



April 21, 2026



Cruz Development Corporation
One John Eliot Square
Roxbury, MA 02119

Re: Notification of Planning Board Action on
Detailed Site Plan DET-2025-010
Branchville Crossing

Dear Applicant:

This is to advise you that, on **April 16, 2026**, the above-referenced Detailed Site Plan was acted upon by the Prince George's County Planning Board in accordance with the attached Resolution.

Pursuant to the Prince George's County Planning Board's Rules of Procedure, the Planning Board's decision will become effective 30 calendar days after the date of this notice (**April 21, 2026**) of the Planning Board's decision, unless:

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

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

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

Sincerely,
Sherri Conner, Planning Division Chief
Development Review Division

By: *Te-Sheng Huang*
Reviewer

Attachment: PGCPB Resolution No. **2026-018**

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

PGCPB No. 2026-018

File No. DET-2025-010

R E S O L U T I O N

WHEREAS, the applicant, Cruz Development Corporation, submitted an application for approval of a detailed site plan, known as DET-2025-010 for Branchville Crossing, proposing physical site improvements for an 87-unit apartment building for elderly or physically disabled families on certain property located on the north side of Branchville Road, at its intersection with MD 193 (University Boulevard); and

WHEREAS, in consideration of evidence presented at a public evidentiary hearing on March 26, 2026, regarding Detailed Site Plan DET-2025-010 for Branchville Crossing, the Planning Board finds:

I. EVALUATION CRITERIA

The subject property is within the Residential, Multifamily-48 (RMF-48) and Agricultural and Preservation (AG) Zones. This application is being reviewed under the requirements of Section 27-3605(e) of the Prince George's County Zoning Ordinance. The Planning Board has considered the following criteria in reviewing this detailed site plan:

- A. The Prince George's County Zoning Ordinance;
- B. Preliminary Plan of Subdivision 4-86220;
- C. The 2018 *Prince George's County Landscape Manual*;
- D. The Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- E. The Prince George's County Tree Canopy Coverage Ordinance;
- F. Referral comments; and
- G. Community feedback.

II. BACKGROUND

- A. **Request:** The subject detailed site plan (DET) is for development of an 87-unit apartment building for elderly or physically disabled families, with associated infrastructure and amenities on Parcel A and a stormwater management (SWM) facility on Parcel 91.

B. Development Data Summary:

	EXISTING	EVALUATED
Zone(s)	RMF-48/AG	RMF-48/AG
Use	Vacant	Apartment housing for elderly or physically handicapped families
Total Gross Acreage	2.20*	2.20
Floodplain Acreage	0	0
Total Net Acreage	2.20	2.20
Parcels	2*	2
Dwelling Units	0	87
One-Bedroom Units	-	78
Two-Bedroom Units	-	9

Note: *The subject property consists of two parcels: Parcel A and Parcel 91. Parcel A is zoned Residential, Multifamily-48 (RMF-48) and Parcel 91 is zoned Agriculture and Preservation (AG). Parcel A has a gross area of 2.0199 acres and Parcel 91 has a gross area of 0.1801 acre.

C. Location: The subject property is located on the north side of Branchville Road, at its intersection with MD 193 (University Boulevard). Specifically, the property is located at 4810 Branchville Road, College Park, Maryland 20740.

D. Proposed Uses: The subject DET includes a single use for the property, which is “Apartment housing for elderly or physically disabled families.” Although the property is split-zoned between RMF-48 and AG, the approved use is solely located in the RMF-48 Zone and is permitted under that zone, subject to the applicable standards found in Section 27-4202 of the Prince George’s County Zoning Ordinance.

Pursuant to Section 27-5101(c) of the Zoning Ordinance, the “Apartment housing for elderly or physically disabled families” use falls under the “Group Living Uses” category, which “includes use types providing for the residential occupancy of a group of living units by persons who typically do not constitute a single family (but not always) and may receive some level of personal care....”, in accordance with Section 27-2400(d)(2) of the Zoning Ordinance. The “Group Living Uses” category must include “managed personal care” for a larger number of residents, which makes this category different from the “Household Living Uses” category. The level of managed personal care can include, but not be limited to, meal preparation, laundry services, housekeeping, personal observation and direction in the activities of daily living, transportation for routine social and medical appointments, and the availability of an adult responsible for companionship or nonclinical counseling. Since elderly housing does not rise to the level of assisted living facilities, not all of the above need to be provided for the subject development. “Assisted living” is defined as a facility that “provides living and sleeping facilities and care to four or more individuals who, because

of advanced age or physical or mental disability, require intermittent assistance in performing the activities of daily living, which may include the supervision and/or administration of medication, in a protective environment” in accordance with Section 27-2500 of the Zoning Ordinance.

The statement of justification (SOJ) dated February 11, 2026, and the Elderly Support Service Plan submitted with this DET, outlines the managed personal care services that will be provided in the approved development to meet the definition of the “Group Living Uses” category. The services include a full-time Resident Services/Managed Care staff member who will provide and coordinate routine transportation for future residents to medical and social service appointments; assist with arranging meal and grocery delivery services; and facilitate access to pharmacy services and nutrition programs. The submitted site plan shows a designated and accessible pick-up and drop-off area to be located near the main building entrances to accommodate paratransit, medical transportation providers, and scheduled ride services, ensuring safe and convenient resident access to transportation services near the main building entrances. The applicant also notes that it will accommodate periodic on-site health-related programming, including wellness screenings, preventive health services, visiting nurse or clinician services, and vaccination or mobile clinic events delivered by outside providers. Spaces that support these managed care and coordination functions are also shown on the floor plan, including a medical/wellness room and an open workspace identified for the Resident Advocate. However, the offices designated for a dedicated Resident Services/Managed Care Concierge, as stated on page 4 of the SOJ, are not clearly labelled on the floor plan (Sheet A-0003), which is conditioned herein to be provided. The Planning Board finds that the approved package of services constitutes the level of managed personal care that would render the approved use a Group Living use and, more specifically, apartment housing for elderly or physically disabled families. The approved services will serve the needs of elderly residents. They will also lower the demand for parking consistent with the parking requirement of one space for four beds that applies to the apartment housing for elderly or physically disabled families use.

The subject DET also includes the installation of an SWM facility on Parcel 91. Both this parcel and Parcel A constitute the designated land area for the subject approved development and meet the definition of “lot,” in accordance with Section 27-2500. This SWM facility is considered an accessory structure and accessory use, both of which are permitted by right in the AG Zone and are required to comply with Section 27-5200 of the Zoning Ordinance, as discussed in Finding III.C below.

- E. Surrounding Uses:** The subject site is bounded by the public right-of-way of MD 193 to the north, with vacant property in the AG Zone and an apartment building in the RMF-48 Zone beyond. To the south, the site is bounded by Branchville Road, with the Branchville Volunteer Fire Department in the Residential, Single-Family-65 (RSF-65) Zone and a church in the Commercial, General and Office (CGO) Zone beyond. To the west, the site is bounded by single-family detached residential homes in the RSF-65 Zone. The subject site is bounded to the east by the intersection of MD 193 and Branchville Road.

- F. Previous Approvals:** The Prince George’s County Planning Board approved Preliminary Plan of Subdivision (PPS) 4-86220 on March 12, 1987 (PGCPB Resolution No. 87-88), for development of a multifamily building with 96 multifamily residential dwelling units on Parcel A. On August 27, 1987, the Board of Zoning Appeals approved a variance from the green area requirement needed to construct a seven-story apartment building on the property.

Detailed Site Plan DSP-87165 was approved by the Planning Board on February 18, 1988 (PGCPB Resolution No. 88-73), for one multifamily residential building consisting of 96 dwelling units. However, the property was never developed in accordance with DSP-87165, and the plan has since expired.

Final Plat of Subdivision 5-88181 was approved for Parcel A, subsequent to the approval of PPS 4-86220 and DSP-87165, and Parcel A was recorded in Plat Book NLP 140, Plat No. 62.

DSP-19042 was approved by the Planning Board on October 15, 2020 (PGCPB Resolution No. 2020-41), for one multifamily residential building consisting of 81 dwelling units and associated parking. This approval expired on October 15, 2023.

The Prince George’s County District Council approved Council Resolution CR-136-2021, for the Countywide Map Amendment, on November 29, 2021, which reclassified the subject property from the Multifamily High Density Residential (R-10) Zone to the RMF-48 Zone on Parcel A, and from the Open Space (O-S) Zone to the AG Zone on Parcel 91.

- G. Design Features:** The 2.20-acre subject property is generally triangular in shape. The approved “apartment housing for elderly or physically handicapped families” will be located on Parcel A, while disturbance on Parcel 91, which is zoned AG, will be limited to the installation of a SWM facility. A two-way vehicular access point will be located on Branchville Road and lead to a surface parking area located on the western portion of the site. The approved building will be located on the eastern part of Parcel A.

Architecture

The approved L-shaped building will be four stories, with an approximate height of 47 feet. This building will consist of 87 residential units and is designed oriented to Branchville Road. The building features a contemporary design with a flat roof and incorporates a mix of materials and colors, including bricks, corten steel, and fiber cement panels to break up the overall massing. The L-shape configuration of the building helps frame the southwest corner for two main entrances to the building, with one facing Branchville Road and the other facing the approved parking area.

Parking

The subject DET meets the parking requirements (29 spaces required and 36 spaces provided). Parking is provided within a surface parking lot. The approved development

includes two inverted U-style bicycle racks for a total of four short-term bicycle parking spaces, and a bicycle storage room consisting of 24 long-term bicycle parking spaces. Since the development is for 87 dwelling units, no loading spaces are required, but one is included in this DET. This loading space is located on the north side of the building.

Signage

The subject DET includes one wall-mounted sign for the display of the street address, which is exempt from the signage standards, in accordance with Section 27-61502(b)(2) of the Zoning Ordinance. Three canopy signs are included with this DET. Canopy signs are not allowed, in accordance with Section 27-61505 of the Zoning Ordinance, because these signs are not permitted for residential uses, except for multifamily. A condition is included herein requiring removal of the canopy signs and any information related to them from this DET.

Lighting

The subject DET includes pole-mounted lighting fixtures in the parking area, canopies and sconce lights on the approved building, pedestrian lighting, and decorative landscaping and lighting within the approved amenity area. A detailed discussion on lighting is further evaluated in Finding III.D.6 below.

Recreation Facilities

PPS 4-86220 determined that payment of a fee-in-lieu for park dedication was appropriate to meet the requirement for mandatory parkland dedication, and it was paid by the applicant at the time of final plat, which was approved on August 23, 1988. Nonetheless, the applicant includes a list of indoor and outdoor recreational facilities. The interior facilities consist of a lounge area, a community room, a game room, and a fitness center, as shown on Sheet A-0003. The outdoor facilities consist of a covered porch facing Branchville Road and an outdoor patio, a shuffleboard area, a putting green or dog run, and a pavilion within the amenity area, as shown on Sheets A-0003 and A-0009. With the potential installation of a dog run, a condition is included herein requiring the applicant to provide at least one dog waste station and one water source for pets within the amenity area and indicate its location on the plan, with details.

Loading and Trash Facilities

This DET includes one loading space, which is located internal to the property. It is not visible from MD 193 and Branchville Road because it is on the north side of the building and screened by the existing and approved landscaping. Mechanical equipment will be located on the rooftop and is shielded by parapets. Trash facilities will be located internal to the approved building.

III. COMPLIANCE WITH APPLICABLE PROVISIONS OF THE ZONING ORDINANCE

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

- (1) The proposed development represents a reasonable alternative for satisfying the applicable standards of this Subtitle, without requiring unreasonable**

costs and without detracting substantially from the utility of the proposed development for its intended use;

The applicable standards of this Subtitle consist of the RMF-48 Zone, Intensity and Dimensional Standards (Section 27-4202(i)(2)) and applicable development standards contained in Part 27-6 of the Zoning Ordinance. Detailed findings of conformance to the applicable provisions of the Zoning Ordinance are included below.

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

As further discussed in Finding IV below, the DET is subject to the conditions of approval of PPS 4-86220 and Final Plat of Subdivision 5-88181. If the application is revised as conditioned herein, the approved development will comply with all the relevant conditions of approval.

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

The subject property contains no regulated environmental features (REF). Accordingly, this finding is inapplicable.

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

The approved development is not located in a Planned Development Zone; therefore, this criterion is not applicable.

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

The DET has a companion Type 2 Tree Conservation Plan, TCP2-2026-0005, which the Planning Board approved, with conditions, as included herein. The DET conforms to TCP2-2026-0005.

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

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

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

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

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

The DET does not alter, expand, or enlarge legal conforming building structures or uses, and has not been filed in conformance with Section 27-1707(c) of the Zoning Ordinance. Therefore, this criterion is not applicable.

B. Standards applicable in the RMF-48 Zone - Intensity and Dimensional Standards (Section 27-4202(i))

As discussed above, the subject property has split-zoning between RMF-48 and AG. Since the approved apartment building for the elderly or physically disabled families use is solely permitted in and located entirely within the RMF-48 Zone, the evaluation of this DET is based on the standards of that zone. The DET is in conformance with the applicable RMF-48 Zone, Intensity and Dimensional Standards, as shown below:

STANDARD	REQUIRED	APPROVED
Net lot area, min. (sq. ft.)	7,500	87,987* (2.0199 acres)
Lot width, min. (ft.)	75**	407.23
Lot frontage at front street line, min. (ft)	60	407.23
Density, max. (du/ac of net lot area)	No Requirement	43.07
Lot Coverage, max. (% of development lot as a whole)	60	50.33
Front yard depth, min. (ft)	15	18.2
Side yard depth, min. (ft)	8	19.5***
Rear yard depth, min. (ft)	20	N/A***
Principal structure height, max. (ft)	110****	47

Notes: *Parcel A has a gross/net acreage of 2.0199, which is located within the RMF-48 Zone.

**Parcel A is a “through lot.” A condition is included herein requiring the applicant to correct the minimum required lot width to 75 feet in the Intensity and Dimensional Standards schedule on the coversheet of the plan set.

***A condition is included herein requiring the applicant to correct the provided dimensions for side and rear yard setbacks in the Intensity and Dimensional Standards schedule on the coversheet of the plan set.

****Provided those portions of the structure greater than 52 feet high are set back from the minimum front, side, and rear yard depths, an additional 0.5 foot for each one foot (or major fraction thereof) the height of the portion exceeds 52 feet. The approved building does not exceed 52 feet in height. Therefore, this provision is inapplicable.

C. General Standards for All Accessory Uses and Structure (Section 27-5202(c))

The approved SWM facility on Parcel 91, as an accessory use and structure, is consistent with Section 27-5202 of the Zoning Ordinance. The following analysis is offered:

- (1) Except as otherwise expressly allowed in this Ordinance, an accessory use or structure shall not be located within any platted or recorded easement or over any known utility, or in an area designated as a fire lane or emergency access route on an approved site plan.**

The approved SWM facility is located neither within any platted nor recorded easement or over any known utility. It is also not in an area designated as a fire lane or emergency access route on an approved site plan.

- (2) **No accessory structures shall be located within a perimeter buffer except a screening fence or wall in accordance with the Landscape Manual.**

The submitted landscape plan shows that the approved SWM facility is not located within a perimeter buffer.

- (3) **No accessory structure shall impede the access to or function of a vehicle use area.**

The approved SWM facility is located on Parcel 91, where no access to or function of a vehicle use area is planned.

- (4) **Unless otherwise provided in Section 27-5203, Standards Specific to Accessory Uses and Structures:**

- (A) **No accessory structure shall be located in a required front yard or corner lot side yard;**

Pursuant to Section 27-2500, a “yard” is defined as “Open space located on the same lot with a structure or use ... between the structure or use ... and the nearest lot line or street line.” Parcel 91 has a “yard” because both a structure and use are approved for the parcel. Front, rear, and side yards, however, are defined as yards between the street and the main or principal “building.” Since there is no building approved on Parcel 91, this parcel does not contain front, rear, and side yards. Accordingly, the SWM facility is not located in a “required front yard or corner lot side yard.”

- (B) **No accessory structure shall be located in the yard between the principal entrance of a dwelling and the street on a through lot;**

Parcel 91 is a through lot in that it is “a ‘corner lot’ fronting on three (3) or more streets” (See Zoning Ordinance Section 27-2500). The approved SWM facility is not within a yard between the principal entrance of a dwelling and a street.

- (C) **Accessory structures located on corner lots or through lots shall comply with the same setbacks from all streets that apply to the main building; and**

As discussed above, there is no building approved on Parcel 91. Therefore, there is no building from which a ‘setback’ can be measured.

- (D) **Accessory structures (including coops, runs, pens, hutches, and the like) used for housing or sale of animals or fowl shall be set back a**

minimum of 25 feet from side or rear lot lines and a minimum of 50 feet from any dwelling on an adjoining lot.

This regulation is not applicable because the approved SWM facility is not for housing or sale of animals or fowl.

- (5) **Unless otherwise provided in Section 27-5203, Standards Specific to Accessory Uses and Structures, accessory uses or structures may be located in a required side yard or rear yard, provided an accessory structure, other than a fence or wall, that is more than ten feet in height is set back from the nearest side or rear lot line one foot for every foot (or fraction thereof) the structure’s height exceeds ten feet.**

This regulation is not applicable because the approved SWM facility does not exceed 10 feet in height.

- (6) **Unless otherwise provided in Subparagraphs (4) or (5) above, or Section 27-5203, Standards Specific to Accessory Uses and Structures, accessory uses and structures shall comply with the minimum yard depth standards and structure height limits applicable in the zone where the structure is located.**

As discussed above, there are no “yard depth” standards because there is no building approved on Parcel 91 and the structure, which is the approved SWM facility, meets the height requirements.

D. Part 27-6. Development Standards

The DET is consistent with the applicable standards in Part 27-6. The following analysis is offered:

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

The DET is in conformance with the applicable standards in Section 27-6300 of the Zoning Ordinance, including vehicular and bicycle parking requirements. The DET includes a parking area which consists of 36 parking spaces. The parking area will be surfaced with light duty asphalt pavement as shown on the submitted site plan, per Section 27-6304(b), and complies with general standards in Section 27-6304(a). All parking spaces meet the dimensional requirements outlined in Table 27-6306(a).

a. Section 27-6304. General Standards for Off-Street Parking and Loading Areas

Off-street parking is arranged for convenient access, with no conflicts with public streets and approved sidewalks.

The required marking, wheel stops, and lighting are shown on the site plan, per Section 27-6304(d)–(e) of the Zoning Ordinance.

Among the 36 parking spaces provided, there are 4 handicap accessible parking spaces for people with physical disabilities, in accordance with Section 27-6304(g), as well as the standards in the federal Americans with Disabilities Act (ADA) accessibility guidelines.

b. Section 27-6305. Off-Street Parking Standards

Off-street parking, including visitor parking and electric vehicle charging spaces, will be located in the parking area within the site, which meets the minimum requirements, in accordance with Table 27-6305(a) of the Zoning Ordinance, based on the principal use and the extent of development.

Parking Tabulations			
Required (min.)			Provided
78 one-bed room units (1.0 per 4 beds)		78/4=19.5	-
9 two-bed room units (1.0 per 4 beds)		(9 x 2)/4=4.5	-
Total Parking		24	36
Required (min.)			Provided
Standard Spaces (9 feet x 18 feet)	-	-	32
ADA Parking (8 feet x 18 feet)	2 spaces for projects with parking spaces between 26 and 50 and one of them must be van-sized	2	4*
Electric Vehicle (EV) Charging stations	-	-	3**
1 Visitor Space/20 DU Section 27-6305(g)	87 DU/20=4.35	5	5
Total Bicycle Space Section 27-6309(a)(1)(A)	2 spaces for the first 10 parking spaces and 1 space per 4 units, up to a total of 49 bicycle spaces	22	28***
Loading Space Section 27-6310(a)	0 space for units for less than 100 dwelling units	-	1****

Notes: *Among the four spaces provided, two are standard handicap-access spaces and two are van-size handicap-access spaces.

**Although this requirement will take effect on or after January 1, 2027, the applicant noted on the coversheet of the plan set that three electric vehicle parking spaces are included with this DET.

***Among 28 bicycle spaces, 24 long-term spaces are located in a storage room within the building, while 4 short-term spaces are located near the entrance of the approved building. However, Sheets A-0003 and A-0009 note 25 bicycle parking spaces in the bicycle storage room, which is conditioned herein for clarification and correction.

****The applicant provides one loading space in this DET, which is sized 12 feet by 33 feet.

c. Section 27-6306. Dimensional Standards for Parking Spaces and Aisles

All parking spaces and drive aisles meet the dimensional requirements outlined in Table 27-6306(a). Out of the 36 parking spaces provided, up to 12 spaces (or half) of the required parking spaces may be designated as compact. The subject DET includes no compact spaces.

d. Section 27-6309 Bicycle Parking Standards

Section 27-6309(a): The approved development requires 22 bicycle parking spaces, of which 28 are approved, including a bicycle storage room for 24 bicycles and 2 inverted U-style bicycle racks near the entrance of the approved building that accommodates 4 bicycle parking spaces.

Section 27-6309(b): The two short-term racks are on paved surfaces, at least 3 feet away from the principal buildings, and are more than 30 inches apart from each other. The long-term storage room is approved within the building and complies with the requirements, in accordance with Section 27-6309(b)(3) of the Zoning Ordinance.

e. Section 27-6310 Loading Area Standards

No loading spaces are required because the subject DET is only for 87 dwelling units. However, the applicant provides one loading space that is located on the northern side of the approved building and does not interfere with the drive aisles or circulation within the parking area. The submitted landscape plan shows that the loading space will be screened to the maximum extent practicable and is more than 50 feet away from the closest residential dwelling to the west.

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

Development subject to the standards of Section 27-6400 of the Zoning Ordinance shall provide the minimum amount of open space set-asides (as

percentage of development site area) identified in Table 27-6403: Required Open Space Set-Asides, of the Zoning Ordinance, based on the use classification.

a. Section 27-6403. Amount of Open Space Set-Asides:

The applicant provided an open space set aside exhibit showing open space set aside calculations for both Parcel A and Parcel 91. The approved development will be entirely located on Parcel A. No uses are approved on Parcel 91, in which the applicant will install a SWM facility. The open space set-aside requirements will apply only to Parcel A. A condition has been included herein requiring the applicant to remove all open space set-aside calculations for Parcel 91.

With respect to Parcel A, residential use in the RMF-48 Zone is required to provide 20 percent of the development site area for open space set-aside, which is approximately 0.40 acre (or 17,958 square feet). The submitted open space set-aside exhibit shows the provision of 40,004 square feet for open space set-aside. Table 27-6404(a) of the Zoning Ordinance notes, "To qualify, stormwater management facilities shall support passive recreation uses by providing access, gentle slopes (less than 3:1), and pedestrian elements such as paths and benches." However, 2,064 square feet of the approved open space consists of SWM facilities on Parcel A. Parcel 91 does not support active uses associated with apartment housing for the elderly or physically handicapped, which is not permitted in the AG Zone. A condition is included herein requiring the applicant to revise the open space set-aside exhibit and the open space set-aside schedule on the coversheet of the plan set by removing the SWM area. The final approved open space set-aside area will be approximately 37,940 square feet (or 43.12 percent of the gross tract area), which still meets the requirement.

b. Section 27-6404. Areas Counted as Open Space Set-Asides

Pursuant to Table 27-6404(a), all approved open space areas on Parcel A are eligible to be counted towards the open space set-aside, except for the planned SWM area, as discussed above.

Section 27-6404(a)(1) of the Zoning Ordinance states that no less than 15 percent of the total required minimum open space set-aside area within a residential development shall consist of active recreational areas. In the subject DET, 15 percent of the total required minimum open space is approximately 0.06 acre, or 2,640 square feet. The submitted open space set-aside exhibit includes the approved active recreational area of approximately 8,760 square feet that meets the requirement. However, a pavilion and several sitting areas do not meet the intent of the active recreational area. A condition is included herein requiring the

applicant to revise the open space set-aside exhibit to show the correct active recreational area. Active recreation facilities include a shuffleboard court, a putting green area, and walkways around these two facilities.

c. Section 27-6405. Areas Not Counted as Open Space Set-Asides

The approved open space set-aside areas on Parcel A comply with this section, except for the SWM area, which is conditioned to be excluded from counting toward the required open space, as discussed above.

d. Section 27-6406. Design Standards for Open Space Set-Asides

As required by this section, the approved open spaces are readily accessible and useable by residents and visitors and serve as focal points within the development. The approved open space set-aside areas are contiguous or interconnected to the maximum extent practicable. Entrances to the approved building are designed to face the required open space set-aside areas.

e. Section 27-6407. Development in Open Space Set-Asides

Approved development within open space set-asides consists only of improvements appropriate to each open space set-aside, as shown on Sheet A-0009 and discussed in Finding II.G above.

f. Section 27-6408. Ownership, Management, and Maintenance of Open Space Set-Asides

Prior to approval of a building permit, an easement or covenant shall be established for the open space to ensure continued use for open space purposes in perpetuity and provide for the continued and effective management, operation, and maintenance of the land and facilities, which is conditioned herein.

3. Section 27-6500—Landscaping

The DET is in conformance with the applicable standards in the 2018 *Prince George's County Landscape Manual* (Landscape Manual). Detailed findings and conditions for landscaping are discussed in Finding V below.

4. Section 27-6600—Fences and Walls

The subject DET includes three types of fencing. The first is a 6-foot-tall screening fence along the western and northern property boundaries. The second is a 4-foot-tall screening fence located between the approved building and

Branchville Road. The third is a 7-foot-tall noise barrier located between the approved building and MD 193 (University Boulevard), as recommended by the Phase II noise study, dated January 15, 2026. This noise barrier sits approximately 16 feet from the MD 193 street line and is outside the required front yard setback that is 15 feet. All these fences meet the height requirement noted in Table 24-6603(a) of the Prince George's County Subdivision Regulations. A condition is included herein requiring the applicant to label the distance between the 7-foot-tall noise barrier and the property line on the plan. Sheet C-DET provides the fence details. Both the 6-foot-tall fence and 7-foot-tall barrier will be constructed of wood. The 4-foot-tall fence will be constructed of composite materials. All fences will be of a uniform style in a natural wood color. Among the three fence types, only the 4-foot-tall composite fence is located within 15 feet of a street, which is designed to comply with Section 27-6605 of the Zoning Ordinance.

5. Section 27-6700—Exterior Lighting

A photometric plan was submitted with this DET, demonstrating conformance to the applicable standards in this section along three lot lines. A detail is provided for the pole-mounted lights within the parking area.

a. Section 27-6704. Prohibited Lighting

No prohibited lighting types are approved.

b. Section 27-6706. General Standards for Exterior Lighting

Section 27-6706(b) of the Zoning Ordinance notes, "All exterior luminaries, including security lighting, shall be full cut-off fixtures that are directed downward, consistent with Figure 27-6706(b).1: Full Cut-off Fixtures." On the submitted photometric plan, a note states, "The Illuminating Engineering Society (IES) no longer uses the Cutoff Classification System for LED fixtures. The IES classifies LED fixtures with the BUG rating which refers to Backlight-Uplight-Glare System. An Uplight of 'U0' most closely matches the old Full Cutoff rating." The posed pole-mounted light fixtures have a BUG rating of B1-U0-G2, which means low level of backlight, zero uplight, and moderate glare. These light fixtures comply with the full cut-off requirement.

Maximum illumination measured in foot candles, at ground-level, at the lot lines will not exceed the maximums listed in Section 27-6706(c)(1) of the Zoning Ordinance. The submitted photometric plan shows 0.0-foot candles along all property lines, meeting the illumination level requirement at the lot lines.

The approved 14-foot-tall exterior lighting fixtures within the parking area are within the maximum height limit of 16 feet for residential base zones outlined in Table 27-6706(d).

c. Section 27-6707. Lighting Design Standards for Specific Uses and Site Features

Sheet A-0009 includes several specific exterior lightings, including canopies, sconce lights, pedestrian lighting, decorative landscaping and lighting, with details. However, some information is missing, such as the required foot-candle levels and the wattage of the fixtures, which is conditioned herein to be provided. The submitted photometric plan demonstrates that the internal driveway and walkways within the parking area are adequately lit. However, it does not show the lighting conditions for the walkways within the amenity area. A condition is included herein requiring the applicant to revise the photometric plan demonstrating conformance to Section 27-6707(e) of the Zoning Ordinance.

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

a. Section 27-6802. Natural Resources Inventory (NRI)

An approved Natural Resources Inventory Plan (NRI-075-2015-01) was provided with the DET, which was approved on February 9, 2023. One specimen tree was identified, but a variance to remove this tree was approved with TCP2-012-2020, associated with DSP-19042. Per discussion in Finding IV below, TCP2-012-2020 remains valid even though DSP-19042 has expired. TCP2-2026-0005, associated with this DET, is a minor revision to TCP2-012-2020 and is subject to the 2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO). The NRI identifies that the site does not contain 100-year floodplain or regulated environmental features (REF). There is one 1.40-acre forest stand on the western half of the property.

b. Section 27-6803. Trees and Vegetations

This DET complies with the requirements of Subtitle 25, Division 1, General; Subtitle 25, Division 2, Woodland and Wildlife Habitat Conservation Ordinance; and Subtitle 25, Division 3, Tree Canopy Coverage Ordinance, of the Prince George's County Code. See Findings VI and VII below.

c. Section 27-6804. Floodplain Management

According to NRI-075-2015-01, the site does not contain 100-year

floodplain. The DET is in accordance with Subtitle 32, Division 4, Floodplain Ordinance, of the County Code.

d. Section 27-6805. Erosion and Sedimentation Control

Development shall comply with the requirements for sedimentation and erosion control in accordance with Subtitle 32, Division 2, Grading, Drainage and Erosion and Sedimentation Control, of the County Code. The County requires the approval of an erosion and sediment control plan. The TCP2 must reflect the ultimate limits of disturbance, not only for installation of permanent site infrastructure, but also for the installation of all temporary infrastructure, including erosion and sediment control measures.

e. Section 27-6806. Stormwater Management

A SWM Concept Plan (16414-2019-01) was submitted with this application. This SWM concept plan was approved on May 29, 2025, and expires on December 12, 2028. The plan includes the use of micro-bioretenion, submerged gravel wetlands, and underground storage pipes for rainwater harvesting. The DET and TCP2 are in conformance with the approved SWM concept plan.

f. Section 27-6807. Chesapeake Bay Critical Area

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

g. Section 27-6808. Regulated Environmental Features

REF are required to be preserved and/or restored to the fullest extent possible, under Section 27-6808 of the Zoning Ordinance; however, the site does not contain REF.

h. Section 27-6809. Unsafe Lands

In accordance with Section 27-6809 of the Zoning Ordinance, this application was reviewed for unsafe land restrictions. According to the United States Department of Agriculture Natural Resource Conservation Service Web Soil Survey, the predominant soils include Fallsington-Urban land complex and Russett-Christiana-Urban land complex. The site contains Christiana complexes, but there are no geotechnical concerns with the approved development. No unsafe soil containing Marlboro clay has been identified on or within the immediate vicinity of this property.

i. Section 27-6810. Noise Control

The applicant provided a Phase II noise study dated January 15, 2026, relative to noise generated by MD 193, which is classified as an arterial road, located to the north of the subject property. The study recommends the installation of a 7-foot-tall noise barrier between the outdoor amenity area (including a pavilion, putting green, and a shuffleboard area) and MD 193, to maintain future noise levels below 65 dBA Leq within the amenity area during the daytime. This noise barrier is identified on the submitted site plan, with details. However, the amenity area will experience future noise level above 55 dBA Leq during the nighttime hours. Since this amenity area will be closed to any user between 10:00 p.m. and 7:00 a.m., no noise mitigation is provided. A condition is included herein requiring the applicant to add a note to the coversheet of the plan set indicating that the outdoor amenity area is closed between 10:00 p.m. and 7:00 a.m.

The submitted noise study also identified those units that will be impacted by transportation noise levels above 65 dBA Leq, with maximum impact up to 68 dBA Leq during daytime hours. The study recommends upgrading window and patio door Sound Transmission Class (STC) ratings, including windows rated up to 30 STC and patio doors rated up to 28 STC, to maintain the interior noise levels at or below 45 dBA Leq. The recommended noise mitigation measures are depicted on the submitted architectural elevations on Sheets A-0004 and A-0005.

7. Section 27-6903—Multifamily, Townhouse, and Three-Family Form and Design Standards

The applicability of the Development Standards is determined by use.

The approved “apartment for elderly or physically disabled families” use is not considered to be the “multifamily, dwelling” use. Pursuant to Section 27-6104 of the Zoning Ordinance, this section is not applicable to this DET. Nonetheless, the approved development is designed to mostly adhere to these requirements.

8. Section 27-61200—Neighborhood Compatibility Standards

a. 27-61203. Neighborhood Compatibility Standards

Building Height and Setbacks: The approved building setbacks are consistent with adjoining properties. The building is located approximately 180 feet from the closest single-family detached dwelling and will be four stories with a height of approximately 47 feet. Pursuant to Section 27-61203(a)(2) of the Zoning Ordinance, for buildings set

back 150 to 200 feet from single-family detached units, the height limit in “all other areas” is the lesser of 4 stories, or 45 feet. Therefore, since the building is 4 stories, but 47 feet in height, the height limit would be 45 feet. A condition is included herein requiring the applicant to revise the architectural elevations, to ensure that the building height does not exceed 45 feet for those portions of the building within 200 feet of single-family dwellings. The west elevation, which faces the adjacent single-family detached homes, incorporates wall plane offsets, roofline variations, and changes in exterior materials to enhance contextual compatibility and provide visual interest.

Building Orientation: The approved building is oriented towards Branchville Road. Specifically, the building’s primary entrances are located at the southwest corner, with one entrance facing Branchville Road and the other entrance facing the approved parking area, as depicted on the submitted site plan and architectural elevations.

Building Design: The submitted plan indicates that the approved building is located approximately 180 feet from the nearest single-family detached dwelling; therefore, the approved building is more than 100 feet from single-family detached dwellings, and no pitched roof is required per Figure 27-61203(c) of the Zoning Ordinance. The surrounding context includes two separate buildings, one across Branchville Road and another across MD 193, both of which are designed with flat roofs. Consistent with this contemporary context, the approved building is designed with a flat roof; however, a portion of the parapet along the south elevation incorporates an angled form to provide a design response to the pitched roofs of nearby single-family homes.

All roof-mounted equipment will be screened from view through the use of parapets. The exterior colors include red and gray brick tones, along with brownish-red metal and bluish fiber-cement panels, which are consistent with adjacent single-family residential building colors. Although the approved building is contemporary, it aligns with adjacent single-family detached dwellings through the use of similar building materials and colors, along with articulated massing and vertically proportioned windows. The approved outdoor amenity area will be on the northeast corner of the site and enclosed by the approved L-shape building, keeping it away from adjacent residential homes.

Building Materials: Sheets A-0004 and A-0005 include architectural elevations with a note indicating the approved building in conformance with the transparency requirement of Section 27-61203(d)(1) of the Zoning Ordinance. However, no details are given showing how the transparency percentage is determined, which is conditioned herein to be provided. The exterior building materials of the approved building

primarily consist of brick, fiber cement panel, and corten steel. No prohibited materials are included in this DET.

Multi-Building Placement: This regulation is not applicable because the subject DET includes one building only.

Off-Street Parking: The minimum required parking for the approved use is 24 parking spaces, in accordance with Table 27-6305(a). The subject DET includes a total of 36 spaces that does not exceed 1.5 times the minimum required parking for this development. The parking area is located within the side yard on the west side of the building, adjacent to the lot line that abuts single-family detached homes. The submitted landscape plan demonstrates that the parking area meets the requirements of Section 4.3.

Other Site Features: One loading space is included in this DET and is located on the north side of the building. This space is also located over 50 feet from adjacent single-family homes. Landscaping is included along the perimeter of the site. As such, the loading space is screened from view of adjacent single-family homes and streets. Service areas for trash and recycling are located interior to the buildings.

A photometric plan was submitted demonstrating conformance with Section 27-6700, Exterior Lighting, of the Zoning Ordinance, and the exterior lighting requirements in the Neighborhood Compatibility Standards. All exterior lighting fixtures included in this DET have a maximum height of 14 feet. The photometric plan shows the foot candle at the lot line shared with single-family detached homes to be zero. Section 27-61203(g)(3) of the Zoning Ordinance notes, "Exterior lighting shall be extinguished by 10:00 p.m. or within one hour after closing, whichever occurs first." As the submitted photometric plan indicates 0.0 footcandles along the property line, adjacent to single-family detached residences, the lighting is not required to be turned off by 10:00 p.m. or within one hour after closing.

The subject DET includes three canopy signs. Although these signs are located approximately 180 feet from the lot line shared with single-family detached dwellings in a single-family residential zone, they are not permitted in accordance with Section 27-61505, and are conditioned herein to be removed from Sheet A-0008. No project signs are included in this DET.

Open Space set-asides for this site are located between the approved development and adjacent single-family detached homes in a single-family residential zone. The outdoor amenity areas in this DET will be away over 50 feet from adjacent single-family detached homes.

The existing vegetation located at the north portion of the site, along MD 193, and abutting single-family dwellings to the west, will remain as transitions.

Operational Standards: No other functions, such as outdoor dining or amplified music, are approved with this development. Sheet A-0003 indicates the location of trash collection but does not note the hours that trash will be collected. A condition is included herein requiring the applicant to note on the plan that trash collection will be limited to only between the hours of 7:00 a.m. and 7:00 p.m.

9. Section 27-61500—Signage

The subject DET includes four signs, of which three are canopy signs and one is a wall-mounted sign. Pursuant to Section 27-61502(b)(2), the wall-mounted sign is exempt from the sign standards because it displays the street address of the approved development. A condition is included herein requiring the applicant to remove any information regarding the building wall or roof signs from Sheet A-0008 and note on this sheet that “4810” is an address sign. As discussed in Finding II.D above, the use approved with this development is a residential use but is not considered as the “multifamily” use. Canopy signs are not permitted because Section 27-61505 notes, “No requirement for residential use, except multifamily.” A condition is included herein requiring the applicant to remove the three canopy signs from Sheet A-0008.

10. Section 27-61600—Green Building Standards

The approved development meets the minimum Green Building score requirement of 4.0 points for new residential development containing 25 or more units, as noted in the following table. The applicant mistakenly included one item for single-family dwellings because the subject DET does not include any single-family dwelling. A condition is included herein requiring the applicant to remove it from Sheet A-0001.

Table 27-61603(b): Green Building Point System	Points Earned
Home energy rating system (HERS) index greater than 60 and less than or equal to 75	0.5
Stated water heater efficiency of 0.82 or more	1.25
Air conditioner with stated efficiency greater than 14 SEER is included as standard	0.75
Construct the principal building(s) to meet or exceed LEED® Silver certification or equivalent standards of the National Green Building Standard™/NGBS Green or the International Code Council’s <i>International Green Construction Code</i>	1.0
The use of environmental site design, including but not limited to	1.0

Table 27-61603(b): Green Building Point System	Points Earned
grass buffers and swales, bioretention (rain garden or porous landscape detention, sand filters, and permeable pavement systems), to meet stormwater managements requirements of the County Code	
All showerheads and handheld showers are 2.0 GPM or less	0.5
All lavatory faucets flow rate is 1.5 GPM or less at 60 PSI	0.5
All toilets are 1.28 GPF or less	0.5
Total	6.0

Based on the analysis of the applicable Part 27-6 development standards herein, in addition to the evidence filed in conjunction with this application, the Planning Board finds that DET-2025-010 represents a reasonable alternative for satisfying the applicable standards of this Subtitle, without requiring unreasonable costs and without detracting substantially from the utility of the approved development for the intended uses. Documentation has been provided with the submission of the DET.

IV. COMPLIANCE WITH PRIOR APPROVALS

A. Preliminary Plan of Subdivision 4-86220: PPS 4-86220 was approved by the Planning Board on March 12, 1987 (PGCPB Resolution No. 87-88), subject to five conditions. The conditions relevant to the review of this DET are listed below in **bold** text. The Planning Board’s analysis of the project’s conformance to the conditions follows each one, in plain text:

2. Approval of a conceptual stormwater management plan by the WSSC prior to the approval of the final plat. Stormwater management will be on-site.

A SWM Concept Plan and letter (16414-2019-01), approved by the Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE) on May 29, 2025, were submitted with this application. The SWM concept plan shows the SWM to be located on-site.

4. Placement of a note on the plat for denial of access to Maryland Route 193, University Boulevard.

The submitted site plan shows no access to MD 193 is included in this development.

5. Approval of a site plan by the Planning Board prior to final plat of Subdivision to address proper ingress and egress to the site and a buffer for the single-family residences to the west.

The submitted site plan shows a 30-foot-wide, two-way entrance along Branchville Road that will serve as ingress and egress to the site. The landscape plan provides a buffer for the single-family residences to the west, consistent

with the requirements of Schedule 4.7, Buffering Incompatible Uses, of the Landscape Manual. The Planning Board finds that the approved site entrance and the buffer adjoining the single-family residences conform to this condition, subject to minor corrections identified in this resolution.

With respect to pedestrian ingress and egress, the site plan includes a 5-foot-wide sidewalk along the frontage of Branchville Road, with a marked crosswalk and Americans with Disabilities Act (ADA) curb ramps for continuous connections. To provide safe ingress and egress from Branchville Road, the Planning Board has conditioned an ADA curb ramp and continental crosswalk at the intersection of Branchville Road and 49th Avenue to meet the intent of the goal.

B. Final Plat of Subdivision 5-88181: PPS 4-86220 was approved for Parcel A. The final plat has the following notes which are relevant to development of Parcel A and are listed below in **bold** text. The Planning Board's analysis of the project's conformance to the conditions follows each one, in plain text:

- 1. Prior to the issuance of grading permits, building permits, or soil conservation plans, a soils report shall be approved by the Department of Environmental Resources. The soils report shall address drainage problems.**

This condition will be evaluated at the time of a future grading and building permit for Parcel A.

- 2. Approval of a conceptual stormwater management plan by the WSSC prior to the approval of the final plat. Stormwater management will be on-site.**

The applicant has submitted a copy of an approved SWM Concept Plan and letter (16414-2019-01) with this application. This plan shows that SWM is partially provided by a submerged gravel wetland facility located on adjoining Parcel 91, which is also included in this DET. Parcel A and Parcel 91 together are approved to meet the site's SWM requirements.

V. COMPLIANCE WITH THE 2018 PRINCE GEORGE'S COUNTY LANDSCAPE MANUAL

The application is subject to the requirements of Section 4.1, Residential Requirements; Section 4.2, Requirements for Landscape Strips Along Streets; Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; Section 4.6, Buffering Development from Streets; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements, of the Landscape Manual. The submitted landscape plans show conformance to these requirements, except for the following items that need to be corrected.

Regarding Section 4.3, Sheet L-2 includes an exhibit showing the boundary of the parking lot area. However, only five shade trees are located within this area, which do not meet the required

six shade trees. A condition is included herein requiring the applicant to revise the parking lot area boundary and demonstrate conformance.

Regarding Section 4.7, a 6-foot-tall fence will be installed along Bufferyard No. 1. Section 4.7(c)(10)(D) notes, “The requirements may be reduced up to 50 percent (including the number of plant units, setback, and landscape yard), if a 6-foot-high, opaque fence or wall is located within the bufferyard.” A condition is included herein requiring the applicant to revise Schedule 4.7 (No. 1) to clearly state the required and provided building setback and landscape yard width.

Regarding Section 4.8, the linear feet of the Building Frontage Zone (No. 1) is 157 feet, which requires at least 6 shade trees. However, only five shade trees within this area are shown on the plan. A condition is included herein requiring the applicant to revise the landscape plan to demonstrate conformance. The total square footage of the planted areas in both Schedules 4.8-2 for Building Frontage Zone Nos. 1 and 2 appears to be incorrect. A condition is included herein requiring the applicant to correct these errors.

With the corrections made according to the above items, Schedule 4.9-1 of the Landscape Manual will need to be revised to reflect the change in the number of plants provided, which is conditioned herein. Section 4.9(e)(4) notes that the planting schedule on the landscape plan shall not include species identified in Invasive Species of Concern in Maryland. Several shrubs and ground covers, including English Laurel, Glossy Abelia, and Amber Lady Coral Bells, are identified as non-native and/or invasive species, which is conditioned herein to be replaced with Mountain Laurel, Virginia Sweetpire, and Golden Ragwort, respectively.

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

The site is subject to the WCO because TCP2-012-2020 was approved prior to June 30, 2024, and is implemented as defined in Section 25-119(G)(1) of the WCO because it was issued a grading permit (19536-2021); completed a pre-construction meeting with the applicable permitting agency on September 15, 2023; and was not required to install any tree protective devices. Implemented grandfathered plans do not expire once a grading permit has been issued pursuant to Section 25-119(c)(6)(C) of the WCO. TCP2-2026-0005 is submitted as a minor revision to TCP2-012-2020. The Planning Board finds that the plan meets the qualifications for a minor revision under Section 25-119(c)(4)(A) and is subject to the WCO.

The grandfathered tree conservation plan was approved to remove all 1.40 acres of existing woodland. TCP2-2026-0005 has no major changes from the prior plan, but does retain 0.20 acre of woodland—assumed cleared. Most of this area overlaps with easements which cannot be counted towards meeting the woodland conservation requirements, pursuant to Section 25-122(b)(1)(O)(iii) of the WCO. These woodlands are counted as cleared in the woodland conservation worksheet, but are not planned to be immediately removed as part of this development. There is no change in the woodland conservation requirement from the previous tree conservation plan approval. The requirement remains at 1.21 acres and is met entirely with off-site woodland conservation credits. The transfer certificate for the purchase of off-site

woodland conservation credits is recorded in Book 49306 Page 18 of the Prince George's County Land Records and was provided prior to issuance of Grading Permit No. 19536-2021. There is a minor technical correction required to TCP2-2026-0005, which is conditioned herein for correction.

Specimen Trees

Specimen trees are required to be protected under Section 24-4301 of the Environmental Standards of the Subdivision Regulations. The site's one specimen tree (ST-1) was approved to be removed with TCP2-012-2020. No additional specimen trees are requested for removal with this development. This DET is reliant on that prior approval.

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

Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of the site to be covered by tree canopy for building or grading that seeks more than 2,500 square feet of gross floor area or disturbance. Pursuant to Section 25-128 of the Tree Canopy Coverage Ordinance, Parcel 91, zoned AG, is exempt from this requirement. The Tree Canopy Coverage Ordinance will apply to Parcel A only, which is required to provide a minimum of 20 percent of the net tract area covered by tree canopy. The net acres of Parcel A are 2.0199 acres, and the required tree canopy coverage (TCC) is approximately 0.4 acre (or approximately 17, 597 square feet). The site plan includes sufficient TCC through the approved landscaping trees to meet the minimum requirement. However, some information in the TCC schedule is incorrect. A condition is included herein requiring the applicant to revise the TCC schedule to be consistent with Schedule 4.9-1 and the submitted TCP2.

VIII. REFERRAL COMMENTS

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

- A. **Community Planning**—In a memorandum dated January 29, 2026 (Tariq to Huang), the Community Planning Division indicated that master plan conformance is not required for this application. Nonetheless, the approved development aligns with the 2014 *Plan Prince George's 2035 Approved General Plan's* recommendations for Established Communities and Employment Growth Policy Areas by providing context-sensitive infill and low- to medium-density development near employment centers, commercial services, and community amenities. The site design and architecture approved with this DET are also consistent with the recommendations of the 1989 *Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity* related to land use, environment, living area, and circulation and transportation.
- B. **Transportation Planning**—In a memorandum dated January 23, 2026 (Wilson to Huang), the Transportation Planning Section provided a review of conditions attached to prior approvals, and a review of applicable Part 27-6 development standards, which are incorporated into the findings above. The Transportation Planning Section determined

that the application is acceptable and meets the findings for pedestrian and bicycle transportation purposes.

- C. **Environmental Planning**—In a memorandum dated January 23, 2026 (Meoli to Huang), the Environmental Planning Section finds the application to be in conformance with Section 27-3605(e)(3) and (6), and Sections 27-6802, 27-6803, 27-6805, 27-6808, and 27-6809 within Section 27-6800, Environmental Protection and Noise Controls, of the Zoning Ordinance, subject to the findings and conditions of this resolution.
- D. **Subdivision**—In a memorandum dated January 27, 2026 (Harvey to Huang), the Subdivision Section indicated that the quantity and type of development approved with this DET is within the evaluation of PPS 4-86220. Therefore, a new PPS is not required at this time. Parcel 91 is not subject to any prior PPS and is currently vacant. The DET does not include any development on Parcel 91, except for grading and location of an SWM facility. Any future development of Parcel 91, exceeding that allowed under Section 24-3402(b)(1) of the Subdivision Regulations, will require the approval of a PPS prior to issuance of a permit. Subdivision staff also provided an analysis of relevant prior conditions of approval from PPS 4-86220, which have been incorporated into this resolution, and noted that the subject property has an automatic certificate of adequacy pursuant to Section 24-4503(a)(1) of the Subdivision Regulations, effective April 1, 2022, and valid for a period of 12 years.
- E. **Historic Preservation**—In a memorandum dated January 15, 2026 (Stabler, Smith, and Chisholm to Huang), the Historic Preservation Section indicated that the subject property does not contain and is not adjacent to any Prince George’s County historic sites or resources.
- F. **Permit Review**—In a memorandum dated December 30, 2025 (Chaney to Huang), the Permit Review Section provided comments which have been previously addressed.
- G. **Prince George’s County Department of Parks and Recreation (DPR)**—In an email dated January 22, 2026 (Thompson to Huang), DPR noted Condition 3 of PPS 4-86220 required a fee-in-lieu of parkland dedication, which was received by The Maryland-National Capital Park and Planning Commission in July 1988.
- H. **Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated December 11, 2025 (Branch to Huang), the Site/Road Plan Review Division of DPIE noted that the subject property is in water and sewer Category 3, with existing water and sewer lines located in Branchville Road, adjacent to the site.
- I. **Prince George’s County Fire/EMS Department**—In a memorandum dated December 8, 2025 (Reilly to Huang), the Fire/EMS Department requested the applicant to delineate fire lane markings and sign locations on the site plan. Although Sheet C-1 includes a note indicating “Proposed fire lane signs along curb, TYP. Fire Lane marking

shall be located per Fire Marshall instructions,” a condition is included herein requiring the applicant to clearly delineate fire lane markings and sign locations on the site plan.

- J. **Prince George’s County Police Department**—The Police Department did not offer comments on this application.
- K. **Prince George’s County Health Department**—In a memorandum dated December 9, 2025 (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. The Health Department also mentioned the health benefits of providing a fitness center and a gaming room. Regarding traffic noise from MD 193, the applicant includes a 7-foot-tall noise barrier wall to mitigate the noise level below 65 dBA Leq, as discussed in Finding III.D.7.i above. With the provision of a dog run, the Health Department recommended to include pet refuse disposal stations and a water source within the dog run, which is conditioned herein to provide these amenities.
- L. **Washington Suburban Sanitary Commission (WSSC)**—In an email dated December 19, 2025 (Kornhauser to Huang), WSSC noted the availability of an 8-inch water main and an 8-inch gravity sewer main to serve the subject property and required the planned water connections greater than 2-inch or sewer connections greater than 4-inch. WSSC also offered a list of comments that will be addressed at the time of permitting.
- M. **Maryland State Highway Administration (SHA)**—No correspondence has been received from SHA.
- N. **Public Utilities**—The plan was referred to Verizon, Comcast, AT&T, the Potomac Electric Power Company, and Washington Gas, for review and comments, on December 19, 2025. AT&T provided three sheets showing the location of fiber cables along MD 193, near the subject site. Other public utility companies did not offer comments on this application.
- O. **City of College Park**—The subject property is located within 1.0 mile of the geographical boundary of the City of College Park. The DET application was referred to the municipality for review on December 8, 2025. The application was heard at the City Council meeting on January 27, 2026, and final action was issued by the City Council on January 30, 2026, recommending the following:
 - A. **Prior to Certification of the Detailed Site Plan (DET):**
 - 1. **Technical Studies and Mitigation:**
 - **The Applicant shall submit a Phase II Noise Study to the City and M-NCPPC. Based on the study results, the Applicant shall modify the 6-foot wood screen fence detail on**

Drawing 6.005-Z to incorporate noise-mitigating materials (such as a solid-core or “Plywall” system) to ensure interior noise levels do not exceed 45 dBA and outdoor activity areas do not exceed 65 dBA.

Per the recommendations of the Phase II noise study, dated January 15, 2026, the subject DET incorporates a 7-foot-tall noise barrier wall between the approved building and MD 193, to reduce the noise level within the outdoor amenity area to below 65 dBA Leq. The DET also includes upgraded windows and patio doors, with window ratings up to 30 Sound Transmission Class (STC) and patio door ratings up to 28 STC, to maintain the interior noise levels at or below 45 dBA Leq. Details are discussed in Finding III.D.7.i above.

2. Landscaping and Site Amenities:

- **The Applicant shall revise Landscape Schedule 4.7-1 (Buffering Incompatible Uses) to resolve the plant unit (PU) deficit. The schedule must demonstrate the provision of the required 87 Plant Units (increased from the 75 currently proposed).**

The required plant unit number for Bufferyard No. 2 is 75. The applicant mistakenly noted this required number to be 87 on the landscape plan, dated December 8, 2025. This error was corrected with the post Subdivision and Development Review Committee submittal dated January 15, 2026. The submitted landscape plan demonstrates conformance for this bufferyard, as discussed in Finding V above.

- **City Staff recommends a recreational path with trash receptacles and pet waste disposal around the stormwater management facility to be considered, if feasible. Note: Noise Mitigation might require a sound wall up to 12 feet which would make the pathway infeasible.**

The improvements to Parcel 91 will be limited to a SWM facility, as discussed in Finding II.D above. The Planning Board does not recommend including a recreational path around it, with trash receptacles and pet waste disposals along the path, as the apartment housing for the elderly or physically handicapped families use is not permitted in the AG Zone.

- **The Applicant shall provide ornamental trees within the landscape strip along the Branchville Road right-of-way west of 49th Avenue.**

The submitted landscape plan shows 16 shade trees (including 14 willow Oak and 2 American Linden) along the Branchville Road frontage. Section 4.7(c)(7) of the Landscape Manual indicates, “Where the plantings required by this subsection would result in an inappropriate or impractical design due to overhead utilities, two ornamental trees may be substituted for one shade tree.” Based on a review of Google Street View imagery, overhead utilities are present along the subject property’s Branchville Road frontage. The Planning Board has included this condition in this resolution.

- **Invasive Species Management Plan:**

Prior to commencement of any site work, the applicant shall submit an Invasive Species Management Plan for City review and approval. The plan shall specifically address the buffer strip along MD 193 and shall be coordinated with the approved landscape plan.

This condition is included in the Declaration of Covenants and agreement between the applicant and the City. Therefore, it is to be enforced via private agreement between the applicant and City of College Park.

- **Invasive Species Management Plan:**

The Applicant is proposing to keep a natural, wooded buffer along the north-western property line parallel to MD-193/ University Boulevard. The City Arborist and Horticulturist recommend that this area be “cleaned up” by removing storm-damaged trees, invasive species, and unhealthy trees.

The existing woods located in the north of the site, along MD 193, are to remain and are used to satisfy some requirements of the Landscape Manual. Section 4.9(e)(5) of the Landscape Manual requires the removal of invasive species for existing trees or vegetation used to satisfy the requirements of the Landscape Manual. If invasive species are present, the applicant shall note on the landscape plan the requirement for removal of the invasive species prior to certification, in accordance with Section 1.5: Certification of Installation of Plant Materials, which is conditioned herein.

This recommended condition from the City is included in the Declaration of Covenants and agreement between the applicant and the City. Therefore, it is planned to be enforced via private agreement between the applicant and City of College Park, specifically for the removal of storm-damaged and unhealthy trees within this area.

○ **Pre-Construction Meeting:**

A pre-construction meeting shall be held with Planning Department Staff, the City Horticulturist, and the City Arborist prior to the start of any site or landscape work.

This condition is included in the Declaration of Covenants and agreement between the applicant and the City. Therefore, it is to be enforced via private agreement between the applicant and City of College Park.

○ **Inspection and Warranty:**

The contractor shall contact Planning Department Staff to schedule an initial inspection of all installed landscape materials. A re-inspection shall occur after one (1) year, prior to the expiration of the one-year plant warranty period. Any plant material found to be dead, damaged, or non-compliant shall be replaced. Annual inspections will be conducted as needed if it appears that the landscaping is not being maintained.

This condition is included in the Declaration of Covenants and agreement between the applicant and the City. Therefore, it is to be enforced via private agreement between the applicant and City of College Park.

○ **Substitution of Non-Native and Invasive Species:**

The submitted Landscape Plan includes non-native and/or invasive species that shall be substituted as follows:

- **English Laurel → Mountain Laurel;**
- **Glossy Abelia → Virginia Sweetspire;**
- **Amber Lady Coral Bells → Golden Ragwort.**

This recommended condition is consistent with the requirements of the Landscape Manual. Therefore, the Planning Board has included this condition in this resolution.

- **Plant Substitutions:**

Any other plant substitutions shall be subject to review and approval by the City Horticulturist and City Arborist prior to installation. No substitutions shall be permitted without City approval.

This condition is included in the Declaration of Covenants and agreement between the applicant and the City. Therefore, it is to be enforced via private agreement between the applicant and City of College Park.

3. Fire Safety and Traffic:

- **The Applicant shall coordinate with the Office of the Fire Marshal to delineate 22-foot-wide fire lanes on the site plan, marked with yellow paint and appropriate signage.**

Twenty-two-foot-wide driveways are delineated on the submitted site plan. A truck turning movement exhibit is included on Sheet C-1.

- **Replace the damaged “Do Not Enter” signage at the intersection of Branchville Road and Rhode Island Avenue.**

Based on a review of Google Street View imagery, this sign is not located within the boundary of the subject property. Per the applicant’s point by point response dated January 16, 2026, the applicant agreed to replace the damaged sign, which is conditioned in this resolution.

- **Install clear “Do Not Enter-Emergency Personnel Only” signage, or as modified and approved by the operating agency, to notify drivers that the section of the Branchville Road from 49th Avenue to Rhode Island Avenue is restricted to emergency vehicle use only. This shall include large painted stop bars across the entrances and “Do Not Enter” or “Emergency Traffic Only” pavement markings at Branchville Road and Rhode Island Avenue and at Branchville Road and 49th Avenue subject to approval by the operating agency.**

Based on a review of Google Street View imagery, three “Do Not Enter” signs are installed at Branchville Road and 49th Avenue, and two “Do Not Enter” signs are installed at Branchville Road and Rhode Island Avenue. At Branchville Road and 49th Avenue, one of the “Do Not Enter” signs is paired with a “Emergency Personnel Only” sign. Per the applicant’s point by point response dated January 16, 2026, the applicant agreed to replace the damaged sign, which is conditioned in this resolution.

- **Provide sight distance in relation to the 49th Avenue intersection.**

The subject DET includes sign distance in relation to 49th Avenue on Sheet C-1.

- **Provide a circulation plan and turning movements for large vehicles and loading activity.**

The subject DET includes a truck turning movement exhibit on Sheet C-1.

- **Provide dimensions for drive aisles and proposed drop-off lane.**

Dimensions for drive aisles and approved drop-off lanes are shown on Sheet C-1.

4. Environmental Health:

- **The Applicant shall revise the Type 2 Tree Conservation Plan (TCP2) to comply with the 2010 Woodland Conservation Ordinance. Areas within utility or drainage easements shall not be counted as retained woodland.**

This condition has been addressed with the revised TCP2, indicating “woodland retained – assumed cleared” and the hatch pattern and worksheet have been revised accordingly.

5. Soils: The Applicant shall complete all required soils testing to the satisfaction of the Department of Permitting, Inspections, and Enforcement (DPIE) prior to the issuance of building permits.

A detailed discussion is provided in Finding III.D.7.h above. This will be further evaluated by DPIE at the time of permitting.

B. Prior to the Planning Board Hearing, currently scheduled for February 26, 2026:

1. The Applicant shall execute a new Declaration of Covenants (DOC) and agreement with the City of College Park. This agreement shall reflect the current DET framework, include all conditions of approval, and be finalized prior to the January 27, 2026 Regular City Council Meeting. If the City conditions are not adopted by the County Council, then the following conditions will need to be reflected in the DOC.

1) The Applicant is encouraged to provide a recreational path with trash receptacles, pet waste disposal around the stormwater management facility, if feasible. Note: Noise Mitigation might require a sound wall up to 12 feet which would make the pathway infeasible.

2) The Applicant shall provide ornamental trees within the landscape strip along the Branchville Road right-of-way west of 49th Avenue.

3) Invasive Species Management Plan:

Prior to commencement of any site work, the Applicant shall submit an Invasive Species Management Plan for City review and approval. The plan shall specifically address the buffer strip along Maryland Route 193 (University Boulevard) and shall be coordinated with the approved Landscape Plan.

4) Natural Landscape Buffer:

The Applicant is proposing to keep a natural, wooded buffer along the north-western property line parallel to MD-193/ University Boulevard. Applicant shall “clean up” any natural, wooded buffer areas along the north-western property line parallel to MD-193/University Boulevard by removing storm-damaged trees, invasive species, and unhealthy trees.

5) Pre-Construction Meeting:

A pre-construction meeting shall be held with Planning Department Staff, the City Horticulturist, and the City Arborist prior to the start of any site or landscape work.

6) **Inspection and Warranty:**

The contractor shall contact Planning Department Staff to schedule an initial inspection of all installed landscape materials. A re-inspection shall occur after one (1) year, prior to the expiration of the one-year plant warranty period. Any plant material found to be dead, damaged, or non-compliant shall be replaced. Annual inspections will be conducted as needed if it appears that the landscaping is not being maintained.

7) **Substitution of Non-Native and Invasive Plant Species:**

The submitted Landscape Plan includes non-native and/or invasive species that shall be substituted as follows:

- **English Laurel → Mountain Laurel;**
- **Glossy Abelia → Virginia Sweetspire;**
- **Amber Lady Coral Bells → Golden Ragwort.**

8) **Plant Substitutions:**

Any other plant substitutions shall be subject to review and approval by the City Horticulturist and City Arborist prior to installation. No substitutions shall be permitted without City approval.

9) **Public Art: The Developer is encouraged to apply for a City matching grant for a public art feature to be located in a visible on-site plaza or courtyard area. The City shall reimburse the Developer up to \$15,000 as a dollar-for-dollar match for an approved public art feature upon completion of the work and submission of valid, itemized receipts. No reimbursement shall occur prior to installation.**

The above recommendation is reflective of the City's expectations of the applicant and not relevant to the approval of this DET.

IX. COMMUNITY FEEDBACK

On August 13, 2025, the applicant conducted a pre-application neighborhood meeting in the City of College Park, in the first floor Community Room, specifically, at 7401 Baltimore Avenue, College Park, beginning at 6:00 p.m., in accordance with Section 27-3402 of the Zoning Ordinance. Prior to the meeting, the required mailing and sign posting were completed by the

applicant. A written summary of the meeting was included in the DET submission. The Planning Board did not receive any inquiries from the community regarding the subject application.

X. PLANNING BOARD HEARING

On March 26, 2026, the Planning Board held an evidentiary hearing on the DET. Prior to the noon deadline on Tuesday, March 24, 2026, the Board received the following exhibits and correspondence: (1) Applicant Exhibit 1 requesting changes to findings and conditions; (2) correspondence from the City of College Park noting the City Council's recommendation of approval, with conditions; (3) an email and attachments from the Branchville Volunteer Fire Company and Rescue Squad, Inc. noting the need for adequate turning space for emergency apparatus along Branchville Road and discussing noise impacts from the fire station operations; and (4) Applicant Exhibit 2 demonstrating that adequate turning space for emergency apparatus along Branchville Road will be provided via a depressed curb.

At the hearing, staff first provided a brief overview of the project and the correspondence received. Staff further indicated their agreement with the changes to findings and conditions in Applicant Exhibit 1. Those changes have been incorporated into this resolution. Then, the applicant's attorney spoke and highlighted that the proposed development is an age-restricted, affordable housing project that will also provide supportive services to its residents. The applicant's attorney further noted that he had spoken with a representative of the Branchville Volunteer Fire Company and Rescue Squad, Inc. who indicated that the depressed curb shown on Applicant Exhibit 2 would be acceptable for truck turning. The applicant's attorney also noted that the applicant will mitigate indoor and outdoor noise to the appropriate levels, based on the submitted noise study; however, noise associated with Branchville Volunteer Fire Company and Rescue Squad, Inc. is considered intermittent noise.

Mr. Carlos Nunes, a senior planner with the City of College Park, also testified. He noted that the City Council voted unanimously to recommend approval, with conditions. He further noted that, in so voting, the City: (1) wishes for the project to be able to exceed the current parking cap; and (2) finds the project to be an opportunity for residents to live and retire with dignity.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED Type 2 Tree Conservation Plan TCP2-2026-0005, and further APPROVED Detailed Site Plan DET-2025-010 for the above-described land, subject to the following conditions:

1. Prior to certification, the applicant and the applicant's heirs, successors, and/or assignees shall revise the detailed site plan, as follows, or provide the specific documentation:
 - a. Add the following notes to the coversheet of the plan set:
 - (1) Trash collection will be limited to only between the hours of 7:00 a.m. and 7:00 p.m.

- (2) The outdoor amenity area shall be closed between 10:00 p.m. and 7:00 a.m.
- b. Correct the minimum required lot width to 75 feet in the Intensity and Dimensional Standards schedule on the coversheet of the plan set.
- c. Correct the provided dimensions for side and rear yard setbacks in the Intensity and Dimensional Standards schedule on the coversheet of the plan set.
- d. Correct the total number of bicycle parking spaces in the bicycle storage room on the site plan.
- e. Revise the site plan to include a continental-style crosswalk and an Americans with Disabilities Act curb ramp at the intersection of Branchville Road and 49th Avenue, with details, subject to approval of the permitting agency.
- f. Revise the open space set-aside exhibit and the open space set-aside schedule on the coversheet of the plan set by removing the stormwater management area.
- g. Revise the open space set-aside exhibit to show the correct active recreational area that is qualified for calculation.
- h. Label the distance between the approved 7-foot-tall noise barrier wall and the property line on the plan.
- i. Add the required foot-candle levels and the wattage of the fixtures to Sheet A-0009.
- j. Revise the photometric plan to include pedestrian lighting near the building and demonstrate conformance to Section 27-6707(e) of the Prince George's County Zoning Ordinance.
- k. Include details showing how the transparency percentage is determined, in accordance with Section 27-61203(d)(1) of the Prince George's County Zoning Ordinance.
- l. Regarding signage:
 - (1) Remove any building wall or roof sign information from Sheet A-0008 and note on this sheet that "4810" is an address sign.
 - (2) Remove any information regarding the three canopy signs from Sheet A-0008.
- m. Delineate fire lane markings and sign locations on the site plan, in accordance with Section 11-277 of the Prince George's County Code.
- n. Provide at least one dog waste station and one water source for pets within the amenity area and indicate its location on the plan, with details.

- o. Add a note on the plan regarding the replacement of the damaged “Do Not Enter” signage at the intersection of Branchville Road and Rhode Island Avenue, subject to approval of the permitting agency.
 - p. Add a note on the plan regarding the installation of “Do Not Enter-Emergency Personnel Only” signage, or as modified and approved by the operating agency, to notify drivers that the section of Branchville Road from 49th Avenue to Rhode Island Avenue is restricted for emergency vehicle use only. This shall include large painted stop bars across the entrances, and “Do Not Enter” or “Emergency Traffic Only” pavement markings at Branchville Road and Rhode Island Avenue, and at Branchville Road and 49th Avenue, subject to approval by the operating agency.
 - q. Clearly label the offices designated for a dedicated Resident Services/Managed Care Concierge on the building floor plan.
 - r. Add the “Elderly Support Services Plan” to the plan set and add a note to the coversheet stating “Some level of managed care to future residents of the project shall be provided, which shall include, at a minimum, those services listed in the “Elderly Support Services Plan” dated February 10, 2026.”
 - s. Remove all open space set-aside calculations from the Open Space Set-Aside Exhibit for Parcel 91.
 - t. Revise the architectural elevations to ensure that the building height does not exceed 45 feet for the portions of the building within 200 feet of single-family detached dwellings.
 - u. Remove “Install a cool roof on a minimum of 50% of the single-family dwellings in the development or subdivision. The cool roof shall cover the entire roof of the dwelling” from the Green Building Point System Schedule.
2. Prior to certification, the applicant shall revise the landscape plan, in accordance with the 2018 *Prince George’s County Landscape Manual*, as follows:
- a. Revise the parking lot area boundary and demonstrate conformance with Section 4.3.
 - b. Revise Schedule 4.7 (No. 1) to clearly state the required and provided building setback and landscape yard width, in accordance with Section 4.7.
 - c. Revise the landscape plan to demonstrate conformance to Section 4.8 for the building frontage zone (No. 1).
 - d. Correct the total square footage of the planted areas in both Schedules 4.8-2 for Building Frontage Zone Nos. 1 and 2.

- e. Revise Schedule 4.9-1 to reflect the change in the number of plants provided, in accordance with revisions made to the landscape plan.
 - f. Revise the tree canopy coverage schedule to be consistent with Schedule 4.9-1 and the submitted Type 2 tree conservation plan, and revise the schedule to indicate the total net tract area of the site for evaluation.
 - g. Replace shade trees with ornamental trees within the landscape strip along the Branchville Road right-of-way, west of 49th Avenue.
 - h. Replace English Laurel, Glossy Abelia, and Amber Lady Coral Bells with Mountain Laurel, Virginia Sweetspire, and Golden Ragwort, respectively. This mix of native species may be substituted, if necessary, to comply with the species diversity requirements of Section 4.9, Sustainable Landscaping Requirements, of the 2018 *Prince George's County Landscape Manual*.
 - i. Note on the plan the removal of existing invasive species, if identified within the remaining woods, in accordance with Section 1.5: Certification of Installation of Plant Materials.
3. Prior to certification of the detailed site plan, the applicant and the applicant's heirs, successors, and/or assignees shall revise the Type 2 tree conservation plan to add General Note 9 indicating: "This plan is grandfathered under Section 25-119(g) and is subject to the 2010 Woodland and Wildlife Habitat Conservation Ordinance (WCO)".
4. Prior to approval of a building permit, in accordance with Section 27-6408 of the Prince George's County Zoning Ordinance, the applicant shall demonstrate that the associated easement or covenant has been established for open space set-aside areas. The easement shall be reviewed and approved by the Development Review Division of the Prince George's County Planning Department and be fully executed. The document shall set forth the continued use of the land for its intended open space purposes, in perpetuity, and provide for the continued and effective management, operation, and maintenance of the land and facilities, and shall include the rights of the Prince George's County Planning Board. The document shall be recorded in the Prince George's County Land Records, with a recorded copy remitted to the Development Review Division.

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

* * * * *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Geraldo, seconded by Commissioner Okoye, with Commissioners Geraldo, Okoye, Jenkins, Matthews, and Barnes voting in favor of the motion at its regular meeting held on Thursday, March 26, 2026, in Largo, Maryland.

Adopted by the Prince George's County Planning Board this 16th day of April 2026.

Darryl Barnes
Chairman

Jessica Jones

By Jessica Jones
Planning Board Administrator

DB:JJ:TH:ac

Laura Tallero

Approved for Legal Sufficiency
M-NCPPC Office of General
Counsel

4/7/26