



July 8, 2026



WYL B FLATS LLC
5718 Tanglewood Drive
Bethesda, MD 20817

Re: Notification of Planning Board Action on
Comprehensive Design Plan CDP-9306-06
Bailey's Village Lot 10

Dear Applicant:

This is to advise you that, on July 2, 2026, the above-referenced Comprehensive Design Plan was acted upon by the Prince George's County Planning Board, pursuant to the Transitional Provisions of Section 27-1700 of the Prince George's County Zoning Ordinance and in accordance with the attached Resolution.

Pursuant to Section 27-523 of the prior Zoning Ordinance, the Planning Board's decision will become final 30 calendar days after the date of this final notice (**July 8, 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 (or other period specified by Section 27-291 of the prior Zoning Ordinance), the District Council decides, on its own motion, to review the action of the Planning Board.

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

Very truly yours,
Sherri Conner, Planning Division Chief
Development Review Division

By: *Te-Sheng Huang*
Reviewer

Attachment: PGCPB Resolution No. **2026-040**

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

PGCPB No. 2026-040

File No. CDP-9306-06

R E S O L U T I O N

WHEREAS, a new Zoning Ordinance, Subtitle 27, Prince George's County Code went into effect on April 1, 2022; and

WHEREAS, the subject property is within the Legacy Comprehensive Design Zone (LCD); and

WHEREAS, the applicant, WYL B FLATS LLC, submitted an application for approval of a comprehensive design plan; and

WHEREAS, pursuant to Section 27-1704(g) of the Prince George's County Zoning Ordinance, property in the LCD Zone may proceed to develop in accordance with the standards and procedures of the Zoning Ordinance effective prior to April 1, 2022 (prior Zoning Ordinance), and subject to the terms and conditions of prior development approvals (Zoning Map Amendment A-9870 and CDP-9306, and their amendments), which it has received; and

WHEREAS, therefore, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission reviewed this application under the Zoning Ordinance in existence prior to April 1, 2022; and

WHEREAS, in consideration of evidence presented at a public hearing on June 18, 2026, regarding Comprehensive Design Plan CDP-9306-06 for Bailey's Village, Lot 10, the Planning Board finds:

- 1. Request:** Comprehensive Design Plan CDP-9306 is for an 878.9-acre property of the Villages of Piscataway, comprised of property zoned Residential Low Development (R-L) and Local Activity Center (L-A-C). This CDP approved the land uses throughout the project, and specifically within the L-A-C Zone (known as Bailey's Village), which is 19.98 acres and consists of 13.23 acres of residential area and 6.75 acres of commercial/mixed use designated area. The land uses for the L-A-C Zone included up to 140 residential units, a minimum of 20,000 to 30,000 square feet of retail space, and a minimum of 10,000 to 15,000 square feet of office space. Among 140 residential units, 106 units have been approved with Specific Design Plan SDP-0319 within the L-A-C Zone and no nonresidential development has been constructed.

The remaining property to be developed in the L-A-C Zone consists of Lot 10, Block E, which is 1.64 acres. The minimum required square footage of retail and office space cannot be achieved, according to the applicant. The subject CDP amendment seeks to reduce the minimum amount of retail/office space to a range of 6,000 to 10,000 square feet, while retaining the prior approved multifamily dwelling units (initially approved as residential over retail) in the L-A-C Zone, and update the associated CDP site plan and text to reflect these changes.

2. Development Data Summary:

	PREVIOUSLY APPROVED (CDP-9306)	EVALUATED (CDP-9306-06)
Zone(s)	L-A-C	L-A-C
Use(s)	Commercial/retail, office, residential	Commercial, retail, office, residential
Gross Acreage	19.98*	19.98 (1.64-acre area of amendment – Lot 10, Block E)*
Number of Dwelling Units	140**	140 (of which 34 remain for development on Lot 10, Block E)
Commercial Office gross floor area (sq. ft.)	10,000–15,000	6,000–10,000
Commercial Retail gross floor area (sq. ft.)	20,000–30,000	

Notes: *The total land area of the Villages of Piscataway is approximately 878.9 acres, including 858.9 acres zoned R-L and 19.98 acres zoned L-A-C. This application does not amend the area of the CDP. Therefore, the gross acreage noted is the subject area of the L-A-C Zone and the specific area of amendment, which consists of one lot known as Lot 10, Block E in a subdivision known as The Preserve at Piscataway, Bailey’s Village, and recorded among the Prince George’s County Land Records in Plat Book PM 216 Plat No. 75. A condition is included herein requiring the applicant to revise General Note 25 to reflect the correct recording reference for the subject property.

**Within the L-A-C Zone (Bailey’s Village), CDP-9306 approved development of up to 140 dwelling units. Pursuant to SDP-0319, 106 residential dwelling units have been constructed within this area, consisting of 57 single-family detached homes in the residential area of the L-A-C Zone, and 49 single-family attached homes in the commercial/mixed use area of the L-A-C Zone.

- 3. Location:** The subject property is located south of Floral Park Road, at its intersection with Saint Marys View Road, in Planning Area 84 and Council District 9.
- 4. Surrounding:** The site is bound to the north by Floral Park Road, with undeveloped land in the Agricultural-Residential (AR) and LCD Zones beyond (formerly the Residential-Agricultural (R-A) and R-L Zones). To the east, the site is bound by Saint Marys View Road, with single-family attached homes and undeveloped land in the LCD (formerly L-A-C and R-L) Zones beyond. To the south, the site is bound by the village green and single-family attached and detached homes in the LCD (formerly L-A-C) Zone beyond. To the west, the site is bound by Baileys Pond Road and single-family attached homes in the LCD (formerly L-A-C) Zone.

5. **Previous Approvals:** On September 14, 1993, the Prince George's County District Council adopted Council Resolution CR-60-1993, approving the 1993 *Master Plan and Sectional Map Amendment for Subregion V, Planning Areas 81A, 81B, 83, 84, 85A and 85B* (master plan). The sectional map amendment, in conjunction with zoning applications, rezoned 858.7 acres in the Residential-Agricultural (R-A) Zone to the Residential Low Development (R-L, 1.0 to 1.5 du/acre) Zone (Zoning Map Amendment (Basic Plan) A-9869), and 19.98 acres in the R-A Zone to the Local Activity Center (L-A-C) Zone (Basic Plan A-9870).

CDP-9306 was approved by the Prince George's County Planning Board on March 31, 1994 (PGCPB Resolution No. 94-98(C)(A)), for the overall development of the Villages of Piscataway. The total land area for this CDP is approximately 878.9 acres zoned R-L and L-A-C. The CDP includes a golf course community and a total of 1,140 residential units within 5 distinct villages, one of which was Bailey's Village. A CDP text document, dated December 1, 1993, was also approved with this CDP for the entire development, which includes design guidelines for street, architecture, parking, loading, and circulation.

Preliminary Plan of Subdivision (PPS) 4-03027 was approved by the Planning Board on June 17, 2003 (PGCPB Resolution No. 03-122), for 794 lots and 66 parcels in support of the development of 567 single-family detached, 227 townhouse, and 42 multifamily dwelling units, along with 21,000 to 23,000 square feet of commercial retail uses, and 2,500 square feet of institutional uses. The 19.98-acre L-A-C-zoned portion of the PPS was approved for up to 16,000 square feet of commercial/retail uses, up to 2,500 square feet of institutional uses, and 140 residential units (including 57 single-family detached homes, 49 single-family attached homes, and 34 multifamily dwelling units).

CDP-9306-01 was approved by the Planning Board on July 5, 2007 (PGCPB Resolution No. 07-116), to increase the maximum height allowed for single-family attached dwellings (townhouses) within the development.

CDP-9306-02 was approved by the Planning Board on October 23, 2008 (PGCPB Resolution No. 08-143), to modify the minimum allowable roof pitch of buildings from 8:12 to 7:12, and to allow rear decks on townhouses to extend up to 10 feet beyond rear building restriction lines.

CDP-9306-03 was approved by the Planning Board on March 31, 2016 (PGCPB Resolution No. 16-37), to modify the previously approved layout of the development, to consolidate the development pod previously shown on the west side of the Potomac Electric Power Company (PEPCO) right-of-way into the development pod on the east side of the right-of-way, to create a new tree preservation bank as part of the tree conservation plan, and to adjust the development standards to allow for smaller lots within the large-lot component (Danville Estates) of the overall project. The overall density of the original CDP remains unchanged.

CDP-9306-04 was approved by the Planning Board on July 29, 2021 (PGCPB Resolution No. 2021-90), to amend Conditions 1.a.(1) and (2) of PGCPB Resolution No. 94-98(C)(A) approving CDP-9306, as it relates to the architectural and design standards governing 14 lots only in the northern section of Glassford Village, which is one of the villages of the Preserve at Piscataway project.

CDP-9306-05 was disapproved by the District Council on April 25, 2022, for amendment to remove commercial, retail, office, and multifamily uses and to replace with 26 single-family attached dwelling units within the L-A-C Zone, known as Bailey's Village.

CDP-9306-H1 (PGCPB Resolution No. 2020-45) and CDP-9306-H2 (PGCPB Resolution No. 2021-35) were approved by the Planning Board in 2020 and 2021. Each approval amended setback requirements to permit construction of decks attached to two specific single-family dwellings.

Multiple SDPs have been approved by the Planning Board, which facilitated the development of the Preserve at Piscataway. Specifically, SDP-0319 for Bailey's Village, as amended, was approved for 56 single-family detached homes, 49 single-family attached (townhouse) homes, one lot for the existing historic site, and rough grading for future commercial and multifamily buildings and associated parking facilities.

6. **Design Features:** The site for the subject CDP amendment is Bailey's Village, an L-A-C-zoned area that is part of the larger development known as the Preserve at Piscataway. This application seeks to decrease the square footage of the previously approved commercial/retail and office space, and amend the total acreage of residential and commercial property shown on CDP-9306, for the L-A-C Zone. The focus of this CDP amendment is the 1.64-acre Lot 10, which is the only remaining undeveloped area within Bailey's Village. This lot was previously cleared and graded and is presently an open lawn area situated between the village green to the south and Floral Park Road to the north. The plan set submitted for this CDP amendment included a detailed site plan. A condition is included herein requiring the applicant to remove that sheet from the plan set, as these detailed site improvements will be further evaluated at the time of SDP. The development standards approved are shown on the cover page of the plan set and listed on page 27 of the CDP text document, as follows:

Multifamily and Mixed-Use Standards (L-A-C Zone)	
Net Lot Area	0.5 acres
Front Yard (min.)	10 feet
Lot Width at Street Line (min.)	50 feet
Lot Width at Building Line (min.)	50 feet
Rear Yard (min.) (With rear Perpendicular Parking)	N/A
Side Yards (min.)*	
One	0 feet
Two	0 feet
Space between End Buildings (min.)	10 feet
Building Height (max.)	50 feet

Note: *The subject site abuts single-family attached (townhouse) dwellings to its west and the village green to its south. To mitigate the impact of the approved development on the adjacent townhomes and community open space, a condition

is included herein requiring the applicant to revise the minimum side yard setbacks to at least 20 feet on one side, and 35 feet on both sides.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Map Amendment (Basic Plan) A-9870:** Basic Plan A-9870 was approved by the District Council on September 14, 1993 (Council Resolution CR-60-1993), rezoning the subject property to the L-A-C Zone. The L-A-C Zone is intended for developments with more than one use that include, among other things, public, quasi-public, and commercial uses grouped together for the convenience of the populations they serve, and dwellings integrated with activity centers in a manner that retains the amenities of the residential development and provides the convenience of proximity to an activity center. The L-A-C Zones are not generally intended to provide for solely residential developments, which are provided for within conventional residential zoning districts.

CR-60-1993 for Basic Plan A-9870 approved land use types, quantities, and acreage that could be devoted to commercial (6.75 acres) and residential (13.23 acres) uses, along with 39 conditions and 11 considerations. Applicable conditions, considerations, land use types and quantities, and land use relationships approved that are relevant to this CDP amendment are as follows:

Land Use Types

L-A-C Zone (A-9870)

All permitted uses in the L-A-C Zone.

Land Use Quantities

L-A-C Zone (A-9870)

Gross Acreage	19.98
Commercial Acreage:	6.75 acres
Base Intensity of Zone	0.2 FAR
Base Commercial Development	58,806 square feet
Approved Basic Plan Intensity	0.238 FAR
Maximum Commercial Development*	70,000 square feet
Residential Acreage:	13.23 acres
Base Density of Zone	10 du/acre
Base Residential Development	132 dwelling units

Approved Basic Plan Density	10.6 du/acre
Maximum Residential Development*	140 dwelling units

Note: *The actual number of dwelling units and commercial square footage will be determined during review of the CDP on the basis of adjusted gross acreage in the CDP application, the approved development density or intensity, and the proposed public benefit features.

As discussed in Finding 2 above, 106 residential dwelling units, approved under SDP-0319, were constructed within both the residential and commercial/mixed use designated areas of the L-A-C-zoned portion of the site. The remaining undeveloped 1.64 acres (Lot 10), which is located within the commercial/mixed use designated area of the L-A-C Zone, is the site for the subject CDP amendment to develop a mixture of residential and commercial space (retail/office). Per the regulation, the applicant files this CDP amendment to decrease the total approved square footage of commercial development, with CDP-9306, to range between 6,000 and 10,000 square feet while maintaining the total approved number of 140 residential units for the L-A-C Zone. Subsequently, the floor area ratio (FAR) for the L-A-C-zoned commercial area is approximately 0.034 FAR and the density of the L-A-C-zoned residential area is approximately 10.6 du/acre. A condition is included herein requiring the applicant to revise the density in the residential area and the FAR in the commercial area in General Note 7. The resulting FAR and density comply with the above regulation. The approved development is consistent with the vision for the L-A-C-zoned portion of Bailey's Village in Basic Plan A-9870. Therefore, the Planning Board approved this request. On the CDP site plan and in the CDP text document, the applicant mistakenly revised the land area for both the residential and commercial area of the L-A-C-zoned area as approved under Basic Plan A-9870, which is conditioned herein for correction. The acreages approved by the basic plan shall be maintained, while the land uses, designations, and quantities are approved for amendment under this CDP.

Of 39 conditions and 11 considerations, those conditions relevant to the review of this CDP amendment are listed below, in **bold** text, and there are no relevant considerations. An analysis of the project's conformance to the conditions follows each one, in plain text:

1. The land use types, quantities, conditions, and considerations of approval shall be printed on the approved Basic Plan.

The approved CDP amendment is in general conformance with the land use types and quantities shown on the approved basic plan.

8. The majority of the commercial uses proposed for the L-A-C shall be retail.

The CDP amendment includes between 6,000 and 10,000 square feet for commercial, retail, and office. The majority of these spaces will be for retail, as noted on page 5 of the statement of justification (SOJ), dated May 8, 2026.

10. **The L-A-C portion of the project known as Bailey's Village shall be designed so as to be compatible with the adjacent Historic Bailey's Plantation (Edelen House) and the historic village. Specific details pertaining to the building mass, height, scale and construction materials and details shall be provided as part of the CDP submission.**

Specific details pertaining to the building mass, height, scale, construction materials, and details have been provided as part of previous CDP submissions. Additional details pertinent to the subject CDP amendment are approved. The lots adjacent to and visible from Edelen House have already been developed with single-family detached and attached dwellings. Although the lot in the subject application will not be visible from the historic site, the development will be designed to be compatible with it.

8. **Prince George's County Zoning Ordinance:** This application has been reviewed for conformance with the requirements of the prior Zoning Ordinance governing development in the L-A-C Zone, as follows:
- a. In accordance with Section 27-515(b) of the prior Zoning Ordinance, the approved commercial/retail, office, and dwelling, multifamily uses are permitted in the L-A-C Zone, pursuant to approved Basic Plan A-9870.
 - b. **Development Standards**—The development standards for the approved development have been provided with this CDP amendment. The Planning Board has reviewed the approved development standards, as discussed in Finding 6 above.
 - c. In accordance with Section 27-521(a) of the prior Zoning Ordinance, prior to approving a CDP, the Planning Board must make the following required findings:
 - (1) **The plan is in conformance with the Basic Plan approved by application per Section 27-195; or when the property was placed in a Comprehensive Design Zone through a Sectional Map Amendment per Section 27-223, was approved after October 1, 2006, and for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation, is in conformance with the design guidelines or standards intended to implement the development concept recommended by the Master Plan, Sector Plan, or Sectional Map Amendment Zoning Change;**

As part of approval of the master plan in 1993, the District Council approved Basic Plan A-9870 to rezone the subject site to the L-A-C Zone, for a mixture of retail, office, and dwelling units. As discussed in Finding 7 above, the subject CDP amendment is in conformance with the approved basic plan.
 - (2) **The proposed plan would result in a development with a better environment than could be achieved under other regulations;**

The inherent flexibility in comprehensive design zones will allow the applicant to produce a much better environment and achieve high standards for the development, rather than those constructed in regular Euclidean zones. This CDP amendment reduces the minimum required nonresidential space and integrates it with the approved multifamily dwellings, while accommodating additional requirements in the 1.64-acre land, such as parking and landscaping. The resulting development will contribute to a more cohesive and functional environment than would otherwise be achieved under the existing regulations.

(3) Approval is warranted by the way in which the Comprehensive Design Plan includes design elements, facilities, and amenities, and satisfies the needs of the residents, employees, or guests of the project;

The mixture of commercial and residential uses approved with this CDP amendment will provide services or goods catered to residents in the area and offer different types of housing to residents of the County. The approved revisions to the CDP text document, including the revised square footage of retail and office space and the approved guidelines for multifamily and mixed uses buildings (pages 36–37 of the CDP text amendment), are consistent with the uses approved and ensure that the design of the approved development will be compatible with the neighborhood. All of these align with the vision established with CDP-9306 for Bailey’s Village. A condition is included herein requiring the applicant to list the permitted architectural materials and the minimum number of architectural features for high-visible façades in the CDP text document, to be consistent or compatible with those materials and features required for surrounding single-family residential structures. Finally, amenity space will be provided for future residents of the development.

(4) The proposed development will be compatible with existing land uses, zoning, and facilities in the immediate surroundings;

The requested revision with this CDP amendment remains within the previously approved thresholds except for a reduction in the minimum required square footage for retail and office space. The reduced square footage for commercial uses has no appreciable impact on the existing neighborhood. As such, the approved development will be compatible with existing land uses, zoning, and facilities in the immediate surroundings.

(5) Land uses and facilities covered by the Comprehensive Design Plan will be compatible with each other in relation to:

(A) Amounts of building coverage and open space;

The exact percentage of approved building coverage will be determined at the time of SDP. Buildings will be required to be within approved setbacks, which will naturally limit building coverage to within the

building envelope. Open space areas for the overall site have been previously established and no additional open spaces areas are designated on Lot 10, Block E.

(B) Building setbacks from streets and abutting land uses; and

The setbacks approved, with conditions included in this resolution, will conform to all zoning requirements and the requirements of the 2010 *Prince George's County Landscape Manual*, to ensure compatibility with abutting properties. The approved building locations and setbacks will be further evaluated at the time of SDP.

(C) Circulation access points;

The approved configuration for the subject CDP amendment is consistent with the layout depicted on the approved plan set with PPS 4-03027. However, only one vehicular access point is planned with this application, instead of two, as approved with PPS 4-03027.

(6) Each staged unit of the development (as well as the total development) can exist as a unit capable of sustaining an environment of continuing quality and stability;

The approved development is anticipated to be constructed in one phase, as indicated on the plan sheets, and is capable of sustaining an environment of continuing quality and stability.

(7) The staging of development will not be an unreasonable burden on available public facilities;

No staging of development is planned, as stated on page 13 of the SOJ dated May 8, 2026.

(8) Where a Comprehensive Design Plan proposal includes an adaptive use of a Historic Site, the Planning Board shall find that:

(A) The proposed adaptive use will not adversely affect indistinguishing exterior architectural features or important historic landscape features in the established environmental setting;

(B) Parking lot layout, materials, and landscaping are designed to preserve the integrity and character of the Historic Site;

- (C) The design, materials, height, proportion, and scale of a proposed enlargement or extension of a Historic Site, or of a new structure within the environmental setting, are in keeping with the character of the Historic Site;**

The subject CDP amendment does not include an adaptive re-use of a historic site.

- (9) The Plan incorporates the applicable design guidelines set forth in Section 27-274 of Part 3, Division 9, of this Subtitle, and where townhouses are proposed in the Plan, with the exception of the V-L and V-M Zones, the requirements set forth in Section 27-433(d);**

The previously approved CDP text document, as revised with this CDP amendment, is consistent with this requirement by incorporating the applicable site design guidelines for the approved development for Bailey's Village. This CDP amendment includes a mixture of commercial/retail, office space, and multifamily dwellings. Therefore, the requirements of Section 27-433(d) of the prior Zoning Ordinance are inapplicable. This regulation will be further evaluated at the time of SDP when more details are required.

- (10) The Plan is in conformance with an approved Type 1 Tree Conservation Plan;**

The CDP amendment is in conformance with Type 1 Tree Conservation Plan TCP1-2026-0006, subject to conditions in this resolution.

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

The site for the subject CDP amendment does not contain any woodland areas or regulated environmental features. This site was graded as part of other development applications, and the overall subdivision's woodland conservation requirements have been met.

- (12) Notwithstanding Section 27-521(a)(9), property placed in a Comprehensive Design Zone pursuant to Section 27-226(f)(4), shall follow the guidelines set forth in Section 27-480(g)(1) and (2); and**

Section 27-226(f)(4) of the prior Zoning Ordinance is the District Council procedure for approving a comprehensive design zone application as part of a sectional map amendment. This regulation is not applicable. While the rezoning of the property to the comprehensive design zone was done through a sectional map amendment (CR-60-1993, Comprehensive Design Zone Amendment 3 for Villages at Piscataway, Basic Plans A-9869 and A-9870), this approval predates

the October 1, 2006 applicability date for Section 27-480(g)(1) and (2) of the prior Zoning Ordinance.

- (13) For a Regional Urban Community, the plan conforms to the requirements stated in the definition of the use and satisfies the requirements for the use in Section 27-508(a)(1) and Section 27-508(a)(2) of this Code.**

This regulation is not applicable because the subject CDP amendment is not a regional urban community.

- 9. Comprehensive Design Plan CDP-9306 and its amendments:** CDP-9306 was approved by the Planning Board on March 31, 1994 (PGCPB Resolution No. 94-98(C)(A)), subject to 37 conditions. CDP-9306-01 through CDP-9306-04 were subsequently approved by the Planning Board, and none of the conditions associated with these CDP amendments are applicable to the subject CDP amendment. CDP-9306-05 was denied by the District Council on April 25, 2022. The conditions of CDP-9306 relevant to the review of this CDP amendment are listed below, in **bold** text. An analysis of the project's conformance to the conditions follows each one, in plain text. The Planning Board approved that the conditions contained in this resolution supersede those in CDP-9306.

- 1. Prior to signature approval of the Comprehensive Design Plan, the following revisions shall be made or information supplied:**

- b. The following architectural standards for civic and institutional buildings, for structures in Bailey Village, and for all residential and commercial structures surrounding village greens shall be added to the text:**

- (1) All commercial structures in Bailey Village and all structures on lots adjoining Piscataway Road and Floral Park Road or on lots facing Piscataway Road and Floral Park Road with no intervening structures shall have façades constructed of natural materials (wood, brick, stone, stucco, split-face block, etc.). No vinyl or aluminum siding shall be permitted.**
- (2) All civic and institutional buildings and all structures facing a village green in any village and those structures in Bailey Village not covered by (1) above shall have façades constructed of the natural materials mentioned in (1) above, or may have façades constructed of Restoration Series vinyl siding, or equal, provided that at the time of Specific Design Plan the applicant submits for approval a special package of architectural details for use on all vinyl-sided buildings. The architectural details in this package shall exceed in number, detail and visual interest the details used on other houses in the Villages and shall include items such as brick foundation walls, bracketed cornices, decorative window caps, brick porch foundations and/or lead walks, and cupolas or belfries.**

- (3) All buildings shall be designed with special attention to architectural details which evoke the image of a traditional town. At least half of the structures located facing a village green in any village which are also located at the intersection of two streets shall include special architectural details or special treatment of the corners which will distinguish them visually from adjacent houses, such as round turrets, bay windows or wrap-around porches.**
- (4) All buildings within Bailey Village shall be designed so as to be compatible with Historic Piscataway Village.**
- (5) Screening of off-street parking areas within Bailey Village from public and private streets (except alleys) and from the play areas of the golf course shall be accomplished through the use of masonry or stone walls, or, where appropriate, existing vegetation, landscaping or painted fences.**
- (6) Significant architectural elements such as cupolas, towers, bays etc., shall be provided on the façades of buildings which act as focal points to terminate vistas in conformance with sheet 19, Illustrative Bailey Village Plan, and Sheet 16, Potential Public Space and View Corridors.**

The subject 1.64-acre land is the remaining undeveloped land within Bailey's Village. Since the CDP amendment is only for a mixture of residential and commercial uses, no civic and institutional buildings are included to be developed in this Village. In addition, areas around the village green have been developed with residential dwellings except for its northern side that abuts the subject site for this CDP amendment. In addition, the applicant intends to separate the standards for single-family attached and detached homes from the standards for multifamily and mixed-use development. As such, the Planning Board approved the revised condition, as follows, with "deleted text" indicated by strikethrough within brackets and "added text" shown as underlined text:

- b. The following architectural standards [~~for civic and institutional buildings,~~] for single-family residential, multifamily and mixed-use structures in Bailey Village and for all residential [and commercial] structures surrounding village greens shall be added to the text.
 - (1) [~~All commercial structures in Bailey's Village and all~~] All single-family residential structures on lots adjoining Piscataway Road and Floral Park Road, or on lots facing Piscataway Road and Floral Park Road with no intervening structures shall have façades constructed of natural materials (wood, brick, stone,

stucco, split-face block, etc.). No vinyl or aluminum siding shall be permitted.

- (2) ~~[All civic and institutional buildings and all]~~ All single-family residential structures facing a village green in any village and not covered by (1) above shall have façades constructed of the natural materials mentioned in (1) above, or may have façades constructed of Restoration Series vinyl siding, or equal, provided that at the time of specific design plan the applicant submits for approval a special package of architectural details for use on all vinyl-sided buildings. The architectural details in this package shall exceed in number, detail, and visual interest the details used on other houses in the Villages and shall include items such as brick foundation walls, bracketed cornices, decorative window caps, brick porch foundations and/or lead walks, and cupolas or belfries.
- (3) In Bailey's Village, all multifamily and mixed-use structures located at the intersection of Floral Park Road and Saint Marys View Road shall have façades constructed of either natural materials (wood, brick, stone, stucco, split-face block, etc.), high-quality, durable materials (cement board, fiber cement, wood composite, etc.) that mimic or imitate natural materials, or any combination thereof. No vinyl or aluminum siding shall be permitted.
- ~~{{(3)}}~~(4) All buildings shall be designed with special attention to architectural details which evoke the image of a traditional town. At least half of the structures located facing a village green in any village which are also located at the intersection of two streets shall include special architectural details or special treatment of the corners which will distinguish them visually from adjacent houses, such as round turrets, bay windows or wrap-around porches.
- ~~{{(4)}}~~(5) All buildings within Bailey Village shall be designed so as to be compatible with Historic Piscataway Village.
- ~~{{(5)}}~~(6) Screening of off-street parking areas within Bailey Village from public and private streets (except alleys) and from the play areas of the golf course shall be accomplished through the use of masonry or stone walls, or, where appropriate, existing vegetation, landscaping or painted fences.
- ~~{{(6)}}~~(7) Except for multifamily and mixed-use structure, significant ~~[Significant]~~ architectural elements such as cupolas, towers, bays

etc., shall be provided on the façades of buildings which act as focal points to terminate vistas in conformance with sheet 19, Illustrative Bailey Village Plan, and Sheet 16, Potential Public Space and View Corridors.

- (8) Multifamily and mixed-use structures that abut village greens and front onto Saint Marys View Road shall provide significant architectural elements on the portion of the façade facing the village green and Saint Marys View Road. The significant architectural elements shall be harmonious with the colonial design elements employed throughout the Historic Piscataway Village.

g. The following revisions shall be incorporated into the Architectural Guidelines Section of the CDP text:

1. Residential Architectural Guidelines for the Villages and Danville Estates

(The following are revisions to various Sections on pages 33–37 of the CDP text.)

Condition 1.g.1 was addressed when CDP-9306 was certified and information under this condition was incorporated into pages 33–37 of the CDP text document. With these pages, the architectural design guidelines consist of three parts: (1) Residential Structures in the Villages; (2) Residential Structures in Danville Estates; and (3) Civic and Retail Buildings.

As discussed in Finding 5 above, the entire Villages of Piscataway has been developed with single-family attached and detached homes except for the site for the subject CDP amendment that is for a mixture of residential and commercial use. As such, this application revises this condition, as follows:

g. The following revisions shall be incorporated into the Architectural Guidelines Section of the CDP text:

1. Single-Family Residential Architectural Guidelines for the Villages and Danville Estates

As such, a condition is included herein requiring the applicant to revise “Residential Structures in the Villages” to “Single-Family Residential Structures in the Villages” on page 33 of the CDP text document.

With this CDP amendment, no civic or retail buildings are approved to be included in the L-A-C-zoned area. The applicant also revises the architectural guidelines for civic and retail buildings to apply to multifamily and mixed-use

buildings, ensuring consistency with the subject application, as listed on pages 36–37 of the CDP text document. The Planning Board approved these architectural guidelines because these guidelines will ensure compatibility of the approved development to the overall development of the Villages of Piscataway.

- 35. The developer will provide free of charge a parcel of land within the Bailey Village to a religious group or other non-profit organization. The land shall be conveyed subject to covenants requiring that the building contain a sanctuary or meeting room large enough to accommodate a minimum of 200 persons seated and that the building shall have the following characteristics:**
- a. The building shall not exceed thirty-six (36) feet in height. The building shall contain a spire, clocktower, bell tower or similar architectural feature, which may exceed the thirty-six (36) foot height limit.**
 - b. The exterior of the building shall be constructed entirely of natural materials and shall be of a scale, color and architectural style which is compatible with the structures in the Bailey Village and the existing village of Piscataway.**
 - c. Any parking for the institutional/civic use, located along new Piscataway Road, shall be carefully and thoroughly screened from new Piscataway Road with walls and landscaping and shall also be screened per the standards for any other parking lot located in Bailey Village.**

The applicant, his heirs, successors and/or assignees shall diligently search for a group, organization or entity that will be willing and able to construct a civic/institutional building in Bailey's Village in accordance with the CDP conditions. Efforts to find such a group to construct and own the civic/institutional building in Bailey's Village shall be documented as follows:

At the time of SDP submittal for the Bailey's Village, at the time of the application for the first building permit in Bailey's Village, and again at the time of application for the 70th building permit in Bailey's Village or 20,000 square feet of retail or office, whichever comes first, the applicant shall provide evidence of:

- (1) Its efforts to find a group, organization or entity to construct and own the civic/institutional building, or**
- (2) The efforts of the group, organization or entity to raise money, get permits and complete construction.**

This condition has been satisfied. The previous owner/developer of portions of Bailey's Village mailed letters to various civic/institutional organizations on November 11, 2004 (at the time of SDP approval) and on August 7, 2013 (at the time of the 70th building

permit) seeking groups interested in the construction and/or use of space for their groups. These letters were included in Attachments 1 and 2 in the SOJ, dated May 8, 2026.

As discussed in Finding 2 above, the site for the subject CDP amendment is the only remaining land within Bailey's Village and is approved for a mixture of commercial and residential development, without civic or institutional uses. The applicant requests to remove this condition if this CDP amendment is approved. As such, the Planning Board approved the removal of this condition, as it is no longer applicable, given the prior correspondence, existing development, and the approved uses under this application.

10. Prince George's County Woodland and Wildlife Habitat Conservation Ordinance and the Prince George's County Tree Canopy Coverage Ordinance: This CDP has been reviewed for conformance with the 2010 Woodland and Wildlife Habitat Conservation Ordinance (WCO) and the Tree Canopy Coverage Ordinance, as follows:

- a. **Woodland and Wildlife Habitat Conservation Ordinance**—In accordance with Section 27-518(b)(12) of the prior Zoning Ordinance, a TCP1 is required with a CDP. This property is subject to the WCO because the development is subject to prior tree conservation plans, which include: TCPI-009-94 (approved with CDP-9306), TCPI-009-94-01 (revised with the approval of PPS 4-94017), TCPI-009-94-02 (approved with PPS 4-03027), and TCP1-009-94-03 (approved with CDP-9306-03).

TCP1-2026-0006 was submitted for review with the subject CDP amendment. The application area is part of an overall approved Type II tree conservation plan (TCPII) area, and the woodland conservation requirement has been met. No woodlands are located within the subject CDP amendment area. Prior to certification of the CDP amendment, revisions are required to the TCP1, which are included in this resolution.

- b. **Tree Canopy Coverage Ordinance**—Subtitle 25, Division 3 of the Prince George's County Code, the Tree Canopy Coverage Ordinance, requires a minimum percentage of the site to be covered by tree canopy for any development projects that have more than 2,500 square feet of gross floor area, or disturbance, and requires a grading permit. Thresholds in the LCD Zone shall be as specified by Prince George's County Council Bill CB-27-2010, for the prior zoning of the property (before its designation as a legacy zone). As such, properties in the prior L-A-C Zone are required to provide a minimum of 10 percent of the gross tract area in tree canopy coverage. At the time of SDP review, the applicant must demonstrate conformance with the relevant requirements of the Tree Canopy Coverage Ordinance.

11. Referral Comments: This application was referred to the concerned agencies and divisions. The Planning Board has reviewed and adopted referral comments that are incorporated herein by reference and are summarized, as follows:

- a. **Community Planning**—In a memorandum dated May 15, 2026 (Nair to Huang), the Community Planning Division found that, pursuant to Section 27-521(a)(1) of the prior Zoning Ordinance, this application conforms to Basic Plan A-9870 and the design

guidelines recommended by the master plan. The master plan recommends “Residential Medium” land use (page 32, Map IV-1: Future Land Use) on the subject property and describes this land use as “Residential areas between 3.5 and 8 dwelling units per acre. Primarily single-family dwellings (detached and attached)” (page 31).

- b. **Subdivision**—In a memorandum dated May 18, 2026 (Vatandoost to Huang), the Subdivision Section noted that the subject CDP amendment does not create additional subdivision of Lot 10, Block E, or an increase in the residential development previously evaluated by PPS 4-03027. The approved commercial development is also within the quantity evaluated by the PPS. As such, the Subdivision Section concluded that a new PPS is not required after the approval of this application and indicated that, the subject site, Lot 10, Block E, received an automatic certificate of adequacy (ADQ) associated with PPS 4-03027, pursuant to Section 24-4503(a)(1) of the Prince George’s County Subdivision Regulations, effective April 1, 2022. The ADQ remains valid for 12 years from that date, subject to the expiration provisions of Section 24-4503(c).
- c. **Transportation Planning**—In a memorandum dated May 14, 2026 (Smith to Huang), the Transportation Planning Section provided an analysis of the application’s conformance with the requirements of the previous approvals that are related to this application and noted that the impact of the approved revision of office/retail use with this CDP amendment remains within the approved trip cap.

PRIOR APPROVED TRIP GENERATION SUMMARY								
			AM Peak Hour			PM Peak Hour		
Land Use	Quantity	Metric	In	Out	Total	In	Out	Total
General Office	16,000	Square feet	29	3	32	6	24	30
Day Care Center	6,500	Square feet	38	33	71	33	37	70
Pass-by rates 44% AM & PM			-17	-14	-31	-15	-16	-31
Single Family Housing	57	Units	9	34	43	33	18	51
Townhomes	49	Units	7	27	34	25	14	39
Apartments (garden and mid-rise)	34	Units	4	14	18	13	7	20
Total Trip Cap			167			179		

EXISTING + APPROVED TRIP GENERATION SUMMARY								
			AM Peak Hour			PM Peak Hour		
Land Use	Quantity	Metric	In	Out	Total	In	Out	Total
Single Family Housing	57	Units	9	34	43	33	18	51
Townhomes	49	Units	7	27	34	25	14	39
Total Existing			16	61	77	58	32	90

Apartments (garden and mid-rise)	34	Units	4	14	18	13	7	20
General Office	10,000	Square feet	18	2	20	4	15	19
Total Approved			22	16	38	17	22	39
Total Trips			115			129		

Master Plan Right of Way

The 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and 2013 *Approved Subregion 5 Master Plan* (2013 master plan) provide recommendations for the subject development. The subject property has frontage on Floral Park Road, along its northern boundary. The 2013 master plan recommends the following:

Floral Park Road (P-512): 60-foot right-of-way

The submitted plan sheets depict 48.5-foot width of pavement and exceed the minimum right-of-way.

Master Plan Pedestrian and Bike Facilities

The MPOT recommends a side path facility along Floral Park Road, and the area master plan recommends a dual route:

Floral Park Road: Side path facility, dual route

The submitted plan sheets indicate an existing sidewalk along the property frontage of Floral Park Road and meets master plan intent.

The MPOT includes the following goal and policies regarding sidewalk and bikeway construction and the accommodation of pedestrians and bicyclists (pages 7 and 8):

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.

An existing side path is provided along the property frontage of Floral Park Road, to accommodate pedestrians and cyclists, and connects to an internal sidewalk network to meet master plan intent.

Policy 4: Develop bicycle-friendly roadways in conformance with the latest standards and guidelines, including the 1999 American Association of State Highway and Transportation Officials Guide for the Development of Bicycle Facilities.

An existing side path is provided along the property frontage of Floral Park Road, to accommodate pedestrians and cyclists, and connects to an internal sidewalk network to meet master plan intent.

The 2013 master plan recommends the following policies (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.**

An existing side path is provided along the property frontage of Floral Park Road, to accommodate pedestrians and cyclists, and connects to an internal sidewalk network to meet master plan intent.

- d. **Environmental Planning**—In a memorandum dated May 15, 2026 (Schneider to Huang), the Environmental Planning Section provided the following information:

Natural Resource Inventory/ Environmental Features

In accordance with Section 27-518(b)(11) of the prior Zoning Ordinance, an approved natural resources inventory (NRI) is required with a CDP. Approved NRI-037-2021 was submitted with the application. This NRI was only completed on the subject CDP amendment area, and not the whole subdivision. The site was graded and cleared when the original development occurred. This overall subdivision contains natural features that were required to be protected under Section 24-130 of the prior Subdivision Regulations, at the time of PPS review, and were addressed with appropriate development applications. The subject CDP amendment does not include natural features (streams, wetlands, floodplain, steep slopes), woodlands, or specimen trees, only maintained lawn. At the time of acceptance, this NRI was valid; however, it expired on May 3, 2026, during the review of the CDP amendment. Prior to certification of the subject CDP amendment, the applicant shall obtain a revision to this NRI to ensure its validity. No additional information is required regarding the NRI.

Stormwater Management

Stormwater Management (SWM) Concept Approval Letter 31844-2021-01 and associated plans were submitted with the application for this site. This approval was initially issued for the subject site only when it was planned for townhouse units, not the entire Preserve at Piscataway subdivision, on August 28, 2024, from the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE). The concept plan approved that the applicant must treat the minimum 1-inch runoff on-site and retrofit the existing Pond 2 to provide the 1-inch water quality volume, channel protection volume, and 100-year Dam Safety. A SWM fee of \$10,244.40 for on-site attenuation/quality control measures is required. The concept plan shows construction of two microbio retention facilities. This SWM approval expires August 28, 2027. No further action regarding SWM is required with this CDP amendment review.

Mount Vernon Viewshed Area of Primary Concern

In accordance with Section 27-521(a)(8)(c) of the prior Zoning Ordinance, the design, materials, height, proportion, and scale of a planned enlargement or extension of a historic site, or of a new structure within the environmental setting, are in keeping with the character of the historic site. The property subject to the current application is entirely located in the Mount Vernon Viewshed Area of Primary Concern, which has been delineated as an evaluation tool for the protection of the Mount Vernon Viewshed. Properties located within the Area of Primary Concern are evaluated for the location and elevation of the subject property, the elevation of structures planned on the site, and the potential for vegetative management and screening because of the associated viewshed from the front porch of Mount Vernon, as the viewing point. This will be reviewed for conformance with subsequent applications.

- e. **Historic Preservation**—In a memorandum dated May 6, 2026 (Stabler, Smith, and Chisholm to Burke), the Historic Preservation Section noted that portions of Bailey’s Village are adjacent to the Edelen House, a County-designated Historic Site (84A-023-06), and that a search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low.
- f. **Prince George’s County Department of Parks and Recreation (DPR)**—In a memorandum dated May 15, 2026 (Thompson to Huang), DPR noted that the required land dedication for public park use, with approval of PPS 4-03027, has been completed.
- g. **Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated April 27, 2026 (Abdullah to Huang), DPIE notes that water and sewer lines are located along Floral Park Road, Baileys Pond Road, and Saint Marys View Road, and indicated that the subject CDP amendment is not consistent with the SWM Concept Plan (31844-2021-01), which will expire on August 28, 2027. Since the subject application is a CDP amendment and does not include building approvals, a revised SWM concept plan will be required at the time of SDP review. Finally, DPIE provide comments related to traffic to be addressed at the time of permitting.
- h. **Prince George’s County Fire/EMS Department**—The Fire/EMS Department did not offer comments on this application.
- i. **Prince George’s County Police Department**—The Police Department did not offer comments on this application.
- j. **Prince George’s County Health Department**—In a memorandum dated April 14, 2026 (Adepoju to Huang), the Health Department noted that noise and dust should not be allowed to adversely impact activities on the adjacent properties during the construction phase. Adherence to construction standards will be required by DPIE.

- k. **Washington Suburban Sanitary Commission (WSSC)**—WSSC did not offer comments on this application.
12. **Community Feedback:** On March 24, 2026, the Planning Director received an inquiry from Mr. James Rockmore regarding this application. On April 15, 2026, Urban Design staff sent an email to Mr. Rockmore with the summary of the subject CDP amendment, the key dates for the application, and the instructions for participation. The Planning Board did not receive other inquiries about this application.
13. **Planning Board Hearing:** The Planning Board held an evidentiary hearing on this application on June 18, 2026. Prior to the June 16 noon deadline, the Board received one letter of opposition from a community member, titled Opponent Exhibit 1. The items of concern include traffic-related issues (such as congestion and insufficient parking), the capacity of public infrastructure (including water, sewer, and public services), the overall impacts on quality of life, and community character, such as increased noise, reduced privacy, potential declines in property values, loss of open space, and the possibility of rising social disorder.

Four community members initially registered to speak; however, only two ultimately spoke at the meeting. One individual removed herself from the speaker list, and another did not attend. The concerns raised by both speakers were consistent with those outlined in Opponent Exhibit 1. They also emphasized that the original CDP was approved approximately three decades ago and expressed that the development planned by the applicant is not compatible with the character of the existing community.

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:

- A. APPROVED modifications to Condition 1.b and Condition 1.g, and deleted Condition 35 of Comprehensive Design Plan CDP-9306, thereby superseding those corresponding conditions in CDP-9306 as follows:
1. Condition 1.b., with modifications, reads as follows:
 - b. The following architectural standards for single-family residential, multifamily and mixed-use structures in Bailey Village and for all residential surrounding village greens shall be added to the text:
 - (1) All single-family residential structures on lots adjoining Piscataway Road and Floral Park Road or on lots facing Piscataway Road and Floral Park Road with no intervening structures shall have façades constructed of natural materials (wood, brick, stone, stucco, split-face block, etc.). No vinyl or aluminum siding shall be permitted.
 - (2) All single-family residential structures facing a village green in any village and not covered by (1) above shall have façades constructed of

the natural materials mentioned in (1) above, or may have façades constructed of Restoration Series vinyl siding, or equal, provided that at the time of Specific Design Plan the applicant submits for approval a special package of architectural details for use on all vinyl-sided buildings. The architectural details in this package shall exceed in number, detail and visual interest the details used on other houses in the Villages and shall include items such as brick foundation walls, bracketed cornices, decorative window caps, brick porch foundations and/or lead walks, and cupolas or belfries.

- (3) In Bailey Village, all multifamily and mixed-use structure located at the intersection of Floral Park Road and Saint Marys View Road shall have façades constructed of either natural materials (wood, brick, stone, stucco, split-face block, etc.), high-quality, durable materials (cement board, fiber cement, wood composite, etc.) that mimic or imitate natural materials or any combination thereof. No vinyl or aluminum siding shall be permitted.
- (4) All buildings shall be designed with special attention to architectural details which evoke the image of a traditional town. At least half of the structures located facing a village green in any village which are also located at the intersection of two streets shall include special architectural details or special treatment of the corners which will distinguish them visually from adjacent houses, such as round turrets, bay windows or wrap-around porches.
- (5) All buildings within Bailey Village shall be designed so as to be compatible with Historic Piscataway Village.
- (6) Screening of off-street parking areas within Bailey Village from public and private streets (except alleys) and from the play areas of the golf course shall be accomplished through the use of masonry or stone walls, or, where appropriate, existing vegetation, landscaping or painted fences.
- (7) Except for multifamily and mixed-use structure, significant architectural elements such as cupolas, towers, bays etc., shall be provided on the façades of buildings which act as focal points to terminate vistas in conformance with sheet 19, Illustrative Bailey Village Plan, and Sheet 16, Potential Public Space and View Corridors.
- (8) Multifamily and mixed-use structures that abut village greens and front onto Saint Marys View Road shall provide significant architectural elements on the portion of the façade facing the village green and Saint Marys View Road. The significant architectural elements shall be harmonious with the colonial design elements employed throughout the Historic Piscataway Village.

2. Condition 1.g., with modifications, reads as follows:

g. The following revisions shall be incorporated into the Architectural Guidelines Section of the CDP text:

1. Single-Family Residential Architectural Guidelines for the Villages and Danville Estates.

B. APPROVED Type 1 Tree Conservation Plan TCP1-2026-0006, and further APPROVED Comprehensive Design Plan CDP-9306-06 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 comprehensive design plan (CDP) as follows:
 - a. Revise General Note 24 to correct the reference of the property as Lot 10, Block E, Plat Book PM 216 Plat No. 75.
 - b. Revise the minimum side yard setbacks to at least 20 feet on one side, and 35 feet on both sides, in order for the subject development to be setback from the existing townhomes to the west of the property and the village green to the south of the property.
 - c. Correct the land use designation on Sheet 4 of the CDP to reflect the building envelope for the mixed-use area to indicate single-family attached, multifamily, or commercial/retail. The note indicating a maximum of 140 dwelling units in the Local Activity Center (L-A-C) Zone shall be retained.
 - d. Revise "Residential Structures in the Villages" to "Single-Family Residential Structures in the Villages" on page 33 of the CDP text document.
 - e. Revise the density in the residential area and the floor area ratio in the commercial/mixed use area in General Note 7, on the cover page of the plan set and in the CDP text document, to reflect the 19.98 acres within the Local Activity Center (L-A-C)-zoned area.
 - f. Add the permitted architectural materials and the minimum number of architectural features for high-visible façades to the CDP text document, to be consistent or compatible with those materials and features required for surrounding single-family residential structures.
 - g. Correct the land area for both the residential and commercial/mixed use designated areas of the Local Activity Center (L-A-C)-zoned area as approved under Zoning Map Amendment (Basic Plan) A-9870.

- h. Remove a detailed site plan from the plan set for the subject application.
 - i. Obtain a revision to the natural resources inventory, which expired on May 3, 2026, to ensure its validity.
- 2. Prior to certification of the comprehensive design plan, the Type 1 tree conservation plan (TCP1) shall be revised as follows:
 - a. Update the worksheet to the 1990/2010 woodland conservation worksheet template provided on the website.
 - b. Add the tree conservation plan approval history table filled out with the prior associated TCP1 approvals.

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 Matthews, with Commissioners Geraldo, Matthews, and Okoye voting in favor of the motion, and with Commissioner Jenkins absent at its regular meeting held on Thursday, June 18, 2026, in Largo, Maryland.

Adopted by the Prince George's County Planning Board this 2nd day of July 2026.

Billy Okoye
Vice Chairman


By Jessica Jones
Planning Board Administrator

BO:JJ:TH:ac

APPROVED AS TO LEGAL SUFFICIENCY



David S. Warner
M-NCPPC Legal Department
Date: July 1, 2026