



The Maryland-National Capital Park and Planning Commission

PRINCE GEORGE'S COUNTY
Planning Department

1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

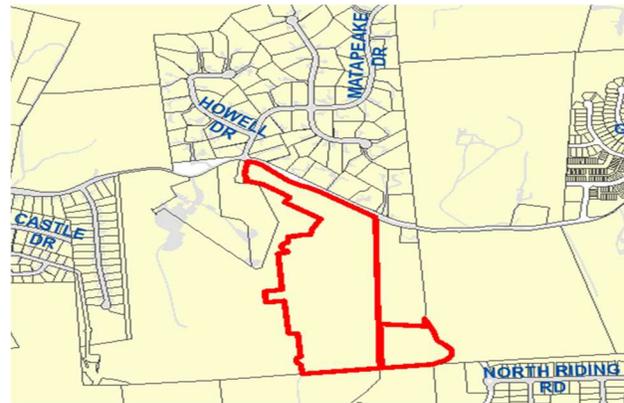
Note: Staff reports can be accessed at <https://www.mncppc.org/883/Watch-Meetings>

Specific Design Plan Alternative Compliance Woodside Reserve - East

SDP-2402
AC-25010

REQUEST	STAFF RECOMMENDATION
Development of Phase II, consisting of 260 single-family detached homes, with associated infrastructure improvements.	With the conditions recommended herein: <ul style="list-style-type: none"> • APPROVAL of Specific Design Plan SDP-2402 • APPROVAL of Alternative Compliance AC-25010 • APPROVAL of Type 2 Tree Conservation Plan TCP2-2025-0057

Location: On the south side of Westphalia Road, approximately 3,750 feet west of its intersection with Ritchie Marlboro Road.	
Gross Acreage:	53.36
Zone:	LCD/MIO
Prior Zone:	R-M/M-I-O
Reviewed per prior Zoning Ordinance:	Section 27-1704(g)
Dwelling Units:	260
Gross Floor Area:	0
Planning Area:	78
Council District:	06
Municipality:	None
Applicant/Address: Richmond American Homes of Maryland, Inc. 6210 Old Dobbin Lane, Suite 190 Columbia, MD 21045	
Staff Reviewer: Te-Sheng (Emery) Huang Phone Number: 301-952-4534 Email: Tesheng.Huang@ppd.mncppc.org	



Planning Board Date:	10/23/2025
Planning Board Action Limit:	11/10/2025
Staff Report Date:	10/08/2025
Date Accepted:	08/11/2025
Informational Mailing:	01/21/2025
Acceptance Mailing:	08/08/2025
Sign Posting Deadline:	09/23/2025

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

Table of Contents

EVALUATION..... 3

FINDINGS 4

 1. Request 4

 2. Development Data Summary 4

 3. Location 5

 4. Surrounding Uses 5

 5. Previous Approvals..... 5

 6. Design Features 6

COMPLIANCE WITH EVALUATION CRITERIA 9

 7. Zoning Map Amendment (Basic Plan) A-9973-02-C..... 9

 8. Prince George’s County Zoning Ordinance..... 12

 9. Comprehensive Design Plan CDP-0601-01..... 16

 10. Preliminary Plan of Subdivision 4-21049 19

 11. Specific Design Plan SDP-2203 24

 12. Specific Design Plan SDP-2301 24

 13. 2010 Prince George’s County Landscape Manual 24

 14. Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance..... 26

 15. Prince George’s County Tree Canopy Coverage Ordinance..... 26

 16. Referral Comments 26

 17. Community Feedback 30

RECOMMENDATION 30

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Specific Design Plan SDP-2402
Alternative Compliance AC-25010
Type 2 Tree Conservation Plan TCP2-2025-0057
Woodside Reserve – East

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 Legacy Comprehensive Design (LCD) and Military Installation Overlay (MIO) Zones. However, this application is being evaluated in accordance with the Prince George's County Zoning Ordinance effective prior to April 1, 2022 (prior Zoning Ordinance). Pursuant to Section 27-1704(g) of the Zoning Ordinance, property in the LCD Zone may proceed to develop in accordance with the standards and procedures of the prior Zoning Ordinance "subject to the terms and conditions of prior development approvals, which it has received." Accordingly, this specific design plan is being reviewed in accordance with the prior Zoning Ordinance and subject to the terms and conditions of the following development approvals: Zoning Map Amendment (Basic Plan) A-9973-02-C, Comprehensive Design Plan CDP-0601-01, and Preliminary Plan of Subdivision 4-21049. Under the prior Zoning Ordinance, the property is subject to the standards of the Residential Medium Development (R-M) and Military Installation Overlay (M-I-O) Zones, which applied to this property prior to April 1, 2022. Therefore, staff considered the following in reviewing this specific design plan:

- a. Zoning Map Amendment (Basic Plan) A-9973-02-C;
- b. The provisions of the prior Prince George's County Zoning Ordinance applicable to property within the Residential Medium Development (R-M) and Military Installation Overlay (M-I-O) Zones;
- c. Comprehensive Design Plan CDP-0601-01;
- d. Preliminary Plan of Subdivision 4-21049;
- e. Specific Design Plan SDP-2203;
- f. The 2010 *Prince George's County Landscape Manual*;

- g. The Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance;
- h. The Prince George’s County Tree Canopy Coverage Ordinance;
- i. Referral comments; and
- j. Community feedback.

FINDINGS

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

- 1. **Request:** The subject specific design plan (SDP) includes the physical improvements necessary for development of 260 single-family detached homes and associated infrastructure. This SDP is considered Phase II of the Woodside Reserve development. The Prince George’s County Planning Board approved SDP-2301 in 2024, for the Phase I development, which consists of 233 single-family detached homes and 117 single-family attached homes.
- 2. **Development Data Summary:**

	EXISTING	EVALUATED
Zone	LCD/MIO	R-M/M-I-O
Use	Vacant	Single-family Detached
Dwelling Units		
Single-family detached	0	260
Total Dwelling Units	0	260
Total Gross Acreage*	53.36	53.36
Floodplain Acreage*	0	0
Total Net Acreage*	53.36	53.36
Lots	0	260
Parcels	0	14
Outparcels	2*	0

Note: *The overall Woodside Reserve development (formerly known as Yergat/Woodside Village) consists of two phases and will be located on 158.28 total acres of land, consisting of Outparcels 2, 3, 4, 5, 6, and 7, and part of one outparcel known as Outparcel 1, recorded in the Prince George’s County Land Records in Plat Book ME 267 Plat Numbers 9 through 12. The land area for Phase II covers part of Outparcel 1 and Outparcel 4, as provided in General Note 3 on the plan cover sheet.

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

Parking	Required	Provided
Single-family detached at 2 x 260 units	520	-
Total Parking Provided	-	780*

Note: *520 parking spaces will be located in the unit garages, and 260 parking spaces will be on the unit driveways.

3. **Location:** The subject site is located on the south side of Westphalia Road, approximately 3,750 feet west of its intersection with Ritchie Marlboro Road. The site is in Planning Area 78 and Council District 6.
4. **Surrounding Uses:** This site is bounded to the north by Westphalia Road, and with single-family residential development in the Residential Estate (RE) Zone (formerly the Residential-Estate (R-E) Zone) beyond. To the east and south is vacant land in the Legacy Comprehensive Design (LCD) (formerly the Residential Medium Development (R-M)) Zone. To the west is Phase I of the overall development, formerly known as Yergat/Woodside Village, which was approved with SDP-2301, and is within the LCD (formerly the R-M) Zone. The site is also covered by the Military Installation Overlay (MIO) Zone, as it is located in the vicinity of Joint Base Andrews.
5. **Previous Approvals:** On February 6, 2007, the Prince George's County District Council approved the 2007 *Westphalia Sector Plan and Sectional Map Amendment* (Prince George's County Council Resolution CR-2-2007). Zoning Map Amendment (Basic Plan) A-9973, which requested rezoning from the Residential-Agricultural (R-A) Zone to the R-M Zone, for approximately 381.95 acres of land, was included within the Council's approval of the sector plan as Zoning Change 6: Woodside Village, including all 5 conditions (pages 124 through 128). The 381.95-acre site, formerly known as Woodside Village, consists of Parcel 5 (Yergat property), Parcel 14 (Bean property), Parcel 19 (Case property), and Parcel 42 (Suit property).

Comprehensive Design Plan CDP-0601 and Type I Tree Conservation Plan TCPI-006-08 were approved by the Planning Board on September 11, 2008 (PGCPB Resolution No. 08-121), for the entire 381.95-acre property. CDP-0601 was approved for development of 1,422–1,496 residential units, including approximately 1,276 single-family dwelling units (attached and detached) and 220 multifamily dwelling units. The District Council affirmed the findings of the Planning Board and approved CDP-0601 on February 9, 2009. However, no subsequent applications were ever submitted or approved.

A-9973-02-C was approved by the District Council on November 15, 2021 (Zoning Ordinance 8-2021), to amend A-9973 in order to separate approximately 158.28 acres consisting of Parcel 5 (Yergat property) and Parcel 19 (Case property), and establish a new basic plan specific to the subject property, for up to 661 dwelling units on the subject site. As a result, conditions of A-9973 are no longer applicable to the subject site.

CDP-0601-01 and TCP1-006-2022 were approved by the Planning Board on May 19, 2022 (PGCPB Resolution No. 2022-50), for up to 661 residential dwelling units, which include 110–130 single-family attached dwellings (townhouses) and 516–531 single-family detached dwellings. This application had an associated approved Stormwater Management (SWM) Concept Plan, 38822-2021-00.

Preliminary Plan of Subdivision (PPS) 4-21049, with TCP1-006-06-2022-01, was approved by the Planning Board on September 8, 2022 (PGCPB Resolution No. 2022-86), for 610 lots and 58 parcels to support development of 493 single-family detached dwellings and 117 single-family attached dwellings.

SDP-2203 was approved by the Planning Board on March 16, 2023 (PGCPB Resolution No. 2023-25), for grading infrastructure only for a residential community, with a gross land area of 158.28 acres.

SDP-2301 was approved by the Planning Board on September 12, 2024 (PGCPB Resolution No. 2024-089), for development of 233 single-family detached dwellings and 117 single-family attached dwellings as Phase I of the Woodside Reserve development.

6. **Design Features:** The overall Woodside Reserve development consists of 156.50 net acres, based on a gross tract of 158.57 acres subtracting a floodplain area of 2.07 acres. The area developed for Phase II by this SDP application is primarily located on the eastern side of the subject site and covers approximately one-third of the subject property.

Two public road connections to Westphalia Road were approved with SDP-2301 for the overall Woodside Reserve development. The primary access to the subject Phase II development will be the eastern road, Vanbrugh Turn, located just south of the intersection of Westphalia Road and Matapeake Drive, providing access via Blythewood House Bend. An additional vehicular connection to the east and west is available through the internal public right-of-way, Polo Place (P-617). Other public rights-of-way intersect with, or extend from these entry/exit points, forming the primary vehicular and pedestrian circulation throughout Phase II. Crosswalks are also detailed throughout the site.

The circulation exhibit submitted shows both an 8-foot-wide shared-use path along Westphalia Road, and 5-foot-wide sidewalks along all street frontages of the subject site, with crosswalks and Americans with Disabilities Act ramps at the intersections to enhance connectivity. This exhibit on Sheet 7 of the SDP also shows bicycle/vehicle share lanes on both sides of Polo Place (P-617). However, while the shared-use path along Westphalia Road appears to be 8 feet wide, the exhibit does not note its width, which is conditioned herein to be provided.



Figure 1: The overall development, formerly known as Yergat/Woodside Village, consists of two phases. The subject SDP is for Phase II, the eastern portion of the property.

Architecture

The subject SDP application includes a total of 11 architectural models for the proposed 260 single-family detached homes. All models are designed with a front-loaded two-car garage, and the width of these models ranges from 35 to 50 feet. Each model has multiple front elevation options, as noted in the table below:

Model Name	Unit Width (Feet)	Base Finished Area (sq. ft.)	Front Elevation Options
M250-Hemingway	39	2,523	6
M350-Hemingway II	39	3,119	6
M351-Coronado II	39	3,390	6
M722-Bedford	36	2,306	6
M723-Coronado	39	2,860	6
M903-Coral	36	1,848	4
M898-Preston	50	3,053	6
M899-Presley	50	2,778	6
M904-Citrine	36	1,986	4
M913-Pearl	35	2,399	4
M915-Lapis	35	2,187	4

Each model offers varied gable roof lines and a variety of architectural features and detailing options, such as gable pediments and brackets, front entries defined with columns, porches, dormers, balanced fenestration, enhanced window and down trim, shutters, band

board, and decorative louvered vent. The building elevations are designed to incorporate a variety of materials, including brick, stone, and vinyl siding (that are arranged vertically or horizontally), or shake vinyl siding to create a clean and contemporary design. Highly visible lots are identified on Sheet 6 of the SDP. The submitted architectural package includes high visibility side elevations for all proposed single-family detached models, with additional windows or architectural features.



Figure 2: Six Front Elevations for the Single-Family Detached Homes

Recreational Facilities

The recreational facilities for the overall Yergat/Woodside Village development of 493 single-family detached homes and 117 single-family attached homes were approved with SDP-2301. These facilities include a clubhouse (with a lounge, an administration office, a kitchen, a game room, and a fitness room), two separate playgrounds with multiple play features, a gazebo (or pavilion), seating and trash receptacles along walkways, and bike racks. Residents in both Phase I (SDP-2301) and Phase II (subject SDP) developments will share these facilities. Staff find that the types and quantity of the approved recreational facilities will serve the anticipated population of different ages within the subject development adequately. Although pet waste stations are included in the Phase I development, they are not included in the subject SDP. Therefore, a condition is included herein requiring the applicant to provide at least four pet waste stations throughout the Phase II development and indicate their locations with details.

Signage

The submitted plans show one proposed entrance monument sign to be located in the southeast quadrant of the intersection of Westphalia Road and Matapeake Drive/Vanbrugh Turn. This monument sign features a brick veneer finish, a precast concrete pillar cap, and is flanked by three brick columns on each side. The sign area measures approximately 17 feet in length and 2 feet in height. Letters are to be channeled and painted black. However, the length of the sign is not labelled correctly, which is conditioned herein for correction. The design and finish materials of this sign are consistent with the monument sign located on the west side of Vanbrugh Turn, which was approved under SDP-2301. The

height of both signs is also consistent, as shown on the submitted monument sign cross-section, measuring approximately 7 feet 10 inches.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Map Amendment (Basic Plan) A-9973-02-C:** Basic Plan A-9973-02-C was approved by the District Council on November 15, 2021 (Zoning Ordinance 8-2021), subject to 15 conditions. As mentioned in Finding 5 above, conditions of A-9973 are not applicable to the subject SDP. The conditions of A-9973-02-C that are relevant to the review of this SDP are listed below, in **bold** text. Staff’s analysis of the project’s conformance to the conditions follows each one in plain text:

1. **The following development data and conditions of approval serve as limitations on the land use types, densities, and intensities, and shall become a part of the approved basic plan:**

Total Area	158.28 acres
Land in the 100-year floodplain*	2.07 acres
Adjusted gross area: (158.28 acres less half the floodplain)	157.25 acres
Density permitted under the Residential Medium Zone	3.6–5.7 dwelling units/acre
Base residential density (3.6 du/ac)	569 dwelling units
Maximum residential density (5.7 du/ac)	896 dwelling units

Proposed Land Use Types and Quantities	
Residential: 157.25 gross acres @ 3.98-4.205 du/ac	626–661 dwelling units
Number of the units above the base density:	60–95 dwelling units
Density proposed in the Residential Medium Zone	3.98–4.205 dwelling units/acre
Permanent open space: (23 percent of original site area) (Includes environmental, recreational, and HOA areas)	37 acres

The overall Yergat/Woodside Village Development consists of two phases. The Phase I development was approved with SDP-2301, for a total of 350 residential units. The subject SDP is for the Phase II development of 260 residential units. Both phases are for a total of 610 residential units. Due to errors with the recorded property boundary, the gross area of the overall development area is 158.57 acres, of which 105.21 acres is for Phase I and 53.36 acres for Phase II (the subject SDP). With a gross land area of 158.57 acres, a total of 610 residential units proposed leads to an approximate density of 3.85 dwelling units per acre, which meets this condition.

4. **Prior to approval of a specific design plan, if an archeological site has been identified as significant and potentially eligible to be designated as an historic site or determined eligible to the National Register of Historic Places, the applicant shall provide a plan for:**
 - a. **Avoiding and preserving the resource in place; or**
 - b. **Phase III Data Recovery investigations and interpretation.**

None of the archeological sites identified in the Phase I and II investigations of the subject property were found to be intact or significant. No further archeological investigations are recommended on any of the archeological sites. This condition has been satisfied.

5. **If required, prior to approval of a specific design plan or the area including the cemetery and the archeological sites, the applicant's Phase III Data Recovery plan shall be approved by the Maryland-National Capital Park and Planning Commission staff archeologist. The Phase III (Treatment/Data Recovery) final report shall be reviewed for compliance with the Guidelines for Archeological Review before any ground disturbance or before the approval of any grading permits within 50 feet of the perimeter of the archeological site(s) identified for Phase III investigation.**

Phase III archeological investigations were not recommended on the archeological sites identified on the subject property. This condition has been satisfied.

6. **Prior to approval of a specific design plan, the applicant shall provide a plan for any interpretive signage to be erected (based on the findings of the Phase I, Phase II, or Phase III archeological investigations). The location and wording of the signage shall be subject to approval by the Historic Preservation Commission and the Maryland-National Capital Park and Planning Commission staff archeologist. Installation of the signage shall occur, prior to issuance of the first building permit for development.**

The applicant included wording for a commemorative plaque and its anticipated location at the Magruder/McGregor family cemetery with SDP-2301. The Historic Preservation Commission reviewed the subject application at its meeting on June 18, 2024. The approved signage pays homage to the enslaved individuals who lived and worked on the former Dunblane plantation. The names were derived from probate inventory records of historic owners of the property. However, the applicant is still required to develop an interpretive sign detailing the findings of the archaeological investigations, and it is to be displayed in the approved community building (clubhouse), which has been conditioned with SDP-2301 and will be addressed prior to issuance of the building permit for the community building (clubhouse).

7. **Prior to approval of a specific design plan for the area including the cemetery and any archeological sites, the applicant shall provide for buffering of the Dunblane (Magruder/McGregor family) cemetery and/or any archeological**

site designated as an historic site, in compliance with the 2010 *Prince George's County Landscape Manual*.

The Magruder/McGregor family cemetery is located on Parcel HH within the Phase I development. This condition was met with the approval of SDP-2301.

- 8. Prior to approval of the first building permit for development, the applicant shall provide for a permanent wall or fence to delineate the Dunblane (Magruder/McGregor family) cemetery boundaries and provide for the placement of an interpretive marker at a location close to or attached to the cemetery fence/wall. The applicant shall submit the design of the wall or fence and proposed text for the marker for review and approval by the Historic Preservation Commission.**

The details required by this condition were submitted and reviewed as part of SDP-2301. This condition has been satisfied.

- 9. Provide the below master plan facilities, designed to be consistent with the 2012 *AASHTO Guide for the Development of Bicycle Facilities*, as part of subsequent applications and shown prior to their acceptances, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement, with written correspondence:**

- a. Minimum 10-foot-wide path along Westphalia Road (C-626)**

Per written correspondence from the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) dated May 30, 2023, the site will include an 8-foot-wide side path along Westphalia Road (C-626), and the site plan accurately displays this facility.

- b. Shared roadway pavement markings and signage along P-616**

P-616 lies fully within Phase I, and this condition was addressed with the approval of SDP-2301.

- c. Minimum 10-foot-wide path along P-617**

The circulation plan includes shared roadway pavement markings along internal roadway P-617.

- d. Minimum 10-foot-wide path along MC-631**

The improvements for MC-631 are not part of this SDP. A phasing plan for transportation improvements was submitted, and they will be constructed as they align with the development and relevant conditions.

- 10. Internal streets and shared-use paths are to follow the 2009 *Approved Countywide Master Plan of Transportation Complete Streets Policies and Principles* and include traffic calming measures, as well as a bicycle**

boulevards network. These will be reviewed as part of subsequent applications.

The installation of traffic calming measures is subject to the approval of DPIE. Staff recommend the applicant provide details of the traffic calming measures prior to permitting, which is conditioned herein.

- 11. All sidewalks within the subject site shall be a minimum of 6 feet in width, unless modified by the Prince George’s County Department of Permitting, Inspections and Enforcement, with written correspondence.**

Per written correspondence from DPIE dated May 30, 2023, 5-foot-wide sidewalks along both sides of all internal streets is required. The site plan accurately displays these facilities.

- 15. Prior to submittal of any grading or building permits, the applicant shall demonstrate that the Dunblane (Magruder/McGregor family) cemetery shall be preserved and protected, in accordance with Section 24-135.02 of the Prince George’s County Subdivision Regulations, including:**

- a. An inventory of existing cemetery elements.**
- b. Measures to protect the cemetery during development.**
- c. Provision of a permanent wall or fence to delineate the cemetery boundaries, and placement of an interpretive marker at a location close to or attached to the cemetery fence/wall. The applicant shall submit for review and approval by the Historic Preservation staff, the design of the wall and design and proposed text for the marker at the Dunblane (Magruder/McGregor family) cemetery.**
- d. Preparation of a perpetual maintenance easement to be attached to the legal deed (i.e., the lot delineated to include the cemetery). Evidence of this easement shall be presented to and approved by the Prince George’s County Planning Board or its designee, prior to final plat.**

The Magruder/McGregor family cemetery is located on Parcel HH within the Phase I development. An inventory of the existing cemetery elements was submitted with PPS 4-21049. Pages 32 through 33 of PGCPB Resolution No. 2022-86 for PPS 4-21049 required the applicant to place a super silt fence around the boundaries of the burial ground, as identified in the archeological investigations, prior to the commencement of grading, which has been completed and was observed by Historic Preservation staff. Details of the permanent fencing that will enclose the cemetery, as well as the wording and location of the commemorative signage to be installed at the cemetery, were provided and approved with the SDP-2301 application. Condition 15d is still outstanding and will be addressed prior to approval of the final plat of subdivision.

- 8. Prince George’s County Zoning Ordinance:** The subject SDP has been reviewed for compliance with the requirements of the prior R-M and M-I-O Zones, as follows:

- a. This subject SDP is in conformance with the requirements of the R-M Zone, as stated in Subdivision 5 of Division 2 of Part 8 of the prior Zoning Ordinance. Sections 27-509 and 27-510 of the prior Zoning Ordinance include density regulations, public benefit features, and other regulations which were fully evaluated with the basic plan, CDP, and PPS. The subject SDP is in conformance with these previous approvals and regulations. In addition, single-family detached dwellings are a permitted use per Section 27-515(b) of the prior Zoning Ordinance.
- b. Section 27-480, General development regulations, of the prior Zoning Ordinance, includes various additional standards relative to townhouse lots and architecture. The regulations of Section 27-480 which are relative to this proposal are as follows:

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

Staff have reviewed the development data for the proposed single-family detached lots, which are shown on the coversheet of the submittal and listed as follows:

Single-family Detached Units

Standards

Minimum Net Lot Area	4,000 square feet
Minimum Lot Width at Street R.O.W.	40 feet*
Minimum Lot Width at Front B.R.L	40 feet*
Minimum Lot Width at Street (cul-de-sac)	25 feet
Maximum Height	50 feet
Maximum Lot Coverage	80 percent
Minimum Front Yard Setback	20 feet**
Minimum Side Yard Setback (one side/combined)	4 feet/8 feet
Minimum Rear Yard Setback	20 feet***
Minimum Rear Yard Area	900 square feet

Notes: *For perimeter lots adjacent to the existing single-family houses, the minimum frontage at street shall be 50 feet and the minimum frontage at front building restriction line (BRL) shall be 60 feet.

**Stoops and/or steps can encroach into the frontage setback, but shall not be more than one-third of the yard depth.

***A deck or patio can encroach into the rear yard by 10 feet. In addition, a bay window can encroach 3 feet, porches 10 feet, chimneys 2 feet, stoops 4 feet, foundations 4 feet, and cantilevers 6 feet into the setbacks, and sheds are allowed anywhere in the rear yard.

This development data is generally consistent with the approval of CDP-0601-01. However, the notes on the SDP are not included in the resolution of approval for CDP-0601-01, and the note which states "Modification of the standards can be granted by the Prince George's County Planning Board on a case-by-case basis, with the approval of a specific design plan" from that resolution is not included in this SDP. A condition is included herein requiring the applicant to revise notes of the development data for single-family detached lots to be consistent with the approval of CDP-0601-01.

Section 27-480(b) through (e) of the prior Zoning Ordinance, which are relevant to townhouses, are not applicable because the subject SDP does not include any townhouses. Section 27-480(f) is for multifamily buildings and is not applicable to the subject SDP because this type of development is not included. Finally, Section 27-480(g) is not applicable because the subject SDP is not a mixed-use development.

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

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

The subject SDP application is in conformance with these requirements, which are discussed below in Finding 9 (Comprehensive Design Plan) and Finding 13 (the Landscape Manual). The remaining code sections referenced are not applicable, as this SDP neither proposes townhouses nor is in the Local Activity Center Zone.

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

This requirement is not applicable to the subject SDP application, as the subject property is not within a Regional Urban Community.

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

A traffic impact analysis was submitted with PPS 4-21049, which covers both phases of the overall development. Based on the submitted traffic impact analysis, the Planning Board conditioned approval of the PPS on the development being limited to uses which generate no more than 451 AM peak-hour trips and 538 PM peak-hour trips. It also required a contribution to the MD 4 (Pennsylvania Avenue)/Westphalia Road Public Facilities Financing and Implementation Program and certain road improvements, which are detailed in Conditions 12-14 of the PPS resolution. Based on the development proposed with this SDP (Phase II) and approved SDP-2301 (Phase I), staff agree that this subject SDP application will have no impact on the previous findings and conditions of PPS 4-21049, and that the proposed development project will be adequately served within a reasonable time period.

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

DPIE approved revised SWM Concept Plan 38822-2021-01, which demonstrates that adequate provisions have been made for draining surface water with no adverse effects on the subject property or adjacent properties.

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

A revised Type 2 Tree Conservation Plan, TCP2-2025-0057, is submitted with this application. A detailed discussion of the TCP2 is provided in the Environmental Planning Section's referral comments in Finding 15 below. Staff recommend approval of the revised TCP2. The proposed SDP conforms with the revised TCP2.

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

Based on the SDP submittal, the regulated environmental features on the subject property have been preserved and/or restored to the fullest extent possible, in accordance with the requirements of Section 24-130(b)(5) of the prior Prince George's County Subdivision Regulations. The site contains streams, wetlands, and wetland buffers within the delineated primary management area (PMA), which shall be protected by conservation easements to the fullest extent possible. PMA impacts were evaluated with previous applications. The Planning Board approved Impact 10, partially

approved Impacts 1, 2, 3, 5, 6, 7, 8, and 9, and did not approve Impact 4 with PPS 4-21049. The development is reliant on the prior PMA impacts approval. No additional PMA impacts are requested with this application.

d. 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 proposed properties located in Surface E, Conical Surface (20:1) – Right Runway. The maximum building height of the proposed single-family detached homes is 50 feet, as noted in General Note 12 on the coversheet, which is below the maximum building height limits.

9. **Comprehensive Design Plan CDP-0601-01:** CDP-0601-01 was approved by the Planning Board on May 19, 2022 (PGCPB Resolution No. 2020-50), subject to seven conditions. The conditions relevant to the review of this SDP are listed below, in **bold** text. Staff’s analysis of the project’s conformance to the conditions follows each one, in plain text:

2. **Total development within the subject property shall be limited to uses which generate no more than 489 AM peak-hour trips and 582 PM peak-hour trips, unless modified by the adequate public facilities test for transportation at the time of preliminary plan of subdivision.**

The subject SDP application is consistent with prior approvals and does not exceed the trip-cap established.

3. **This development is governed by the following design standards:**

Single-Family Detached Units

STANDARDS*

Minimum Net Lot Area	4,000 square feet
Minimum Front Yard Setback	20 feet
Minimum Rear Yard Setback	20 feet**
Minimum Side Yard Setback (one side/combined)	4 feet/8 feet
Minimum Lot Width at Street Line	40 feet
Minimum Lot Width at Front BRL	40 feet
Minimum Lot Width at Street (cul-de-sac)	25 feet
Maximum Height	50 feet
Maximum Lot Coverage	80 percent
Minimum Rear Yard Area	900 square feet

Single-Family Attached (Townhouse) Units

STANDARDS*

Minimum Net Lot Area	
16-foot-wide	1,200 square feet
20-foot-wide	1,400 square feet
22-foot-wide	1,600 square feet
24-foot-wide	1,800 square feet
Minimum Front Yard Setback	10 feet
Minimum Lot Width at Street Line	16 feet***
Minimum Lot Width at Front BRL	16 feet ***
Minimum Distance Between Buildings	15 feet
Minimum Gross Living Space	1,250 square feet
Maximum Height	50 feet
Minimum Rear Yard Area	300 square feet

Other Design Standards:

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

Highly visible end units for dwelling units require additional design and finish treatments, which will be decided at the time of specific design plan approval.

Notes: *Modification of the standards can be granted by the Prince George’s County Planning Board on a case-by-case basis, with the approval of a specific design plan.

****A deck or patio can encroach into the rear yard by 10 feet. In addition, bay windows can encroach three feet, porches 10 feet, chimneys two feet, stoops four feet, foundations four feet, cantilevers six feet into the setbacks, and sheds are allowed anywhere in the rear yard.**

*****The minimum width is 16 feet for interior units and 22 feet or larger for end units. At least 25 percent of the single-family attached sticks of units shall be a combination of 20, 22, or 24 feet in width to achieve the highest architectural quality and a variety of unit sizes. The Prince George’s County Planning Board and/or the Prince George’s County District Council may allow variations to these standards, in accordance with Section 27-480 of the prior Prince George’s County Zoning Ordinance, during review of the specific design plans.**

The subject SDP is for development of 260 single-family detached homes, which is in conformance with this condition and as shown in Finding 6 above. However, the notes associated with the development standards shown on the coversheet are inconsistent with this condition, which is conditioned herein for correction.

With respect to the requirement that “Highly visible end units for dwelling units require additional design and finish treatments, which will be decided at the time of specific design plan approval,” the subject SDP includes a highly visible unit exhibit on Sheet 6, and the corresponding highly visible side elevations of the proposed single-family detached models. These highly visible side elevations include a minimum of three architectural features, which staff find acceptable and consistent with the architecture approved with SDP-2301.

5. At the time of specific design plan (SDP), the applicant shall:

- a. Submit a list of sustainable site and green building techniques at the site, building, and appliance levels that will be used in this development.**

General Note 29 on the coversheet notes the subject SDP will include a variety of practices, such as dry and wet ponds, submerged gravel wetlands, and microbioretenion devices for water quantity and quality control. Each of the proposed homes will be designed with the incorporation of green building techniques, including water conserving faucets and toilets, light-emitting diode lighting, energy star appliances, and low-e windows.

- b. Provide the following site plan notes on the SDP:**

“The applicant shall conform to construction activity noise control requirements, as specified in Subtitle 19 of the Prince George’s County Code.”

“The applicant shall conform to construction activity dust control requirements, as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.”

The two notes are listed as General Notes 27 and 28 on the coversheet.

- c. Provide tracking tables for both the percentage of those townhouses that have 100 percent brick front elevations and those townhouses that have frontage width larger than 16 feet.**

This condition is not applicable because the subject SDP does not include townhouses.

- d. Provide a highly visible unit exhibit and corresponding elevations of the proposed architecture models.**

The subject SDP includes a highly visible unit exhibit on Sheet 6, and the corresponding highly visible side elevations of the proposed single-family detached models.

- e. Provide an additional 10 percent parking for visitors in the townhouse development.**

This condition is not applicable because the subject SDP does not include townhouses.

f. Provide a fire engine turning radius exhibit for the townhouse development.

This condition is not applicable because the subject SDP does not include townhouses.

10. Preliminary Plan of Subdivision 4-21049: PPS 4-21049 was approved by the Planning Board on September 8, 2022 (PGCPB Resolution No. 2022-86), subject to 30 conditions. The conditions relevant to the review of this SDP are listed below, in **bold** text. Staff's analysis of the project's conformance to the conditions follows each one, in plain text:

2. Any nonresidential development shall require the approval of a new preliminary plan of subdivision, prior to approval any building permits.

This condition is not applicable to the subject SDP because it only includes residential development.

3. Development of this site shall be in conformance with the approved stormwater management concept plan (38822-2021-00) and any subsequent revisions.

SWM Concept Plan 38822-2021-00 has since been revised via SWM Concept Plan 38822-2021-01. Copies of approved SWM Concept Plan 38822-2021-01 and its associated approval letter were submitted with this SDP. The proposed SDP is in conformance with SWM Concept Plan 38822-2021-01.

4. In accordance with Section 24-135(b) of the prior Prince George's County Subdivision Regulations, the applicant and the applicant's heirs, successors, and/or assignees shall provide adequate and developable areas for on-site private recreational facilities in accordance with the standards outlined in the Prince George's County *Parks and Recreation Facilities Guidelines*.

5. The private recreational facilities shall be reviewed by the Urban Design Section of the Development Review Division, of the Prince George's County Planning Department, for adequacy and proper siting in accordance with the *Parks and Recreation Facilities Guidelines*, and establishment of triggers for construction, with the submittal of the specific design plan.

Conditions 4 and 5 were satisfied with approval of SDP-2301, as discussed in Finding 6 above. No additional recreational facilities are included in the subject SDP, except for pet waste stations, which are to be added as conditioned herein.

11. Total development within the subject property shall be limited to uses which generate no more than 451 AM peak-hour trips and 538 PM peak-hour trips. Any development generating an impact greater than that identified herein shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.

The development proposed with this SDP does not exceed the trip-cap established under PPS 4-21049.

- 12. Prior to issuance of each building permit, the applicant and the applicant's heirs, successors, and/or assignees shall, pursuant to the provisions of Prince George's County Council Resolution CR-66-2010 and the MD 4 (Pennsylvania Avenue)/Westphalia Road Public Facilities Financing and Implementation Program, pay to Prince George's County (or its designee) a total fee of \$1,703,936.75 or \$2,793.34 (in 2010 dollars) per dwelling unit pursuant to the Memorandum of Understanding required by CR-66-2010. These unit costs will be adjusted based on an inflation cost index factor to be determined by the Prince George's County Department of Permitting, Inspections and Enforcement at the time of the issuance of each permit.**

If the development is phased, the applicant shall provide a phasing plan indicating the per dwelling unit fee for each residential building (excluding escalation cost) at the time of each specific design plan. Notwithstanding the requirements of this condition above, a determination shall be made at that time as to when the fees shall be provided.

The Yergat/Woodside Village development consists of two phases. The Phase I development was approved with SDP-2301. The subject SDP is for the Phase II development. A phasing plan included in the traffic study report, dated February 10, 2025, has been provided as part of this SDP application. A condition is included herein requiring the applicant to add that transportation phasing plan to the plan set for certification and note on the plan the "per dwelling unit fee for each residential building".

- 13. Prior to issuance of the first building permit within the subject property, unless modified in accordance with Condition 15, the following road improvements shall (a) have full financial assurances, (b) have been permitted for construction through the operating agency's access permit process, and (c) have an agreed-upon timetable for construction with the appropriate operating agency:**
 - a. Ritchie Marlboro Road, Westphalia Road, and Orion Lane—Conduct a signal warrant study for this intersection and install a signal if it is deemed to be warranted and approved for construction by the operating agency.**
 - b. Construction of P-616 and P-617 in general conformance to the preliminary plan of subdivision, as further modified to reflect accurate dedication of right-of-way and land area.**
- 14. Prior to approval of the first building permit, unless modified in accordance with Condition 15, the master plan right-of-way, P-616, between MC-631 and Westphalia Road, shall be fully constructed.**

15. **If the development is phased, the applicant shall provide a phasing plan (with supplemental operational analysis and adequate justification) as part of each specific design plan, to show the phasing of transportation improvements listed below and as provided in Conditions 13 and 14 to the phased development of the site. A determination shall be made at that time as to when said improvements shall have full financial assurances and have been permitted for construction through the operating agency's access permit process.**
- a. **Westphalia Road – Frontage improvements per the 2009 *Approved Countywide Master Plan of Transportation*.**
 - b. **P-616 on-site.**
 - c. **P-617 on-site.**
 - d. **Portion of P-616 located off-site between MC-631 and the subject site, if determined necessary by the phasing plan.**

A phasing plan was submitted and reviewed with SDP-2301, which shows that the subject development is to be phased. All roadway infrastructure and improvements will be constructed as they align with development, to conform with Conditions 13 through 15.

16. **Prior to acceptance of a specific design plan, and as part of the detailed site plan submission, the applicant and the applicant's heirs, successors, and/or assignees shall include the following:**
- a. **A minimum 6-foot-wide sidewalk along both sides of internal streets, unless modified by the operating agency, with written correspondence.**

Per written correspondence from DPIE dated May 30, 2023, 5-foot-wide sidewalks along both sides of all internal streets are required. The site plan accurately displays these facilities.
 - b. **Americans with Disabilities Act curb ramps and associated crosswalks at all intersections and throughout the site at pedestrian crossings.**

Americans with Disabilities Act curb ramps and associated crosswalks are shown at all intersections and pedestrian crossings on the SDP.
 - c. **A minimum 10-foot-wide path along C-626 (Westphalia Road), unless modified by the operating agency, with written correspondence.**

Per written correspondence from DPIE dated May 30, 2023, the site will include an 8-foot-wide side path along Westphalia Road (C-626), and the site plan accurately displays this facility.
 - d. **Shared roadway pavement markings and signage along P-616, consistent with the *Guide for the Development of Bicycle Facilities***

(American of Association of State Highway and Transportation Officials (AASHTO)), unless modified by the operating agency, with written correspondence.

P-616 lies fully within Phase I, and this condition was addressed with the approval of SDP-2301.

- e. A minimum 10-foot-wide path along P-617, unless modified by the operating agency, with written correspondence.**

The circulation plan identifies P-617 as a shared road facility and includes the details of the pavement markings.

- f. Short-term bicycle parking at all recreation areas, consistent with the *Guide for the Development of Bicycle Facilities* (American of Association of State Highway and Transportation Officials (AASHTO)).**

There are no recreational areas within this portion of the site that require bicycle parking.

- 19. Prior to acceptance of a specific design plan, the applicant and the applicant's heirs, successors, and/or assignees shall:**

- a. Prepare a written plan for the long-term maintenance and preservation of the Magruder/McGregor Family Cemetery by the homeowners association. This plan shall be submitted to Historic Preservation Section staff of the Maryland-National Capital Park and Planning Commission for review.**

As part of this application, the applicant provided Historic Preservation staff the draft maintenance plan for review, on August 25, 2025. This condition has been satisfied.

- b. Show an access path to the Magruder/MacGregor Family Cemetery Historic Site (78-010) from a nearby public sidewalk or trail and show the location of the required interpretive signage within the environmental setting on the plans.**

- c. Show the location and submit the design of a permanent wall or fence to delineate the Dunblane (Magruder/McGregor family) cemetery boundaries and submit proposed text for an interpretive marker to be placed at a location close to or attached to the cemetery fence/wall for review and approval by the Prince George's County Historic Preservation Commission.**

The applicant submitted an exhibit showing details of the access path, fencing, seating, and wording of the commemorative plaque with SDP-2301, which has been approved.

20. **Prior to approval of the final plat of subdivision for the parcel containing the Magruder/McGregor Family Cemetery, the applicant and the applicant's heirs, successors, and/or assignees shall record a perpetual maintenance easement agreement or covenant in the Prince George's County Land Records for the Magruder/McGregor Family Cemetery, consistent with the approved specific design plan. The easement shall be described by bearings and distances on the final plat. The final plat shall indicate the Liber and folio of the agreement. The easement agreement shall be approved by the Prince George's County Planning Board (or its designee) prior to recordation.**

The Magruder/McGregor family cemetery is located on Parcel HH within the Phase I development. Therefore, this condition was reviewed with SDP-2301.

21. **Prior to approval of any grading permits or any ground disturbance for the parcel containing the Magruder/McGregor Family Cemetery and adjoining roads, the applicant and the applicant's heirs, successors, and/or assignees shall:**
- a. **Submit an inventory of existing cemetery elements.**
 - b. **Submit a list of measures to protect the cemetery during development.**

The applicant submitted an inventory of existing cemetery elements with PPS 4-21049. The applicant has placed a super silt fence around the boundaries of the Magruder family cemetery to protect it during development. This condition has been satisfied.

23. **Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan (TCP1-006-2022-01). The following note shall be placed on the final plat of subdivision:**

"This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-006-2022-01 or most recent revision), or as modified by the Type 2 Tree Conservation Plan and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland and Wildlife Habitat Conservation Ordinance (WCO). This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of the Maryland-National Capital Park and Planning Commission, Prince George's County Planning Department."

The above note will be placed on all final plats at the time of the final plat of subdivision.

26. **Prior to acceptance of the specific design plan, a global stability analysis performed on critical slopes shall be submitted for both unmitigated and mitigated conditions, in compliance with Techno-gram 005-2018.**

A final geotechnical report, including a global stability analysis and the revised slope stability analysis on Section DD, for which the slope stability had failed in the original geotechnical report, was submitted for review with SDP-2301, in compliance with Techno-gram 005-2018. The revised slope analysis on Section DD was provided on February 7, 2023, and indicated that the grading and unit weight of the new fill have changed, making this section qualify as passing. The specifications of the materials and the construction of the new fill shall be described in the final geotechnical report, which shall be reviewed and approved by DPIE at the time of the grading permit process.

11. **Specific Design Plan SDP-2203:** SDP-2203 was approved by the Planning Board on March 16, 2023 (PGCPB Resolution No. 2023-25), subject to one condition. No conditions for this approval are applicable to this SDP.
12. **Specific Design Plan SDP-2301:** SDP-2301 was approved by the Planning Board on September 12, 2024 (PGCPB Resolution No. 2024-089), subject to seven conditions, none of which are applicable to this SDP.
13. **2010 Prince George’s County Landscape Manual:** Per Section 27-528(a)(1) of the prior Zoning Ordinance, an SDP must conform to the applicable standards of the 2010 *Prince George’s County Landscape Manual* (Landscape Manual). The proposed development is subject to Section 4.1, Residential Requirements; Section 4.6, Buffering Development from Streets; and Section 4.9, Sustainable Landscaping Requirements, of the Landscape Manual. The submitted landscape plan shows that the subject SDP is in conformance with the landscape requirements except there is discrepancy on the total number of shade trees, evergreen trees, and shrubs in Schedule 4.9-1 and the tree canopy coverage (TCC) schedule, which is conditioned herein for correction.

As part of SDP-2402, the applicant filed a request for Alternative Compliance (AC-25010) from Section 4.6, Buffering Development from Streets, of the Landscape Manual. Specifically, the applicant seeks relief, as follows:

Section 4.6, Buffering Development from Streets

The applicant has requested alternative compliance from the requirements of Section 4.6 of the Landscape Manual, along Westphalia Road, which is classified as a master-planned collector right-of-way. As the subject property will be a single-family detached development, this requires the applicant to provide a minimum 35-foot-wide buffer to be planted with 4 shade trees, 12 evergreen trees, and 20 shrubs per 100 linear feet of frontage, excluding driveway openings. The applicant is seeking relief from these requirements, as follows:

REQUIRED: Section 4.6(c)(1)(A)(ii). Buffering Development from Streets, along Westphalia Road

Length of bufferyard	1,410 linear feet
Minimum buffer width	35 feet
Shade Trees	56
Evergreen Trees	169
Shrubs	282

PROVIDED: Section 4.6(c)(1)(A)(ii). Buffering Development from Streets, along Westphalia Road

Length of bufferyard	1,410 linear feet
Minimum buffer width	16.77 feet
Shade Trees	56
Evergreen Trees	169
Shrubs	282

Justification of Recommendation

The applicant requests alternative compliance from Section 4.6, Buffering Development from Streets, of the Landscape Manual. Under Sections 4.6(a)(1) and 4.6(a)(2) of the Landscape Manual, the objectives of this requirement are: to provide an attractive view of development from streets and special roadways by buffering those developments with appropriate landscaping; and to buffer the rear yard and the lowest story of the rear exterior walls of any single-family detached or attached dwelling from the view of any street, excluding alleys. The roadway to be buffered in this case, Westphalia Road, is classified as a collector road. Pursuant to Section 4.6(c)(1)(A)(ii), a residential development abutting a collector road must provide a buffer at least 35 feet wide, planted with 4 shade trees, 12 evergreen trees, and 20 shrubs per 100 linear feet of frontage, excluding driveway openings.

Along Westphalia Road, the applicant proposes a buffer that at its narrowest point measures 16.77 feet in width, within the property boundaries. From this narrowest point, the buffer gradually widens in both the northwest and southeast directions until it meets the full 35-foot requirement. The portion not meeting the required width totals only 296 linear feet of the overall 1,410 linear feet of bufferyard. Despite this reduced width, the required plantings have been provided in full accordance with Section 4.6.

Where the required buffer width is not provided, there is an additional 12.93 feet between the planted buffer area and the rear lot lines of the single-family detached dwelling units. This area, while unplanted due to a proposed stormdrain easement, will be green space. When considered together, this area increases the effective buffer width to more than 29 feet.

The applicant further notes that outside of the property boundaries, the future planned realignment of Westphalia Road will create an additional 18.23 feet between the property line and the new roadway alignment. This area is also proposed as green space and may provide an opportunity for additional plantings.

Finally, there is a vertical grade difference of approximately 14 feet, between Westphalia Road and the rear yards of the proposed adjacent single-family dwellings. Since the first floors of the dwellings sit 14 feet lower than the roadway, this grade change provides further visual screening of the rear yards and lowest stories of the homes.

Given the purposes and objectives of Section 4.6 of the Landscape Manual, the additional buffer width distance that can be considered and vertical difference between the development and the adjacent roadway, the Planning Director finds the applicant's proposal

to be equally effective as normal compliance with Section 4.6 (c)(1)(A)(ii) of the Landscape Manual, for the Westphalia Road frontage.

- 14. Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance:** This property is subject to the grandfathering provisions of the 2024 Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property had a tree conservation plan that was accepted for review on or before June 30, 2024. The property must conform to the environmental regulations of the 2010 WCO and the 2018 *Environmental Technical Manual*. The property is also subject to the environmental regulations in prior Subtitles 24 and 27 of the Prince George’s County Code because there is a previously approved PPS (4-21049) and Specific Design Plan (SDP-2203 and SDP-2301).

A revised TCP2-2025-0057 was submitted with this application, showing the overall 158.28-acre site with 2.07 acres of floodplain for a net tract area of 156.21 acres. The site has 31.52 acres of existing woodland in the net tract area and 2.07 acres of existing woodlands in the floodplain. The woodland conservation threshold is 31.24 acres, which is 20 percent of the net tract area. The woodland conservation worksheet shows the removal of 16.23 acres of woodland on the net tract area, 0.41 acre of woodlands in the floodplain, and 0.32 acre of woodland off-site resulting in a woodland conservation requirement of 63.95 acres. This requirement is proposed to be met with 14.80 acres of woodland preservation, 9.34 acres of afforestation, and 39.81 acres of off-site credits in conformance with the prior TCP2.

- 15. Prince George’s County Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of TCC on projects that require a grading or building permit for more than 2,500 square feet of disturbance. The subject property is within the LCD Zone, for which the threshold is “as specified by CB-27-2010 for the prior zoning of the property (before its designation as a legacy zone)” per Section 25-128(b) of the Tree Canopy Coverage Ordinance. Properties that were zoned R-M prior to being zoned LCD are required to provide a minimum of 15 percent of the net tract area in TCC. The net tract area of the subject site is 53.36 acres, and the required TCC is approximately 8 acres. The TCC schedule shows that the requirement will be met on-site through a combination of woodland preservation, reforestation, and proposed landscape trees.

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

- a. **Historic Preservation**—In a memorandum dated September 22, 2025 (Stabler, Smith, and Chisholm to Huang), the Historic Preservation Section provided an analysis of the SDP’s conformance with all applicable historic preservation-related conditions attached to previous approvals, which have been included in the above findings.
- b. **Community Planning**—In a memorandum dated September 16, 2025 (Calomese to Huang), the Community Planning Division provided an evaluation of the application stating that, pursuant to prior Subtitle 27, Part 8, Division 4, Subdivision 2, of the County Code, sector plan conformance is not required for this application. The subject SDP, however, is consistent with multiple goals stated in the 2014 *Plan*

Prince George's 2035 Approved General Plan by providing housing opportunities in close proximity to a commercial corridor, while building in an environmentally sensitive way. In addition, this application is largely consistent with recommendations of the *2007 Approved Westphalia Sector Plan and Sectional Map Amendment* (sector plan) and supports its intent and purpose, with respect to the recommended development pattern, environmental infrastructure, transportation, existing communities, and scenic and historic roads.

- c. **Transportation Planning**—In a memorandum dated September 23, 2025 (Smith to Huang), the Transportation Planning Section provided an analysis of the prior approvals, which is incorporated into the above findings of this technical staff report.

Master Plan Right of Way

The 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the sector plan include recommendations for the subject development. The site fronts Westphalia Road (C-626), which is identified as a master plan collector roadway with an 80-foot-wide ultimate right-of-way, is appropriately shown on the site plan. Master-planned primary roadway P-617, with 60 feet of right-of-way dedication, is shown on the site plan as an east/west facility. The site also includes master-planned collector roadway MC-631, with a 100-foot-wide ultimate right-of-way, which is located on the eastern edge of the property and was previously shown to be dedicated at the time of PPS 4-21049. However, MC-631 is not shown on the submitted site plan, which is conditioned herein requiring the applicant to delineate the dedication of MC-631 on the plan.

Master Plan Pedestrian and Bike Facilities

The sector plan recommends spine road connections to provide wide sidewalks and bicycle lanes. Three recommended master plan trail facilities are located on the subject property: a planned shared side path along Westphalia Road (C-626); a planned shared-use facility trail along P-617; and a planned side path along MC-631. The plan sheets identify P-617 as a shared road facility and include details of the pavement markings. Per DPIE, a standard sidewalk is to be provided along both sides of P-617. The side path along MC-631 will be provided with the construction of the roadway, in accordance with DPIE.

The Complete Streets element of the MPOT reinforces the need for multimodal transportation and includes the following policies regarding the accommodation of pedestrians and bicyclists (MPOT, pages 9–10):

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

The site plan includes a 5-foot-wide sidewalk along both sides of all new roads and meets the intent of the policy.

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 includes the determined 8-foot-wide side path along the frontage of Westphalia Road and meets the intent of the policy.

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 includes the determined 8-foot-wide side path along the frontage of Westphalia Road and meets the intent of the policy. The plan sheets also identify P-617 as a shared road facility and include details of the pavement markings.

The sector plan includes the following recommendations for pedestrian and bicyclist facilities:

Sidewalks should be provided throughout the Westphalia community except designated scenic rural roads, highways, bikeways, trails, and lanes.

The site plan includes a 5-foot-wide sidewalk along both sides of all new roads, and an 8-foot-wide side path along the frontage of Westphalia Road, to meet the intent of the policy.

- d. **Environmental Planning**—In a memorandum dated September 19, 2025, (Kirchhof to Huang), the Environmental Planning Section provided an analysis of the SDP conformance with all applicable environmental-related conditions attached to previous approvals, which have been included in above findings. Additional comments are as follows:

Natural Resource Inventory

Section 27-527(b)(5) of the prior Zoning Ordinance requires an approved natural resources inventory (NRI) with the SDP. The application has a Natural Resources Inventory Plan (NRI-158-05-03), which was approved on September 16, 2021. The SDP shows the required NRI information and is in conformance with the NRI for the overall site. The TCP2 shows all the information in conformance with the approved NRI.

Specimen Trees

The required findings of Section 25-119(d) of the 2010 WCO were adequately addressed with PPS 4-21049 on the variance request from Section 25-122(b)(1)(G) of the 2010 WCO, to remove specimen trees. The Planning Board approved the specimen tree variance requests for the removal of 27 specimen trees (ST-13, ST-14, ST-24 to ST-28, ST-32 to ST-40, ST-45, ST-46, ST-49 to ST-51, ST-53 to ST-57, and ST-60) with previous applications. The development is reliant on the prior variance approval. No additional specimen trees are requested for removal with this application.

Preservation of Regulated Environmental Features/Primary Management Area

Section 27-528(a)(5) of the prior Zoning Ordinance states that the Planning Board may approve an SDP if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible, in accordance with the requirements of Section 24-130(b)(5). The site contains streams, wetlands, and wetland buffers within the delineated PMA, which shall be protected by conservation easements to the fullest extent possible. PMA impacts were evaluated with previous applications. The Planning Board approved Impact 10, partially approved Impacts 1,2,3,5,6,7,8, and 9, and did not approve Impact 4 with PPS 4-21049. The development is reliant on the prior PMA impacts approval. No additional PMA impacts are requested with this application.

Stormwater Management

An approved revised Stormwater Management (SWM) Plan, 38822-2021-01, was submitted for review with the SDP. The approved concept plan shows the use of submerged gravel wetlands, bioswales, and ponds. The TCP2 shows additional facilities that are not present on the approved SWM concept plan. It is unclear if these facilities are approved by DPIE; however, the applicant has submitted an exhibit showing that the facilities do not further impact PMAs, specimen trees, or recorded woodland conservation areas.

Soils

The predominant soils found to occur on the subject site, according to the United States Department of Agriculture, Natural Resources Conservation Service Web Soil Survey, are Adelphia-Holmdel complex, Croom-Marr complex, Dodon Fine Sandy Loam, Evesboro-Downer complex, Issue Silt Loam, Marr-Dodon complex, Woodstown Sandy Loam, and Widewater and Issue soils. Marlboro clays occur on sites in proximity to the subject site. This information is provided for the applicant's benefit and may affect the architectural design of structures, grading requirements, and SWM elements of the site. DPIE may require a soil report in conformance with Section 32-130(a)(13) of the County Code during the permit process review.

A geotechnical report titled Woodside (Yergat Property), prepared by Geo-Technology Associates, Inc. and revised dated June 4, 2025, has been submitted with this application. According to the report, Marlboro clay was encountered at the southern portion of the subject site. However, the slope stability analyses indicate the factor of safety is greater than the minimum required value of 1.5, and the clay is not anticipated to impact the proposed grading or the proposed retaining walls. The geotechnical report shall be reviewed and approved by DPIE, prior to issuance of the grading and building permits.

- e. **Permits**—In a memorandum dated September 16, 2025 (Meneely to Huang), the Permit Review Section offered no further comments on the subject SDP application.
- f. **Prince George's County Department of Parks and Recreation (DPR)**—In a memorandum dated September 19, 2025 (Thompson to Huang), DPR provided an analysis of the prior approvals, which is incorporated into the above findings of this technical staff report.

- g. **Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE)**—At the time of the writing of this technical staff report, DPIE did not offer comments on this application.
 - h. **Prince George’s County Health Department**—In a memorandum dated September 16, 2025 (Adepoju to Huang), the Health Department noted that four comments on CDP-0601-01 dated March 3, 2022, and one comment on SDP-2203 dated December 21, 2022, were previously provided. Comments 3 and 4 of CDP-0601-01 are noted on the coversheet of this DSP, as General Notes 27 and 28. Comment 1, which relates to access of residents of the surrounding community to the site, will be addressed with approval of SDP-2301 and the subject SDP. Comment 2 is about pet waste stations, which are included in and approved with SDP-2301, and is conditioned herein requiring the applicant to add such facilities in the Phase II development of the subject SDP. Comment 1 of SDP-2203 is regarding the guidance on any well and septic structures discovered on-site.
 - i. **Prince George’s County Police Department**—At the time of the writing of this technical staff report, the Police Department did not offer comments on this application.
 - j. **Prince George’s County Fire/EMS Department**—At the time of the writing of this technical staff report, the Fire/EMS Department did not offer comments on this application.
 - k. **Washington Suburban Sanitary Commission (WSSC)**—In an email dated August 25, 2025 (Snyder to Huang), WSSC noted that a proposed site development project was conceptually approved by WSSC (DA7367Z22), and previous findings were amended with this SDP. WSSC also offered a list of conditions that need to be addressed prior to issuance of a system extension permit.
 - l. **Westphalia Sector Development Review Committee (WSDRC)**—At the time of the writing of this technical staff report, WSDRC did not offer comments on this application.
 - m. **Public Utilities**—On August 11, 2025, the subject SDP application was referred to Verizon, Comcast, AT&T, the Potomac Electric Power Company, and Washington Gas for review and comments. At the time of the writing of this technical staff report, no other correspondence has been received from these public utility companies.
- 17. Community Feedback**—As of the writing of this technical staff report, staff did not receive any inquiries or comments from the community regarding the subject SDP.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design Section recommends that the Planning Board adopt the findings of this report and APPROVE Specific Design Plan SDP-2402, Alternative Compliance AC-25010, and Type 2 Tree Conservation Plan TCP2-2025-0057, for Woodside Reserve - East, subject to the following conditions:

1. Prior to certification, the applicant and the applicant's heirs, successors, and/or assignees shall revise the specific design plan (SDP) as follows:
 - a. Revise notes of the development data for single-family detached lots on the plan cover sheet to conform to approval of Comprehensive Design Plan CDP-0601-01.
 - b. Note the width of the shared-use path along Westphalia Road on the site plan.
 - c. Correct the labeling of the dimensions of the sign area of the proposed entrance monumental sign.
 - d. On the site plan, label the location of at least four pet waste stations throughout the Phase II development and provide details, to be consistent with the Phase I development approved under SDP-2301.
 - e. Add the transportation phasing plan in the traffic study report to the plan set and note on the plan the "per dwelling unit fee for each residential building".
 - f. Delineate the 100-foot right-of-way of MC-631 on the plan.
2. Prior to certification, the applicant shall revise the landscape plan by correcting the total number of shade trees, evergreen trees, and shrubs in Schedule 4.9-1 of the 2010 *Prince George's County Landscape Manual* and the Tree Canopy Coverage Schedule.
3. Prior to certification, the applicant shall revise the Type 2 tree conservation plan (TCP2) as follows:
 - a. Provide a 2-inch by 2-inch framed square in the bottom right of each sheet of the TCP2 in-lieu of the Environmental Planning Section approval.
 - b. Provide a legend on each sheet of the TCP2.
 - c. Show the proposed stormwater facilities on the feature capture plan (Sheet 19).
 - d. Provide the Forest Conservation Act Reporting Table on Sheet 19 of the TCP2.
 - e. Revise the TCP2 to show all specimen trees to be removed with a black "X".
 - f. Remove the TCP2 approval history table from each plan sheet after Sheet 1.
 - g. Revise the TCP2 approval history table, to correctly spell the reviewer's name "Alexander Kirchof", and remove the -03 revision information, as this revision is associated with TCP2-2025-0057.
4. Prior to certification of the Type 2 tree conservation plan, the applicant shall provide correspondence from the Prince George's County Department of Permitting, Inspections and Enforcement that the additional stormwater facilities are in conformance with the approved Stormwater Management Concept Plan (38822-2021-01), in accordance with Condition 3 of Preliminary Plan of Subdivision 4-21049.

5. Prior to approval of the first building permit, in accordance with the 2007 *Approved Westphalia Sector 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 provide the following:
 - a. A traffic calming exhibit detailing the traffic calming measures throughout the development.
 - b. Shared-use pavement markings and signage along P-617, unless modified by the operating agency, in accordance with any Prince George's County Department of Public Works and Transportation adopted standards, or in accordance with 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.