
- E. **Historic Preservation**—In a memorandum dated January 12, 2026 (Stabler, Smith and Chisholm to Sun), it was noted that the subject property was once part of Pheasant's Thicket (Documented Property 85A-022), a late 18th to early 19th-century plantation established by Zadock Robinson and occupied through the early 20th century by members of the Robinson family. The manor house was located approximately 500 feet northeast of the subject property. A Phase I archeological survey was conducted on the subject property in April 2019. A total of 275 shovel test pits were excavated at 50-foot intervals across the property. A total of seven artifacts, including bottle and vessel glass, porcelain, and a possible nail were recovered. Although the materials were clustered, there were few and they did not suggest any features; no sites were recorded. No further work was recommended on the subject property. The Planning Board concurs that no additional archeological investigations are warranted.
- F. **Prince George's County Department of Parks and Recreation (DPR)**—In an email dated January 12, 2026 (Thompson to Sun), it was noted that a review of the subject DET was conducted and that the Planning Board resolution (PGCPB No. 19-116(C)) for PPS 4-18017 conditioned the conveyance of 1.7 acres of land to The Maryland-National Capital Park and Planning Commission, which is complete. The resolution mandates the construction of an 8-foot-wide trail connection of the Rose Creek Trail, which is shown on the site plan. It is also noted that the applicant should continue to work with DPR for the right-of-entry permit, public stormdrain facility easements, and the trail connection.
- G. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated December 18, 2025 (Guzman to Sun), a list of comments was provided and will be addressed at the time of permitting.
- H. **Prince George's County Fire/EMS Department**—The Fire/EMS Department did not offer comments on the subject application.
- I. **Prince George's County Police Department**—The Police Department did not offer comments on the subject application.
- J. **Prince George's County Health Department**—In a memorandum dated December 2, 2025 (Adepoju to Sun), the Health Department noted that the applicant should refer to the first review submitted on February 11, 2025, for comments for PPS-2024-017 and ADQ-2024-041. In a memorandum dated February 11, 2025 (Adepoju to Vatandoost), the Health Department recommended that the developer should consider

design for and implementation of water reuse practices for the townhouses and landscaping on the site. If any septic structures are uncovered, the owner is required to report to the Prince George's County's Environmental Engineering and Permit Program, and to abandon and seal the structure prior to construction according to regulatory standards. Lastly, adherence to construction standards will be required by DPIE during the permitting process.

- K. **Washington Suburban Sanitary Commission (WSSC)**—WSSC did not offer comments on the subject application.
- L. **Public Utilities**—On December 31, 2025, the subject DET application was referred to Verizon, Comcast, AT&T, and Washington Gas for review and comments. No correspondence has been received from these public utility companies.

IX. COMMUNITY FEEDBACK

The Prince George's County Planning Department did not receive any written correspondence from the community for this subject application.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED Type 2 Tree Conservation Plan TCP2-2025-0089, and further APPROVED Detailed Site Plan DET-2024-010 for the above-described land, subject to the following conditions:

- 1. Prior to certification, the applicant and the applicant's heirs, successors, and/or assignees shall revise the detailed site plan (DET), or provide the specific documentation as follows:
 - a. Within Parcels G, I, J, and H, remove notes specifying Detailed Site Plan DSP-2025-0033 for Phase 1, and show all improvements as proposed for the subject DET.
 - b. Remove the improvements within Parcel D, which are within Detailed Site Plan DSP-2025-0033 for Phase 1, and demonstrate DSP-2025-0033 for Phase 1 has been certified.
 - c. Revise the cover page as follows:
 - (1) Revise the building height provided for NCS-150–200 FT to be 34 feet and 7 inches in the Residential, Single-Family-Attached (RSF-A) Zone Intensity and Dimensional Standards chart.
 - (2) Revise the required bicycle spaces to be two in the bicycle parking chart.
 - (3) Revise the note under the “Recreational Facilities Provided” chart to indicate Phase 2 is responsible for 0.4538 acre of mandatory parkland dedication.

- (4) In the “Recreational Facilities Provided” chart, revise the “Permit trigger” to “Construction timing”, and revise the timing to indicate recreational facilities shall be constructed prior to the 26th building permit of Phase 2.
 - (5) Revise General Note 8 to show the Stormwater Management Concept Plan permit number as 57206-2018-03, and the approval date as November 5, 2025.
- d. Provide a residential gateway sign, with detailed features, and landscape at the base to demonstrate conformance to Section 27-61506(b) of the Prince George’s County Zoning Ordinance; request a Minor Departure, pursuant to Section 27-3614(b)(1), to increase the area of the sign and revise the sign accordingly; or remove the signage.
 - e. Provide detailed wayfinding signage to guide bicyclists as they transition from the existing trail north of the site, along the shared-use path, and into the striped bicycle lane on General Lafayette Boulevard, at its intersection with proposed Private Road A, unless modified by the road operating agency.
 - f. Show the striped bicycle lane on Sheet 4 of the DET.
 - g. Revise the architecture elevation package as follows:
 - (1) Label the transparency percentage to the rear elevation for Lots 136 through 140, to demonstrate conformance with Table 27-61203(d)(1) of the Prince George’s County Zoning Ordinance.
 - (2) Label the percentage of vinyl siding on the architectural elevation for the side elevation of Lot 140, to demonstrate conformance to Section 27-61203(d) of the Prince George’s County Zoning Ordinance.
 - h. Revise the photometric plan as follows:
 - (1) Reduce the correlated color temperature of private streetlights in Parcel L to not exceed 3,000K, pursuant to Section 27-6705 of the Prince George’s County Zoning Ordinance.
 - (2) Ensure the foot candle, at ground-level, at the lot lines of townhouses which abut the alley, does not exceed 1.0 foot candle, pursuant to Section 27-6706(c)(1) of the Prince George’s County Zoning Ordinance.
 - (3) Revise the lumens per watt (LPW) for Ecoswap Module Specifications to be at least 80 LPW, pursuant to Section 27-6706(c)(2) of the Prince George’s County Zoning Ordinance.

- (4) Demonstrate foot candles at the northern property line do not exceed 0.5, pursuant to Section 27-61213(g)(3) of the Prince George’s County Zoning Ordinance.
2. Prior to certification, the applicant and the applicant’s heirs, successors, and/or assignees shall revise the landscape plan as follows:
 - a. Delineate the bufferyard length for Schedule 4.7-1 No. 1 northern property line (Lot 140) and No. 2 western property line (Lots 136–140) on the landscape plan.
 - b. Remove notes indicating the schedules as part of Detailed Site Plan DSP-2025-0033 are for information purposes only, and revise the landscape plan by showing all landscaping within Parcels G, H, I, and J as proposed by using solid black lines.
 - c. Revise the bufferyard Schedules 1, 2, and 3 by using the schedule template in the 2018 *Prince George’s County Landscape Manual*, to demonstrate conformance.
 - d. Revise the plant list and Schedule 4.9-1 by including all proposed plants within the limits of the subject Detailed Site Plan (DET-2024-010) for Phase 2.
 - e. Remove the schedules and plant list associated with Detailed Site Plan DSP-2025-0033 for land remaining within Phase 1.
 - f. Remove the required trees within Parcel D and Section 4.10 schedule associated with land area remaining in Detailed Site Plan DSP-2025-0033 for Phase 1.
 - g. Revise the tree canopy coverage (TCC) schedule as follows:
 - (1) Revise the notes under TCC to accurately reflect the tree breakdown associated with Detailed Site Plan DSP-2025-0033 for Phase 1, and the subject Detailed Site Plan DET-2024-010 for Phase 2, ensuring that trees within Parcels G, H, I, and J are included under the subject DET.
 - (2) Calculate required TCC area by using net track area.

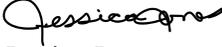
BE IT FURTHER RESOLVED, that an appeal of the Planning Board’s action must be filed with the District Council of Prince George’s County within thirty (30) days following the final notice of the Planning Board’s decision.

* * * * *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Geraldo, seconded by Commissioner Okoye, with Commissioners Geraldo, Okoye, and Barnes voting in favor of the motion at its regular meeting held on Thursday, February 12, 2026, in Largo, Maryland.

Adopted by the Prince George's County Planning Board this 5th day of March 2026.

Darryl Barnes
Chairman


By Jessica Jones
Planning Board Administrator

DB:JJ:MS:ac


Approved for Legal Sufficiency
M-NCPPC Office of General
Counsel

Dated 3/2/26