The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

October 6, 2025

Stanley Martin Homes, LLC
6404 Ivy Lane, Suite 600
Greenbelt, MD 20770

Re: Notification of Planning Board Action on
Specific Design Plan – SDP-2205
Parkland and Rock Creek

Dear Applicant:

Enclosed please find a Corrected Resolution for the above referenced case. The purpose of this Corrected Resolution is to correct a minor administrative error in the subject decision. The mail out of this Corrected Resolution does not change the action of the Planning Board, nor does it affect notice and appellate rights.

Please direct any future communication or inquiries regarding this matter to the Development Review Division at (301) 952-3530.

Very truly yours,

Retha Pompey-Green

Retha Pompey-Green
Development Review Division

Enclosure: PGCPB No. **2024-121(C)**

cc: Persons of Record

THE MARYLAND-NATIONAL CAPITAL
Park and Planning Commission
Prince George's County Planning Board | Office of the Chairman

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PGCPB No. 2024-121(C) File No. SDP-2205

C O R R E C T E D R E S O L U T I O N

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

WHEREAS, the subject property is within the Legacy Comprehensive Design Zone (LCD) and Military Installation Overlay (MIO) Zones; and

WHEREAS, pursuant to Section 27-1704(h) of the Zoning Ordinance, property in the LCD/MIO Zones may proceed to develop in accordance with the standards and procedures of the Zoning Ordinance in existence prior to April 1, 2022, subject to the terms and conditions of the development approvals which it has received; and

WHEREAS, therefore, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission reviewed this application under the Zoning Ordinance in existence prior to April 1, 2022, and the subject property's prior L-A-C/R-M/M-I-O zoning; and

WHEREAS, an application was submitted by Stanley Martin Homes, LLC for approval of a specific design plan; and

^WHEREAS, following approval of the Resolution and prior to certification, staff identified a minor inconsistency between the application materials and the variety of architectural elevations identified in Paragraph 6 below and determined the Resolution contained a scrivener's error to be corrected, as identified herein; and

WHEREAS, in consideration of evidence presented at a public hearing on November 14, 2024, regarding Specific Design Plan SDP-2205 for Parkland and Rock Creek, the Planning Board finds:

1. **Request:** The application is approved for the physical site improvements necessary for development of 514 dwelling units, consisting of 416 single-family attached and 98 single-family detached dwelling units.

2. **Development Data Summary:**

	EXISTING	**EVALUATED**
Zone	LCD/MIO	L-A-C /R-M/M-I-O
Use	Vacant	Single-family detached and attached
Dwelling Units	-	-
Single-family detached	1	98
Single-family attached	-	416
Total Dwelling Units	-	**514**
Total Gross Acreage*	156.87	156.87
Total Net Acreage*	-	137.39
Lots	-	514
Parcels	-	74

^Denotes Correction
Underlining indicates new language
[Brackets] and ~~strikethrough~~ indicate deleted language

Note: *The subject site is within the Residential Medium Development (R-M) and Local Activity Center (L-A-C) Zones. The gross area zoned R-M and L-A-C is approximately 135.39 acres and 21.48 acres, respectively. The net area zoned R-M and L-A-C is approximately 116.86 acres and 20.53 acres, respectively. A condition is included herein requiring the applicant to add total net acreage to the general notes.

Parking Data (Per Section 27-568(a) of the prior Zoning Ordinance)

Parking	RATE	REQUIRED	PROVIDED
Single-family detached (98 units)	2.0 spaces per dwelling unit	196	392
Single-family attached (416 units)	2.04 spaces per dwelling unit	849	-
• 2-Car Garage + 2-Car Driveway (233 units)	2.04 spaces per dwelling unit	-	932
• 1-Car Garage + 1-Car Driveway (113 units)	2.04 spaces per dwelling units	-	226
• No-Garage (70 units)	2.04 spaces per dwelling unit	-	143
Additional on-site parking	-	-	148
Total	-	**1,130**	**1,841**

3. **Location:** The subject site is located on the north side of Westphalia Road, approximately one-third of a mile west of its intersection with Ritchie Marlboro Road, in Upper Marlboro, Maryland. The site is also located in Planning Area 78 and Council District 6.

4. **Surrounding Uses:** The site is bounded to the north by the right-of-way of Ritchie Marlboro Road, with property in the Agricultural-Residential Zone (formerly the Residential-Agricultural Zone) beyond; to the east by the development known as The Preserve at Westphalia (approved in Specific Design Plan SDP-1901), which is the first part of the larger project known as The Villages at Westphalia, in the LCD Zone (formerly in the R-M and L-A-C Zones); to the south by the right-of-way of Westphalia Road, with LCD zoned properties (formerly the Residential-Estate (R-E), R-M, and L-A-C Zones) beyond; and to the west by existing single-family detached homes in the Residential Estate Zone (prior R-E Zone). The southwestern corner of the site is also covered by the Military Installation Overlay (MIO, formerly M-I-O) Zone, as it is located in the vicinity of Joint Base Andrews.

5. **Previous Approvals:** The subject property is the eastern portion of a larger development known as The Villages at Westphalia, referenced as Sector Plan Development Concept 4 of the 2007 *Approved Westphalia Sector Plan and Sectional Map Amendment* (Westphalia Sector Plan and SMA), approved by the Prince George's County District Council on February 6, 2007 (Prince George's County Council Resolution CR-2-2007).

   Comprehensive Design Plan CDP-2101 was approved by the Prince George's County Planning Board on March 3, 2022 (PGCPB Resolution No. 2022-29), for 770 residential dwelling units,

including 350–440 single-family attached units, 130–170 single-family detached units, and 110–160 age-restricted multi-family units, as well as approximately 12,500 square feet of commercial retail space.

Preliminary Plan of Subdivision (PPS) 4-22044 was approved by the Planning Board on May 17, 2023 (PGCPB Resolution No. 2023-28(c)), for 514 lots and 77 parcels to support development of 98 single-family detached dwellings, 416 single-family attached dwellings and 12,500 square feet of commercial use.

6. **Design Features:** The overall project area consists of 156.87 acres of land, located approximately one-third of a mile west of the intersection of Westphalia Road and Ritchie Marlboro Road, and is part of a larger property currently known as Overlook at Westmore (formerly known as Preserve at Westphalia). Grading and limits of disturbance are shown on the SDP, along with topographical, floodplain, wetland, and primary management area (PMA) information.

One entry/exit point will be established on the site's frontage of Ritchie Marlboro Road. Two entry/exit points will be established on the southern portion of the property, at its frontage along Westphalia Road. The subject application includes infrastructure improvements for water, sewer, stormdrain utilities, and stormwater management (SWM) facilities, all of which are vital to develop the site as an adequate residential community.

The subject SDP includes a mix of attached and detached dwelling units, specifically 416 single-family attached and 98 single-family detached units. Attached units will have two-car garage, one-car garage, and no garage configurations, and detached units will have a two-car garage configuration. Parking for single-family attached units having no garage is provided at the front of the lots, along the private streets. The lot width for the attached units ranges between 16–24 feet, and between 28–42 feet for the detached units.

Single-Family Detached and Attached Architecture
The subject SDP includes four architectural models for single-family attached homes, and six models for single-family detached homes. Each model has multiple front elevation options, as noted in the table below.

Model Name	Unit Width (Feet)	Base Finished Area (sq. ft.)	Variety in Front Elevation
Single-Family Attached Homes			
Bernard	20	1,586	5
Everett	24	2,412	5
Hugo	16	1,643	5
Jenkins	20	1,943	5
Single-Family Detached Homes			
Finn	42	3,643	7
Jocelyn	42	3,150	^[~~8~~] 6
Lexington	28-44	2,863	^[~~7~~] 9
Sawyer	42	2,461	^[~~8~~] 9
Scarlett	42	3,087	^[~~7~~] 6
Sienna	42	3,312	8

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Each model offers varied gable roof lines and a variety of architectural features and detailing options such as gable pediments and brackets, front entries defined with columns, porches, dormers, bay windows, balanced fenestration, enhanced windows and down trim, shutters, band boards, and decorative louvered vents. The architectural elevations also show adequate variation in the color of material used for the various models, including blue, gray, beige, and dark brown. The building elevations are designed to incorporate a variety of materials, including brick, stone, vinyl siding—arranged vertically or horizontally—and shake vinyl siding, to create a clean and modern design.

An exhibit submitted with this SDP identifies highly visible lots. The submitted architectural package includes high visibility side elevations for all single-family detached and attached models, with additional windows or architectural features.

Recreational Facilities

PPS 4-22064 determined that private on-site recreational facilities are appropriate for the project development to serve the future residents, in accordance with Section 24-134 of the prior Prince George's County Subdivision Regulations and the standards in the *Prince George's County Park and Recreation Facilities Guidelines* (Park and Recreation Facilities Guidelines). The subject SDP application includes the following recreational sites within the development:

Checkerspot Park: A linear park featuring sitting areas, game tables, landscape, hardscape, lighting, dog waste stations, and bike racks

Turtlehead Playground: Featuring play equipment, lawn area, landscape, hardscape, fencing, benches, trash receptacles, and a dog waste station.

Blueflag Dog Park: A dog park featuring dog play equipment, fountain, landscape, hardscape, fencing, benches, trach receptacles, and dog waste stations.

Wye Oak Park: Featuring seating areas, grills, landscape, hardscape, trash receptacles, and dog waste stations.

Rolli Dot Playground: Featuring play equipment, seating areas, landscape, hardscape, fencing, artificial turf area. and a trash receptacle

Parkland Rock Creek Trail Network: Connector trails provided from the development pods to MC 631, including a bench.

The submittal includes the large-scale plans of the approved recreational sites, with details and schedules showing seating and plantings, in accordance with the Park and Recreation Facilities Guidelines. The SDP has provided a recreational facility construction schedule which shows six phases of development and the recreational facilities being constructed in phase with development. These facilities alone do not meet the minimum requirements to fulfill the recreational requirements for the approved development; however, a clubhouse and a pool are proposed on the abutting site to the east, which is discussed further below.

Community Building (Clubhouse)
In addition to the recreational amenities associated with this application, the applicant also states that this subdivision will utilize the recreational amenities associated with the neighboring communities: Woodside Village–Meadows at Westmore (which is subject to PPS 4-22064) and Preserve at Westphalia (which is subject to PPS 4-17034). Specifically, the clubhouse is to be located on the Preserve at Westphalia property and exceeded the recreational facilities value required for that project. A portion of the value of the clubhouse is, therefore, allocated to the subject development.

The Preserve at Westphalia subdivision is subject to a declaration of covenants recorded in Book 47732 at page 154 of the Prince George's County Land Records. An umbrella declaration of covenants for the three developments (The Preserve at Westphalia, Parkland and Rock Creek, and Woodside Village–Meadows at Westmore) will be required to include provisions for accessibility, use of the shared recreational facilities, and joint maintenance responsibilities. A draft declaration of covenant for PPS 4-22044, Parkland and Rock Creek Subdivision, will be reviewed at the time of final plat, to ensure inclusion of the aforementioned requirements.

This joint use consists of one large planned development community, under a common homeowners association. In pursuit of this, the applicant has been granted approval of a second amendment to SDP-1901, SDP-1901-02 (PGCPB Resolution No. 2024-075), to allow for the development of an approximately 5,888-square-foot clubhouse, with an approximately 1,960-square-foot swimming pool and parking lot on Parcel R (Preserve at Westphalia). Given the subject project is dependent on the clubhouse to fulfill its recreational requirement, timing for construction of the clubhouse shall also coincide with the subject development. The clubhouse shall be completed prior to approval of the 440th building permit for this site.

Lighting
The subject SDP application includes two types of light fixtures. The pole-mounted lighting (approximately 118 units), with details, will be installed along the private roads of the approved single-family attached and detached homes. The other light fixture (wall lantern) will be installed at the various entrance pillars of the development. The approved photometric plan shows adequate lighting for the areas where these light fixtures are located.

Signage
The subject SDP has provided details of approved signage that will promote a unified design, which will signify sharing of the recreational facilities available to the greater community which includes the subject property, the Preserve at Westphalia, and Woodside Village – Meadows at Westmore (collectively known as Westmore). The approved plans show the location, dimensions, and details of the two entrance signs. Each monument sign measures approximately 6 feet in height, and 16 feet and 6 inches in length.

The signs are comprised of stacked thin stone material, with concrete caps, and feature brushed sheet metal accents with two wall lanterns on their left and right sides. The sign faces are comprised of brushed sheet metal, with a stamped wood panel background. Entry pillars are also

featured with the same design scheme as the monument signs (stacked stone material with brushed sheet metal accents and wall lanterns).

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject SDP has been reviewed for compliance with the requirements of the R-M, L-A-C, and M-I-O Zones, as follows:

   a. This subject SDP application is in conformance with the requirements of the L-A-C Zone, as stated in Subdivision 2 of Division 2 of Part 8 of the prior Zoning Ordinance. In addition, both single-family detached and attached homes are permitted uses, in accordance with Section 27-515(b) of the prior Zoning Ordinance.

   b. This subject SDP application is in conformance with the requirements of the R-M Zone, as stated in Subdivision 5 of Division 2 of Part 8 of the prior Zoning Ordinance. In addition, both single-family detached and attached homes are permitted uses, in accordance with Section 27-515(b).

   c. Section 27-480, General development regulations, of the prior Zoning Ordinance, includes various additional standards relative to townhouse lots and architecture. The regulations of Section 27-480 relative to this proposal are as follows:

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

      The Planning Board has reviewed the development data for the approved single-family attached and detached lots, shown on the coversheet of the submittal. These standards are listed, as follows:

      Single-family Detached Units

      Standards*

Minimum Net Lot Area	5,500 square feet
Minimum Front Yard Setback	20 feet
Minimum Rear Yard Setback	20 feet***
Minimum Side Yard Setback (one side/combined)	5 feet/10 feet
Minimum Lot Width at Street Line	50 feet

Minimum Lot Width at Street Line for Lots on a Concave Street	46 feet
Minimum Lot Width at Front BRL	47 feet
Minimum Lot Width at Street (cul-de-sac)	28 feet
Maximum Building Height	40 feet
Maximum Lot Coverage	50 percent
Minimum Rear Yard Area	1,000 square feet

Single-family Attached (Townhouse) Units

Standards*

Minimum Net Lot Area	-
16-foot-wide	1,070 square feet*
20-foot-wide	1,400 square feet
22-foot-wide	1,600 square feet
24-foot-wide	1,800 square feet
Minimum Front Yard Setback	6 feet
Minimum Lot Width at Street Line	16 feet**
Minimum Lot Width at Front BRL	16 feet**
Minimum Distance between Buildings	15 feet
Minimum Gross Living Space	1,250 square feet
Maximum Height	45 feet
Minimum Rear Yard Area	300 square feet

Notes: *Modification of the standards can be granted by the Planning Board on a case-by-case basis, with the approval of an SDP.

**The minimum width is 16 feet for interior units and 20 feet or larger for end units. At least 80 percent of the single-family attached lots shall be a combination of 20, 22, and 24 feet in width to achieve the highest architectural quality and a variety of unit sizes. The Planning Board and/or the District Council may allow variations to these standards, in accordance with Section 27-480, during review of the SDPs.

***A minimum of 150 feet required lot depth if adjacent to Ritchie Marlboro Road.

(b) The minimum lot area requirement for townhouses constructed pursuant to a Specific Design Plan for which an application is filed after December 30, 1996 (with the exception of property in the L-A-C Zone, if any portion lies within one-half (1/2) mile of an existing or planned Washington Metropolitan Area Transit Authority Metrorail station and the V-L and V-M Zones), shall be one thousand eight hundred (1,800) square feet.

The subject property was placed in the R-M and L-A-C Zones via an SMA intended to implement land use recommendations for mixed-use development recommended by a master plan or sector plan approved after October 1, 2006, and for which a comprehensive land use planning study was conducted by technical staff prior to initiation. Accordingly, this regulation does not apply.

(c) A minimum of sixty percent (60%) of all townhouses constructed in the Comprehensive Design Zones pursuant to a Specific Design Plan for which an application is filed after December 30, 1996 (with the exception of the V-L and V-M Zones), shall have a full front facade (excluding gables, bay windows, trim, and doors) constructed of brick, stone, or stucco.

At least 60 percent of all townhouses included in this SDP application will have a full front façade (excluding gables, bay windows, trim, and doors) constructed of brick, stone, or stucco. A brick tracking schedule is included in the plans, and a condition is added herein to update the chart during permitting.

(d) There shall be no more than six (6) townhouses per building group in any Comprehensive Design Zone (with the exception of the V-L and V-M Zones) for which an application for a Specific Design Plan is filed after December 30, 1996, except where the applicant demonstrates to the satisfaction of the Planning Board or District Council, as applicable, that more than six (6) dwelling units (but not more than eight (8) dwelling units)would create a more attractive living environment or would be more environmentally sensitive. In no event shall the number of building groups containing more than six (6) dwelling units exceed twenty percent (20%) of the total number of building groups in the SDP, and the end units on such building groups shall be a minimum of twenty-four (24) feet in width. The restrictions on units per building group and percentages of building groups shall not apply to townhouses in the L-A-C Zone, if any portion of the L-A-C tract lies within one-half (1/2) mile of an existing or planned Washington Metropolitan Area Transit Authority Metrorail station. In no event shall there be more than nine (9) dwelling units in a building group. Garage parking within all building groups shall be provided in rear-loaded garages except where the rears of the units are located along open space areas along the perimeter of the development area or areas of steep topography.

The application's prior PPS approval (4-22044) includes 416 single-family attached units in 71 groupings. Of the 71 groups, 46 contain 6 or fewer individual units, and 25 contain 7–8 units. As such, approximately 32.5 percent of the groupings exceed the 6-unit maximum stated in Section 27-480(d). However, the PPS was not determinative of any variances or lot standard modifications, which are required to be requested with the SDP.

The application originally included a variance request to allow for 32.5 percent of the groupings of townhouse units to have 7–8 units, pursuant to Section 27-480(d). In a letter dated October 21, 2024, the applicant submitted a request for the withdrawal of the variance request, along with an exhibit titled "Townhouse Lotting Exhibit – October 21, 2024." The exhibit proposed an alternate layout of townhouses that brought the percentage of units containing more than six units under 20 percent (17.5 percent), thereby removing the need for a variance. A condition has been added herein to revise the SDP to be consistent with the exhibit.

The approved groupings of more than six units help to achieve the purpose of Section 27-433 of the prior Zoning Ordinance because it encourages variety in the design and mix of dwelling units, as well as site design. It also helps to avoid monotony of similarly designed or grouped units by encouraging variety in the number of dwelling units per building group.

(e) The minimum building width for townhouses in any continuous, attached group shall be twenty (20) feet, and the minimum gross living space for a townhouse shall be one thousand two hundred and fifty (1,250) square feet in any development for which an application for a Specific Design Plan is filed after December 30, 1996 (with the exception of townhouses in the V-L and V-M Zones and, as it applies to the minimum building width only, townhouses on property in the L-A-C Zone, if any portion lies within one-half (1/2) mile of an existing or planned Washington Metropolitan Area Transit Authority Metrorail station). For the purposes of this Subsection, "gross living space" shall be defined as all interior building space except the garage and unfinished basement or attic area.

The subject property was placed in the R-M and L-A-C Zones via a sectional map amendment (SMA). The SMA was intended to implement land use recommendations for mixed-use development recommended by a master plan or sector plan that was approved after October 1, 2006, and for which a comprehensive land use planning study was conducted by technical staff prior to its initiation. Per Section 27-480(g), this regulation does not apply.

The approved SDP is consistent with the design standards that were approved with CDP-2101, which allowed for up to 30 percent of the townhouse units to be 16 feet wide. The minimum gross living space approved for the townhouse units is 1,250 square feet.

(f) The maximum building height for multifamily dwellings for which an application for a Specific Design Plan is filed after December 30, 1996, shall be as follows: in the R-S and R-M Zones, forty (40) feet; in R-U and L-A-C Zones, eight (80) feet; and in the M-A-C Zone, one hundred and ten (110) feet.

This regulation is inapplicable, as the subject SDP does not propose multifamily dwellings.

(g) When property is placed in a Comprehensive Design Zone through a Sectional Map Amendment or through a Zoning Map Amendment intended to implement land use recommendations for mixed-use development recommended by a Master Plan or Sector Plan that is approved after October 1, 2006, and for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation:

The subject property was placed in the R-M and L-A-C Zones via an SMA. The SMA was intended to implement land use recommendations for mixed-use development recommended by a master plan or sector plan that was approved after October 1, 2006, and for which a comprehensive land use planning study was conducted by technical staff prior to initiation.

(1) The design guidelines or standards intended to implement the development concept recommended by the Master Plan, Sector Plan, or Sectional Map Amendment Zoning Change, and a referenced exhibit of record for the property should establish and provide guidance for the development regulations to be incorporated in the Specific Design Plan.

Pursuant to CR-002-2007, the subject property was placed in the R-M and L-A-C Zones with "Exhibit 58" serving as the basic plan.

The subject application has been reviewed for conformance with the requirements of the basic plan. The specific land use types, development quantities, and densities for each zone are stated in Approved Zoning Change 9 of the SMA (page 91), as follows:

The R-M (Residential Medium) and L-A-C (Local Activity Center) comprehensive design zones implement the sector plan recommendation for low- to moderate-density residential, neighborhood-oriented commercial and institutional land uses on these three properties. Public Record Exhibit 58 contains an illustration for a comprehensively planned mix of civic, residential, commercial, and open space uses as the basic plan (as amended by CR-2-2007 (DR-2) below) for these comprehensive design zones per Section 27-478 of the Zoning Ordinance. The land use relationships illustrated in Exhibit 58 are represented in SMA Rezoning Development Concept 4 (see Appendix 1). The land use types and quantities approved for the Rock Creek Baptist Church, Washington, and Bean properties are defined by CR-2-2007 (DR-2), SMA Amendment 3 as follows:

- **Land Use Types: All uses allowed in the R-S and L-A-C Zones.**

- **Land Use Quantities (to be determined at CDP, based on Exhibit 58):**

  R-M (3.6) Zone—Approximately 183.5 acres, capped at 4.0 DU/gross acre

  Residential—712 units

  Age-Restricted Community—160 units

  Public/Quasi-Public Use—Church, school and recreation amenities

  L-A-C (Neighborhood) Zone: Approximately 40 acres capped at 8.0 DU/gross acre

  Residential—Approximately 12 acres

  Residential—320 units

  Commercial/Retail (including live/work)—25,000 square feet gross floor area

  Country Inn—40,000 square feet gross floor area

Comprehensive Design Plan Review Considerations:

- **MC-631 is located on the subject property and should connect directly to the portion of MC-631 located on the Woodside Village property at a four-way intersection with Westphalia Road.**

The subject site is part of a larger property that was rezoned to the R-M and L-A-C Zones by the Westphalia Sector Plan and SMA as a planned community that is compatible with the existing land use, zoning, and facilities in the immediate surroundings. The sector plan envisions a local activity center with low to medium residential development on the property. The approved development, as part of the larger Westmore community, contributes to this land use vision.

The Planning Board finds that the approved use conforms with the recommended land use. The approved development would result in a density of 3.28 dwelling units per acre, which would fall within the density cap for the recommended land use.

(2) The limitations on the maximum percentages of townhouse and multifamily dwelling units contained in Section 27-515(b)(7), footnote 29, the lot area requirement in Subsection (b) above, and the lot width requirements in Subsection (e) above shall not apply. However, the Planning Board or District Council may impose similar restrictions where appropriate, only to implement the recommendations of the Master Plan or Sector Plan.

The applicable development data is provided in the analysis of Section 27-480(a) above.

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

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

The approved SDP conforms to the requirements of CDP-2101, as discussed in Finding 8 below, and is in conformance with the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual), as discussed further in Finding 10 below. The SDP further conforms to the townhouse design guidelines in Section 27-274(a)(1)(B) and (a)(11) of the prior Zoning Ordinance, and with the townhouse regulations in Section 27-433(d), as set forth in Findings 7e and 7f below. In addition, the SDP conforms to Section 27-480(d) and (e), as provided in Finding 7c above.

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

This requirement is not applicable to the approved SDP application, as it contains no property designated as a regional urban community.

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

A traffic impact analysis was submitted with PPS 4-22044. Based on the available information and the submitted traffic impact analysis, the Planning Board agrees that this approved SDP application will be adequately served within a reasonable time period and is consistent with the conditions of PPS 4-22044.

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

The approved Site Development Concept Plan (SDC-19190-2022) by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE demonstrates that adequate provisions have been made for draining surface water with no adverse effects on the subject property or adjacent properties.

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

A Type 1 Tree Conservation Plan (TCP1-022-2021) was approved with CDP-2101 and PPS 4-22044. A Type 2 Tree Conservation Plan (TCP2-035-2024) has been submitted along with, and conforms to, this SDP to be approved. The Environmental Planning Section notes that the TCP2 requires minor technical corrections to the Forest Conservation Act reporting table and the general notes of the plan. A condition has been added herein requiring the applicant to revise the TCP2.

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

Based on the level of design information available in the submittal, the regulated environmental features (REF) on the subject property have been preserved and/or restored to the fullest extent possible, in accordance with the requirements of Section 24-130(b)(5) of the prior Subdivision Regulations. Further analysis of conformance to this condition is provided by the Environmental Planning Section, in Finding 13 below.

e. Section 27-274(a) contains design guidelines for townhouses, as follows:

(1) General.

(B) The applicant shall provide justification for and demonstrate to the satisfaction of the Planning Board or District Council, as applicable, the reasons for noncompliance with any of the design guidelines for townhouses and three-family dwellings set forth in paragraph (11), below.

(11) Townhouses and three-family dwellings.

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

The townhouses have been arranged in a manner to reflect the shape and topography of the overall property. A variance for the removal of 40 specimen trees was approved with PPS 4-22044, However, 92 specimen trees will be retained overall, and all woodland conservation requirements are proposed to be provided on-site. Of the 40 specimen trees approved for removal, 31 are associated with the subject SDP. The approved SDP application maintains trees in the open space areas proposed for preservation, pursuant to applicable previous approvals.

(B) Groups of townhouses should not be arranged on curving streets in long, linear strips. Where feasible, groups of townhouses should be at right angles to each other, and should facilitate a courtyard design. In a more urban environment, consideration should be given to fronting the units on roadways.

The site layout for the approved townhouses is designed in an urban environment manner for all units to front private rights-of-way while creating corners for open space. No groups of townhouses are arranged on curving streets that feature long, linear strips.

(C) Recreational facilities should be separated from dwelling units through techniques such as buffering, differences in grade, or preservation of existing trees. The rears of buildings, in particular, should be buffered from recreational facilities.

The approved SDP application includes the locations of on-site recreational facilities, as discussed in Finding 6 above. Recreational

facilities and open spaces are separated from dwelling units on-site with roadways and approved landscaping. Units that face recreational facilities are adequately buffered through landscaping.

(D) To convey the individuality of each unit, the design of abutting units should avoid the use of repetitive architectural elements and should employ a variety of architectural features and designs such as roofline, window and door treatments, projections, colors, and materials. In lieu of this individuality guideline, creative or innovative product design may be utilized.

The approved architectural designs show that the design of abutting units have avoided the use of repetitive architectural elements.

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

The approved landscape plans show the rear yards of townhouse units are appropriately buffered from public rights-of-way and parking lots.

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

The approved plans include a 2-foot offset between units.

f. Section 27-433(d) also contains additional regulations for townhouses, as follows:

(d) Dwellings.

(1) All dwellings shall be located on record lots shown on a record plat.

This requirement will be addressed at the final plat stage, at which time all residential lots will be recorded on a record plat.

(2) There shall be not more than six (6) nor less than three (3) dwelling units (four (4) dwelling units for one-family attached metropolitan dwellings) in any horizontal, continuous, attached group, except where the Planning Board or District Council, as applicable,

determines that more than six (6) dwelling units (but not more than eight (8) dwelling units) or that one-family semidetached dwellings would create a more attractive living environment, would be more environmentally sensitive, or would otherwise achieve the purposes of this Division. In no event shall the number of building groups containing more than six (6) dwelling units exceed twenty percent (20%) of the total number of building groups, and the end units on such building groups shall be a minimum of twenty-four (24) feet in width.

As discussed further above in this finding, the applicant has provided an exhibit demonstrating that the project will be designed to provide less than 20 percent of the building groups with more than seven to eight dwelling units. The approved groupings of more than six units help to achieve the purpose of Section 27-433 because it encourages variety in the design and mix of dwelling units, as well as site design. It also helps to avoid monotony of similarly designed or grouped units by encouraging variety in the number of dwelling units per building group.

(3) The minimum width of dwellings in any continuous, attached group shall be at least twenty (20) feet for townhouses, and twenty-two (22) feet for one-family attached metropolitan dwellings. Attached groups containing units all the same width and design should be avoided, and within each attached group attention should be given to the use of wider end units.

This standard is redundant of Section 27-480(e), which does not apply to the subject property because it was placed in the R-M and L-A-C Zones via an SMA. The SMA was intended to implement land use recommendations for mixed-use development recommended by a master plan or sector plan that was approved after October 1, 2006, and for which a comprehensive land use planning study was conducted by technical staff prior to initiation.

The approved SDP is consistent with the design standards that were approved with CDP-2101, which allowed for up to 30 percent of the townhouse units to be 16 feet wide, as noted above.

(4) The minimum gross living space, which shall include all interior space except garage and unfinished basement or attic area, shall be one thousand two hundred and fifty (1,250) square feet for townhouses, and two thousand two hundred (2,200) square feet for one-family attached metropolitan dwellings.

The townhouses in this SDP comply with this requirement as all approved units meet or exceed the minimum requirement of 1,250 square feet.

(5) Side and rear walls shall be articulated with windows, recesses, chimneys, or other architectural treatments. All endwalls shall have a minimum of two (2) architectural features. Buildings on lots where endwalls are prominent (such as corner lots, lots visible from public spaces, streets, or because of topography or road curvature) shall have additional endwall treatments consisting of architectural features in a balanced composition, or natural features which shall include brick, stone, or stucco.

The side and rear elevations of the approved townhouses contain numerous architectural features. The approved side elevations for highly visible lots will have at least three architectural features.

(6) Above-grade foundation walls shall either be clad with finish materials compatible with the primary facade design, or shall be textured or formed to simulate a clad finished material such as brick, decorative block, or stucco. Exposed foundation walls of unclad or unfinished concrete are prohibited.

For highly visible lots, the approved above-grade foundation walls will be in the form of bricks or decorative block/stone.

(7) A minimum of sixty percent (60%) of all townhouse units in a development shall have a full front facade (excluding gables, bay windows, trim, and doors) of brick, stone, or stucco. Each building shall be deemed to have only one "front."

At least 60 percent of all townhouses included in this SDP application will have a full front façade (excluding gables, bay windows, trim, and doors) constructed of brick, stone, or stucco. A brick tracking schedule is included in the plans.

(8) One-family attached metropolitan dwellings shall be designed with a single architecturally integrated "Front Wall." A minimum of one hundred percent (100%) of the "Front Wall", excluding garage door areas, windows, or doorways shall be constructed of high quality materials such as brick or stone and contain other distinctive architectural features.

This requirement is not applicable to the approved SDP application.

g. This application is located within the M-I-O Zone for height. Pursuant to Section 27-548.54(e)(2)(D), Requirements for Height, of the prior Zoning Ordinance, the approved development in this application must comply with the requirements for height for properties located in Surface E, Conical Surface (20:1) – Right Runway. The maximum building height of the approved single-family detached and attached homes is 38 feet and 10 inches, which is below the maximum building height limits.

8. **Comprehensive Design Plan CDP-2101:** CDP-2101 was approved by the Planning Board on March 3, 2022 (PGCPB Resolution No. 2022-29), subject to nine conditions. The conditions relevant to the review of this SDP 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. Total development within the subject property shall be limited to uses which generate no more than 470 AM peak-hour trips and 564 PM peak-hour trips, unless modified by the adequate public facilities test for transportation at the time of preliminary plan of subdivision.

The approved proposal is within the trip cap that was established by CDP-2101. The trip cap established by CDP-2101 was subsequently replaced by PPS 4-22044 and listed in Condition 4 of the PPS.

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

Single-Family Detached Units

STANDARDS**

Minimum Net Lot Area	**6,000 square feet**
Minimum Front Yard Setback	**20 feet**
Minimum Rear Yard Setback	**20 feet***
Minimum Side Yard Setback	
(one side / combined)	**5 feet/10 feet**
Minimum Lot Width at Street Line	**50 feet**
Minimum Lot Width at Street Line for Lots on a Concave Street	**46 feet**
Minimum Lot Width at Front BRL	**47 feet**
Minimum Lot Width at Street (cul-de-sac)	**28 feet**
Maximum Height	**40 feet**
Maximum Lot Coverage	**50 percent**
Minimum Rear Yard Area	**1,000 square feet**

Single-Family Attached (Townhouse) Units

STANDARDS**

Minimum Net Lot Area	
16-foot-wide	**1,200 square feet**
20-foot-wide	**1,400 square feet**
22-foot-wide	**1,600 square feet**
24-foot-wide	**1,800 square feet**
Minimum Front Yard Setback	**6 feet**
Minimum Lot Width at Street Line	**16 feet*****
Minimum Lot Width at Front BRL	**16 feet*****
Minimum Distance Between Buildings	**15 feet**
Minimum Gross Living Space	**1,250 square feet**
Maximum Height	**45 feet**
Minimum Rear Yard Area	**300 square feet**

Other Design Standards:

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

For all alley-loaded townhouses, a cantilevered deck, a minimum four feet in depth, shall be a standard feature.

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

Notes: *Minimum 150-foot lot depth required adjacent to Ritchie Marlboro Road.

****Variation to the standards can be granted by the Prince George's County Planning Board on a case-by-case basis, with the approval of a specific design plan.**

*****The minimum width is 16 feet for interior units and 20 feet or larger for end units. At least 80 percent of the single-family attached lots shall be a combination of 20, 22, and 24 feet in width to achieve the highest architectural quality and a variety of unit sizes. The Prince George's County Planning Board and/or the Prince George's County District Council may allow variations to these standards, in accordance with Section 27-480 of the Prince George's County Zoning Ordinance, during review of the specific design plans.**

Multifamily Building – Age-restricted

STANDARDS*

Maximum Building Height	**110 feet**

Notes: *Modifications to the standards can be granted by the Planning Board on a case-by-case basis, with the approval of a specific design plan.

Commercial Development

STANDARDS*

Minimum Front Yard Setback	**10 feet**
Minimum Rear Yard Setback	**10 feet**
Minimum Side Yard Setback	**10 feet**
Maximum Building Height	**30 feet**
Lighting	**Full Cutoff optics**
	0.0 Light levels at common property line

Other Design Standards:
The design standards for all freestanding on-site signs shall be determined by the Planning Board, for each individual development, at the time of SDP review. As a guide, signage should be reviewed in accordance with the requirements of the Commercial Office Zone.

Note: *Modifications to the standards can be granted by the Planning Board on a case-by-case basis, with the approval of a specific design plan.

CDP-2101 approved a minimum lot area of 6,000 square feet for single-family detached units, and 1,200 square feet for single-family attached units. With this SDP, the application is approved for a minimum net lot area of 5,500 square feet for single-family detached units, and 1,070 square feet for 16-foot-wide single-family attached units.

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

a. Provide a plan for any interpretive signage to be erected and public outreach measures (based on the findings of the Phase I, II, and/or Phase III archeological investigations). The location and wording of the signage and the public outreach measures shall be subject to approval by the

Maryland-National Capital Park and Planning Commission staff archeologist. The plan shall include the timing for the installation of the signage and the implementation of public outreach measures.

The SDP provides a plan for an interpretive sign, which has been reviewed for adequacy by Historic Preservation and archeology staff, and includes timing for installation of the signage and implementation of public outreach measures. The timing for the interpretive sign, as shown on the plans, indicates that the sign shall be constructed at time of construction of Checkerspot Park. Historic Preservation staff found the interpretative signage plan to be adequate and in conformance with this condition.

b. Document all buildings on Parcel 16 through the completion of a Maryland Inventory of Historic Properties (MIHP) form according to Maryland Historical Trust (MHT) standards by a qualified 36CFR60 consultant. The draft and final MIHP form shall be reviewed and approved by Historic Preservation Section staff prior to submittal by the applicant to MHT.

At the Historic Preservation Commission's (HPC) hearing on January 17, 2023, regarding the associated PPS 4-22044, a request by the applicant was accepted by HPC to trigger this condition, at the time of an SDP that includes Parcel 16. The current SDP includes Parcel 16, and the applicant has submitted the draft Maryland Inventory of Historic Properties (MIHP) form to Historic Preservation staff for review and approval. Historic Preservation staff approved the draft form and notes that the final draft MIHP shall be submitted to Historic Preservation staff for approval, prior to submittal by the applicant to the Maryland Historical Trust MHT. A condition has been added herein requiring the applicant to submit a copy of the final MIHP form for review and approval by the Historic Preservation Section, prior to permitting.

c. Provide the following site plan notes on the SDP:

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

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

Both notes have been added as General Note 24 on the SDP.

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

A tracking table for percentages of townhouses that have 100 percent brick front elevations and those that have frontage width larger than 16 feet has been provided in Sheet 25 of the SDP.

e. Provide a highly visible end unit exhibit and corresponding elevations of the proposed architecture models.

An exhibit submitted with this SDP identifies those highly visible lots. The approved architectural package includes high visibility side elevations for all single-family detached and attached models, with additional windows or architectural features.

f. Provide an additional 10 percent parking for visitors and a fire engine turning radius exhibit for the townhouse development pods.

An additional 10 percent parking for visitors and a fire engine turning radius exhibit for the development has been provided in the SDP. A note from PGCPB Resolution No. 2022-09 containing this condition has been provided in the Parking and Loading general notes on the SDP.

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

A fire engine turning radius exhibit for the townhouse development has been provided with the SDP.

9. **Preliminary Plan of Subdivision 4-22044:** PPS 4-22044 was approved by the Planning Board on May 17, 2023 (PGCPB Resolution No. 2023-28(c)), subject to 28 conditions. The conditions relevant to the review of this SDP 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. Development of the site shall be in conformance with the stormwater management concept plan (19190-2022), and any subsequent revisions.

The applicant has provided a copy of an approved stormwater management (SWM) plan and letter, which is valid until September 13, 2027. The SWM plan is reflective of the approved layout, as shown on the submitted TCP2 and SDP.

4. The total development within this preliminary plan of subdivision (PPS) shall be limited to uses which generate no more than 401 AM peak-hour trips and 488 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein shall require a PPS with a new determination of the adequacy of transportation facilities.

The development approved with this SDP is within the development evaluated by the PPS. Conformance with this condition was further evaluated by the Transportation Planning Section, whose analysis is provided below in Finding 13.

9. Prior to acceptance of a specific design plan (SDP), the applicant and the applicant's heirs, successors and/or assignees shall include, as part of the SDP site plan submission, the following:

a. Sidewalks along both sides of internal streets, except Road P, for which sidewalks shall be provided along at least the south side of the roadway.

b. Americans with Disabilities Act-accessible curb ramps and associated crosswalks at all intersections and throughout the site at pedestrian crossings.

c. Ten-foot-wide shared-use paths along the full extent of Ritchie Marlboro Road (A-39), Westphalia Road (C-626), and MC-631 within the limits of the site, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement.

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

Five-foot-wide sidewalks are provided along both sides of the internal streets, and along the south side of Road P (Greenwell Lane). Americans with Disabilities Act (ADA)-accessible curb ramps and continental-style crosswalks are provided at all intersections and throughout the site.

A 10-foot-wide sidepath is provided along the frontage of Ritchie Marlboro Road, and along both sides of MC-631. Per DPIE, the south side of Westphalia Road will be developed with a wide sidepath, and therefore, a 5-foot-wide sidewalk along the site's frontage is acceptable. Bicycle parking is provided at all recreation areas.

15. At least 40 days prior to the Planning Board hearing for any specific design plan that includes stream or wetland mitigation, the applicant shall provide a mitigation concept plan subject to agreement by the Maryland Department of the Environment and the Army Corps of Engineers.

A mitigation concept plan has been submitted with the subject application. Conformance with this condition was further evaluated by the Environmental Planning Section, whose analysis is provided in Finding 13.

16. In accordance with Section 24-135(b) of the prior Prince George's County Subdivision Regulations, the applicant and the applicant's heirs, successors, and/or assignees, shall provide adequate on-site recreational facilities.

On-site recreational facilities have been shown on the subject plans and discussed further in Finding 6 above.

18. The on-site recreational facilities shall be reviewed by the Urban Design Section of the Development Review Division of the Prince George's County Planning Department, for adequacy and proper siting, in accordance with the Park and Recreation Facilities Guidelines, with the review of the specific design plan. Timing for construction shall be determined at the time of specific design plan review.

On-site recreational facilities have been shown on the subject application and are found to be in conformance with the Park and Recreation Facilities Guidelines. Conformance with this condition was further evaluated by the Planning Board, which can be found above in Finding 6.

22. Prior to the approval of the first specific design plan for existing Parcel 16, all buildings on existing Parcel 16 shall be documented through the completion of a Maryland Inventory of Historic Properties (MIHP) form, according to Maryland Historical Trust (MHT) standards, by a qualified 36CFR60 consultant. The draft and final MIHP form shall be reviewed and approved by Historic Preservation Section staff prior to submittal by the applicant to the MHT.

The applicant has submitted a draft copy of the MIHP form to Historic Preservation staff for review and approval. The Historic Preservation Section has found the form to be adequate and has approved the draft. The applicant shall provide a copy of the final form to the Historic Preservation Section for approval, prior to submittal to the MHT. A condition has been added herein requiring the applicant to submit a copy of the final MIHP form for review and approval by the Historic Preservation Section, prior to permitting.

24. A substantial revision to the uses on the subject property that affects Subtitle 24 adequacy findings, as set forth in this resolution of approval, shall require the approval of a new preliminary plan of subdivision, prior to approval of any building permits.

At the time of the approval of PPS 4-22044, the proposed uses of the property were single-family detached and attached dwelling units. The subject application does not include a revision to the use of the subject property that would affect Subtitle 24 adequacy finding and require a new PPS.

27. Prior to acceptance of a specific design plan, a Phase II noise analysis that demonstrates that any outdoor activity areas are located outside of the mitigated 65 dBA Ldn, and that the building structures proposed mitigate interior noise levels to 45 dBA Ldn or less shall be provided.

A Phase II noise analysis, dated December 11, 2023, was provided by the applicant at the time of acceptance. However, the 65 dBA Ldn mitigated noise line is not provided in the legend on the plan, or clearly shown on the SDP itself. Per the Phase II noise analysis,

one residential lot (Lot 15, Block K) requires mitigation along two building façades, to reduce the interior noise in the proposed dwelling to 45 dBA Ldn or less.

The SDP shall be revised to provide the upper level 65 dBA Ldn unmitigated noise line and remove the unmitigated 65 dBA noise contour reflective of the noise study dated June 16, 2022. Lot 15, Block K, is noted on the plan as requiring mitigation to reduce the interior noise to 45 dBA Ldn or less. The information should include the specific mitigation required.

10. **2010 Prince George's County Landscape Manual:** Per Section 27-528(a)(1) of the prior Zoning Ordinance, an SDP must conform to the applicable standards of the Landscape Manual. The development is subject to Section 4.1, Residential Requirements; Section 4.6, Buffering Development from Streets; Section 4.9, Sustainable Landscaping Requirements; and Section 4.10, Street Trees Along Private Streets, of the Landscape Manual.

a. **Section 4.1, Residential Requirements (lots less than 9,500 square feet)**: Section 4.1(c)(1)(D) requires one-family detached lots less than 9,500 square feet, with a minimum of 2 shade trees and 2 ornamental or evergreen trees per lot. There are 98 lots in this category. The applicant provides two shade trees and two ornamental trees for each of the lots to meet the requirement. There are 196 shade trees, 163 ornamental trees, and 99 evergreen trees in total for these lots.

b. **Section 4.1, Residential Requirements (townhouse units)**: Section 4.1(c)(2)(A) requires townhouses to provide a minimum of one and one-half shade trees and one ornamental or evergreen tree per lot. There are 416 units in this category. The applicant provides 624 shade trees, 208 ornamental trees, and 208 evergreen trees to meet the requirement.

c. **Section 4.6, Buffering Development from Streets (Primary or Lower Road Classifications)**: Section 4.6(c)(1)(A)(i) requires the rear yards of single-family attached or detached dwellings to have a minimum of a 20-foot-wide buffer, with at least 2 shade trees, 8 evergreen trees, and 12 shrubs per 100 linear feet of property line adjacent to the street. The approved landscape plan shows that single-family detached homes comply with this requirement. Conditions are included herein requiring the applicant to revise Schedule 4.6(c)(1)(A)(i) for primary or lower road classifications, to reflect a single-family attached lot that requires an alternative compliance application, and to provide an exhibit showing the location of the lot being evaluated with this schedule.

d. **Section 4.6, Buffering Development from Streets (Ritchie Marlboro Road)**: Section 4.6(c)(2)(A)(ii) requires the buffering of development from special roadways. Ritchie Marlboro Road is designated as a historic road. As the subject site is located in the developing tier, this requires a minimum of a 20-foot-wide buffer, and this buffer is required to have 80 plant units per 100 linear feet of property line adjacent to the street. Two conditions are included herein requiring the applicant to revise the Schedule 4.6(c)(2)(A)(ii) for the Richie Marlboro Road frontage, and label the linear feet associated with this schedule on the plan to demonstrate conformance.

e. **Section 4.6, Buffering Development from Streets (Westphalia Road)**:
Section 4.6(c)(1)(A)(ii) requires the rear yards of residential development to be buffered from streets. Westphalia Road is classified as a collector road, which requires a minimum of a 35-foot-wide buffer, and this buffer is required to have 4 shade trees, 12 evergreen trees, and 20 shrubs per 100 linear feet of property line adjacent to the street. Two conditions are included herein requiring the applicant to label the dimensions associated with the evaluation of Schedule 4.6(c)(1)(A)(ii) for Westphalia Road as well as to adjust the location of the depicted colored, dotted line shown on the plan.

f. **Section 4.6, Buffering Development from Streets (Westphalia Road)**:
Section 4.6(c)(2)(A)(ii) requires development to be buffered from streets. Westphalia Road is designated as a historic road, which requires a 20-foot-wide buffer, and this buffer is required to have 80 plant units per 100 linear feet of property line adjacent to the street. Two conditions are included herein requiring the applicant to label the dimensions associated with the evaluation of Schedule 4.6(c)(2)(A)(ii) for Westphalia Road as well as to adjust the location of the depicted colored, dotted line shown on the plan.

g. **Section 4.6, Buffering Development from Streets (Suitland Parkway Extended):**
Section 4.6(c)(1)(A)(ii) requires development to be buffered from streets. Suitland Parkway Extended is designated as a major collector road, which requires a minimum of a 50-foot-wide buffer, and this buffer is required to have 6 shade trees, 16 evergreen trees, and 30 shrubs per 100 linear feet of property line adjacent to the street. A condition is included herein requiring the applicant to add a separate schedule for Suitland Parkway Extended, similar to those schedules for Richie Marlboro Road and Westphalia Road, that demonstrate conformance. This schedule needs to include all the applicable lots because some lots are missing from the submitted schedule.

h. **Section 4.9, Sustainable Landscaping**: Section 4.9 requires that a certain percentage of plants within each plant type (including shade trees, ornamental trees, evergreen trees, and shrubs) be native species (or the cultivars of native species). The minimum percentage of plants of each plant type, required to be native species and/or cultivars, is 50 percent for shade trees and ornamental trees, and 30 percent for evergreen trees and shrubs. The approved landscape plan that the applicant has chosen provides approximately 68 percent native shade trees, 78 percent native ornamental trees, approximately 52 percent native evergreen trees, and 64 percent native shrubs, meeting and exceeding these requirements.

i. **Section 4.10, Street Trees Along Private Streets**: Section 4.10(c)(2) requires street trees along private streets to be planted at an average spacing of not less than 25 feet on center, nor greater than 50 feet on center, excluding driveway openings. Typically, this requires the applicant to plant street trees along private streets at a rate of one tree per 35 linear feet. The approved schedule shows the total linear feet of frontage (excluding driveway openings) is 3,992, which requires 114 street trees. The applicant provides 114 trees to meet this requirement. Instead of providing a total of linear feet for the entire project in one schedule, the applicant should provide analysis for each private street or for private

streets located in each pod of townhouses, with dimensions shown on the plans. A condition is included herein requiring the applicant to revise Schedule 4.10-1.

In addition, the applicant requested alternative compliance from Section 4.6 of the Landscape Manual as follows:

REQUIRED: Section 4.6(c)(1)(A)(i) Buffering Residential Development from Streets, Primary or Lower Road Classifications

	Lot 23E
Linear feet of property line adjacent to the street	15 feet Road K (Pumpkinseed Drive)
Minimum width of buffer	20 feet
Shade Trees (2 per 100 linear feet)	1*
Evergreen Trees (8 per 100 linear feet)	1*
Shrubs (12 per 100 linear feet)	2*

Note: *Per Section 4.6(c)(1)(D) of the Landscape Manual, the planting requirements may be reduced by 50 percent with the proposed 6-foot-high, board-on-board fence. However, due to the small, required number (0.3 shade trees versus 0.15) and the need to round up, there is no effective reduction in the required plants with the provision of the fence.

The applicant requested alternative compliance from the requirements of Section 4.6, Buffering Developments from Streets, which requires a minimum buffer width of 20 feet when the rear yards of single-family attached or detached dwellings are oriented toward a street classified as primary or lower, such as Public Road K (Pumpkinseed Drive).

The applicant requested alternative compliance from 13 lots, which includes lots with rear yards oriented towards private streets within the development; however, Section 4.6 does not apply to internal private streets. Therefore, Lot 23E is the only lot requiring alternative compliance from Section 4.6. The applicant has provided planting units beyond the requirement to ensure there is an attractive view of the development from the street, and the rear yard is buffered. In addition, the application is approved for a 6-foot-high privacy fence between the rear yard of this lot and the public street. A condition has been added herein for the landscape plans to be revised to label this privacy fence. The Planning Board finds that the applicant's proposal is equally as effective as normal compliance with Section 4.6 of the Landscape Manual and approves the alternative compliance request.

11. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:**
A numbered Woodland Conservation Letter of Exemption was issued for the site (E-053-00) for timber harvest, which was approved August 1, 2000. Type 2 Tree Conservation Plans (TCP2-015-2018 and TCP2-015-2018-01) were approved in May 2019, for a portion of the site for the Washington Gas Pipeline Easement, which was revised in October 2019.

This project is subject to the 2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the application is for a new SDP, with a prior CDP and

a PPS, and is subject to the 2018 *Environmental Technical Manual* (ETM). TCP2-035-2024 was submitted with the subject application and requires minor revisions to be found in conformance with the WCO.

The woodland conservation threshold for this 156.87-acre property is 19.25 percent of the net tract area, or 27.59 acres. The total woodland conservation requirement, based on the amount of clearing proposed, is 48.58 acres. The woodland conservation requirement is proposed to be satisfied with 31.42 acres of on-site woodland preservation and 17.16 acres of reforestation to meet the entirety of the woodland conservation requirement on-site. Technical revisions to the TCP2 are required and are conditioned herein.

12. **Prince George's County Tree Canopy Coverage Ordinance:** Prince George's County Council Bill CB-21-2024, for the Tree Canopy Coverage Ordinance, became effective July 1, 2024. Subsequently, Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage (TCC) on projects that require a grading or building permit for more than 2,500 square feet of disturbance. Properties that are zoned R-M and L-A-C are required to provide a minimum of 15 percent, and 10 percent of the net tract area in TCC respectively. The net tract area of the subject site is approximately 137.39 acres, and the required TCC is approximately 19.58 acres. The schedule shows that the requirement will be met on-site through a combination of woodland preservation, reforestation, and landscape trees. A condition is included herein requiring the applicant to revise the schedule, to be consistent with the total number of plant materials in Schedule 4.9-1 and the woodland conservation worksheet on the TCP2.

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

    a. **Historic Preservation**—In a memorandum dated September 18, 2024 (Historic Preservation Commission to Mitchum), the HPC provided an evaluation of the application stating that the subject property is adjacent to the Talburtt Tobacco Barn, Historic Site 78-009, located in the Preserve at Westphalia development to the east. Phase I and II archeology investigations have been completed on the subject property. No additional archeological investigations are recommended.

    b. **Community Planning**—In a memorandum dated September 16, 2024 (Calomese to Mitchum), the Community Planning Division provided an evaluation of the application's conformance to the Westphalia Sector Plan. While the sector plan does not provide a definition for Low-Density Residential future land use, the application meets the criteria, as defined by the general plan.

    c. **Subdivision Review**—In a memorandum dated October 1, 2024, (Bartlett to Mitchum), the Subdivision Section provided a review of the subject SDP for conformance with the conditions relevant to the approval of PPS 4-22044. The relevant comments have been included in the above findings of this resolution. Subdivision staff also offered the following comments:

The property received an automatic certificate of adequacy (ADQ) associated with PPS 4-22044, pursuant to Section 24-4503(a)(1) of the Prince George's County Subdivision Regulations, which became effective April 1, 2022 and is valid for 12 years from that date, subject to the expiration provisions of Section 24-4503(c).

Per the Subdivision Review Section, the subject SDP has been found to be in conformance with the approved PPS.

d. **Transportation Planning**—In a memorandum dated September 27, 2024, (Smith to Mitchum), the Transportation Planning Section provided an analysis of the prior approvals, which is incorporated into the above findings of this resolution.

Master Plan Right of Way
The site fronts Westphalia Road (C-626) which is identified as a collector roadway with an 80-foot ultimate right-of-way. The site also fronts Ritchie Marlboro Road, an arterial roadway with a 120-foot right-of-way. Internal to the site is major collector MC-631 with a 100-foot right-of-way. All master-planned roadways are properly identified on the site plan and have provided the appropriate dedication, as was determined at the time of PPS.

Master Plan Pedestrian and Bike Facilities
The site plan includes the location and details for the sidepaths along the frontage of Ritchie Marlboro Road and MC-631. The planned sidepath along Westphalia Road is to be constructed as part of a separate development. The planned path from the northern part of MC-631 to Sansbury Road was not included as part of the PPS and is not planned with this development. The facilities included with this application meet the intent of the MPOT, as determined at the time of PPS, and will accommodate multimodal movement through the site and to adjacent properties.

A sidewalk connection is provided throughout both sides of all the new internal roadways and along the frontages. The planned sidewalk and sidepaths are consistent with AASHTO standards by providing the recommended 10-foot-wide paths and minimum 5-foot-wide sidewalk throughout the site. The facilities included with this application meet the intent of the Complete Streets policies and strategies of the sector plan and will accommodate multimodal movement through the site and to adjacent properties.

The applicant's submission displays the details of the roadways and sidewalk infrastructure to accommodate vehicular and conceptual bicycle and pedestrian movement throughout the site.

The circulation plan provides clear and comprehensive connections throughout the site. Two points of vehicle access are approved, along the site's frontage of Westphalia Road and one along Ritchie Marlboro Road respectively. Two points of cross-access to the adjacent property to the east are also provided internally to the site. Crosswalks and ADA curb ramps are also detailed throughout the site. As stated in response to staff's traffic

calming request, the applicant will continue to work with the operating agencies to ensure traffic calming measures have been explored and implemented as desired.

The submitted site plan also includes a parking schedule that exceeds the parking requirements for the approved development. Parking includes a total of 1,833, of which 1,130 are required. As part of the total, 85 spaces are designated for visitor parking. In addition, bicycle parking is provided at recreational areas throughout the site. The Planning Board finds that parking is sufficient.

e. **Environmental Planning**—In a memorandum dated September 23, 2024, (Kirchhof to Mitchum), the Environmental Planning Section provided a comprehensive analysis of the SDP conformance with all applicable environmental-related conditions attached to previous approvals, which have been included in above findings. Additional comments are, as follows:

Natural Resource Inventory
A signed Natural Resources Inventory Plan (NRI-123-2021) was submitted with the application. The site contains floodplain, streams, and associated buffers that comprise the primary management area (PMA). The NRI indicates the presence of seven forest stands, labeled as Stand 1 through Stand 7, with 132 specimen trees identified on-site. The NRI provides a total woodland amount of 90.44 acres woodland in the net tract and 12.29 acres of woodland within the floodplain on-site. Subsequent to that NRI approval, prior approved TCP2-015-2018-01, for a Washington Gas pipeline, cleared 5.11 acres of woodland in the net tract and 0.23 acre of woodland within the floodplain. The TCP2 and DSP show all required information correctly in conformance with the NRI.

Specimen Trees
Section 25-122(b)(1)(G) of the Prince George's County Code requires that "Specimen trees, champion trees, and trees that are part of a historic site or are associated with a historic structure shall be preserved and the design shall either preserve the critical root zone of each tree in its entirety or preserve an appropriate percentage of the critical root zone in keeping with the tree's condition and the species' ability to survive construction as provided in the "[Environmental] Technical Manual." The Code, however, is not inflexible.

A Subtitle 25 variance dated June 2024 was submitted for review with this SDP. The letter of justification (LOJ) requests the removal of an additional 11 specimen trees identified as Specimen Trees ST-48, ST-50, ST-54, ST-71, ST-72, ST-93, ST-94, ST-95, ST-96, ST-98, and ST-130. The condition of trees proposed for removal ranges from poor to good. The TCP2 shows the location of the trees proposed for removal are located in areas for the master-planned roadway MC-631 and for stream restoration.

A total of 23 specimen trees were approved for removal under TCP2-015-2018-01, for the Washington Gas Pipeline that runs north to south along the western edge of the site. These specimen trees are not required to be addressed with this SDP, as they were not

requested for removal by the applicant, nor were they removed by the applicant. This information within the specimen tree variance is included for informative purposes only.

Specimen Tree Variance SOJ Table

ST Number	DBH	Common Name	Rating	Impact	Construction Tolerance
48	31	Tulip poplar	Good	Grading for MC-631	Poor
50	31.5	Tulip poplar	Fair	Grading for MC-631	Poor
54	34	Red Oak	Good	Stream realignment for MC-631	Medium - Good
71	36	Hackberry	Fair	Stream realignment for MC-631	Medium - Good
72	40	Tulip poplar	Fair	Stream realignment for MC-631	Poor
93	32	American Sycamore	Good	Stream realignment for MC-631	Medium
94	34	American Sycamore	Fair	Stream realignment for MC-631	Medium
95	35	American Sycamore	Fair	Stream realignment for MC-631	Medium
96	37	American Sycamore	Fair	Stream realignment for MC-631	Medium
98	34	American Sycamore	Poor	Stream realignment for MC-631	Medium
130	35	Tulip poplar	Fair	Grading for MC-631	Medium

Section 25-119(d)

(1) An applicant may request a variance from this Division as part of the review of a TCP where owing to special features of the site or other circumstances, implementation of this subtitle would result in unwarranted hardship to an applicant. To approve a variance, the approving authority shall find that:

(A) Special conditions peculiar to the property have caused the unwarranted hardship.

In relation to other properties in the area, special conditions peculiar to the subject property would cause an unwarranted hardship if the applicant were required to retain the 11 specimen trees. Those "special

conditions" relate to the specimen trees themselves, such as their size, condition, species, and on-site location.

The property is 156.87 acres, and the NRI shows approximately 41.48 acres of PMA comprised of streams, floodplain, wetlands, and associated buffers. This represents approximately 26 percent of the overall site area. The applicant is proposing 17 impacts to the site's PMA fully minimized to the extent practicable and is proposing woodland conservation and afforestation to further protect the PMA. All required woodland conservation is being met on-site. Specimen trees are located across the entire site, many within the PMA. The specimen trees proposed for removal are located in the upland areas of the site, both outside and within the PMA. Complete retention of these trees would severely limit the ability to provide the required width for MC-631, as dictated by the MPOT. These requirements are established by DPIE. Within the specimen tree variance, the applicant states that a waiver to not construct the full road section of MC-631 was submitted to DPIE dated May 2, 2023, but that was subsequently denied May 11, 2023.

The applicant is also working with the Army Corps of Engineers and the Maryland Department of the Environment (MDE) to complete a stream restoration/realignment project on-site. The goal of that project is to realign the stream to reduce erosion, remove waste, and improve slope stability. This project does impact the critical root zone of additional trees which are identified in the statement provided by the applicant dated June 2024. The applicant identifies another seven specimen trees to have their critical root zones impacted but can be preserved. All specimen trees proposed to be impacted by this SDP application shall be included within a specimen tree maintenance plan on the TCP2.

(B) Enforcement of these rules will deprive the applicant of rights commonly enjoyed by others in similar areas.

Not granting the variance would prevent the project from being developed in a functional and efficient manner. Enforcement of the requirement that all specimen trees be preserved, along with an appropriate percentage of their critical root zones, would deprive the applicant of rights commonly enjoyed by others in similar areas.

Specifically, the proposed residential development aligns with what is permitted in the R-M and L-A-C Zones. In order to achieve this development, the applicant must complete the above-described stream restoration project and MC-631 (master-planned roadway). Based on the location and species of the specimen trees proposed for removal, retaining the trees and avoiding disturbance to the critical root zones

would be in conflict with the requirements of other agencies and render the applicant unable to complete the stream restoration project.

The specimen trees requested for removal are located adjacent to the master-planned right-of-way and within the stream buffer on-site. Thus, requiring the applicant to retain these trees would disallow development of the subject property in accordance with its R-M and L-A-C zoning.

(C) Granting the variance will not confer on the applicant a special privilege that would be denied to other applicants.

All variance applications for the removal of specimen trees are evaluated in accordance with the requirements of Subtitle 25 and the ETM, for site specific conditions. Specimen trees grow to such a large size because they have been left undisturbed on a site for sufficient time to grow; however, the species, size, construction tolerance, and location on a site are all somewhat unique for each site. This is not a special privilege that would be denied to other applicants. If other similar developments featured REF and specimen trees in similar conditions and locations, it would be given the same considerations during the review of the required variance application.

(D) The request is not based on conditions or circumstances, which are the result of actions by the applicant.

The existing site conditions or circumstances, including the location of the specimen trees, are not the result of actions by the applicant. The removal of the 11 specimen trees would be the result of the infrastructure required by other agencies for the development and the proposed stream restoration. The majority of the specimen trees proposed for removal are a mix of sycamore and poplars, which have medium- to poor-construction tolerances. Construction activities, while retaining these trees, could lead to hazardous conditions. The request to remove the trees is solely based on the trees' locations on the site, their species, and their condition.

(E) The request does not arise from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property.

There are no existing conditions relating to land or building uses on the site, or on neighboring properties, which have any impact on the location or size of the specimen trees. The trees have grown to specimen tree size based on natural conditions and have not been impacted by any neighboring land or building uses.

(F) Granting of the variance will not adversely affect water quality.

Granting this variance request will not violate state water quality standards nor cause measurable degradation in water quality. Requirements regarding SWM will be reviewed and approved by DPIE. Erosion and sediment control requirements are reviewed and approved by the Prince George's County Soil Conservation District. Both SWM and sediment and erosion control requirements are to be met in conformance with state and local laws, to ensure that the quality of water leaving the site meets the state's standards. The stream restoration project involves the Army Corps of Engineers and MDE. State standards are set to ensure that no degradation occurs.

The Planning Board approves the requested variance to remove 11 specimen trees.

Preservation of Regulated Environmental Features/Primary Management Area
This site contains REF that are required to be preserved and/or restored to the fullest extent possible under Section 24-130(b)(5) of the prior Subdivision Regulations. The on-site REF includes streams, stream buffers, 100-year floodplain, and steep slopes. A LOJ for impacts to the PMA was submitted with PPS 4-22044 and requested a total of 262,292 square feet (6.02 acres) of PMA impacts identified as Impacts A–N, which were approved by the Planning Board.

With the acceptance of this SDP application, an LOJ, dated June 2024, was submitted. The LOJ shows modifications to Impacts A, B, D, E, F, G, I, J, K, and L, with newly requested Impacts O, P, and Q. No changes to the previously approved PMA impacts C, H, M, and N are proposed. These requested PMA impacts bring the total from 262,292 square feet (6.02 acres) from what was approved with PPS 4-22044, to 410,272 square feet (9.42 acres).

Impact A
Impact A requested 49,085 square feet (1.13 acres) of PMA impacts for site access and partial construction of MC-631 (Suitland Parkway) with PPS 4-22044. This impact area was chosen to provide adequate and safe access across the stream, minimizing the PMA impacts. A bridge was proposed for the stream crossing to minimize impacts to regulated water ways. The applicant is proposing reforestation where possible to mitigate for the clearing and grading to construct the bridge which will provide additional buffer to the REF.

This impact was supported as proposed with PPS 4-22044. With SDP-2205 the crossing has been redesigned to a bottomless arch in order to meet the road design and flood control standards set forth by DPIE. This has resulted in an increase of 68,880 square feet (1.58 acres) of impact being requested for a total of 117,965 square feet (2.71 acres). Revised Impact A is approved, as proposed.

Impact B
Impact B requested 74,638 square feet (1.71 acres) of PMA impact for required road improvements along Ritchie Marlboro Road and the construction of the master-planned trail with PPS 4-22044. This impact is to provide the required improvements for safe vehicular access to MC-631 and the associated SWM systems. Reforestation is proposed to offset impacts outside of the public utility easement.

This impact was supported as proposed with PPS 4-22044. With SDP-2205 this impact is proposed to be expanded in order to meet the road width requirements as set forth by DPIE. This has resulted in an increase of 5,696 square feet (0.13 acre), for a total impact of 80,334 square feet (1.84 acres). Revised Impact B is approved, as proposed.

Impact D
Impact D requested 2,385 square feet (0.07 acre) of PMA impacts for the grading associated with the installation of an outfall structure of a submerged gravel wetland in the northern section of the site with PPS 4-22044. This impact provides for safe conveyance of stormwater off the site and was supported as proposed with PPS 4-22044; however, a condition was added that the approved SWM concept plan and draft sediment control plan shall be provided prior to acceptance of the DSP or signature approval of the TCP2, whichever comes first. With SDP-2205, this impact was modified to include an additional 1,166 square feet (0.027 acre) for a total impact of 3,551 square feet (0.08 acre). Revised Impact D is approved, as proposed.

Impact E
Impact E is requested 9,833 square feet (0.23 acre) of PMA impacts for the grading associated with the installation of an outfall structure for a submerged gravel wetland in the northern section of the site with PPS 4-22044. This impact provides for safe conveyance of stormwater off the site and was supported as proposed with 4-22044. However, a condition was added that the approved SWM concept plan and sediment control plan shall be provided prior to acceptance of the DSP or signature approval of the TCP2, whichever comes first. With SDP-2205, this impact has been reduced by 5,168 square feet (0.12 acre) for a new total impact of 4,665 square feet (0.11 acre). Revised Impact E is approved, as proposed.

Impact F
Impact F requested 1,984 square feet (0.05 acre) of PMA impacts for grading associated with MC-631 due to the steep slopes on-site with PPS 4-22044. This site has Marlboro clays, which require extensive grading to maintain the 1.5 factor of safety line. Due to the geotechnical nature of this area, reforestation is not proposed, however, a vegetative buffer is proposed to provide additional support for the forest stand. This impact for the master-planned roadway was supported as proposed with 4-22044. With SDP-2205, this impact has been expanded to request an additional 4,899 square feet (0.12 acre) of PMA impacts for a new total impact of 6,883 square feet (0.16 acre). Revised Impact F is approved, as proposed.

Impact G
Impact G requested 840 square feet (0.02 acre) of PMA impacts for the grading associated with the installation of an outfall structure of a submerged gravel wetland in the eastern section of the site with PPS 4-22044. This impact provides for safe conveyance of stormwater off the site and is approved, as proposed with 4-22044. However, a condition was added that the approved SWM concept plan and sediment control plan shall be provided prior to acceptance of the DSP or signature approval of the TCP2, whichever comes first. With SDP-2205, this impact has been expanded by 114 square feet (0.003 acre) for a new total impact of 954 square feet (0.02 acre). Revised Impact G is approved, as proposed.

Impact I
Impact I requested 53,457 square feet (1.23 acres) of PMA impacts associated with grading for MC-631 (Suitland Parkway) with PPS 4-22044. As a result of the location of the REF on-site and the requirements for safe construction of the master-planned roadway, impacts to the on-site streams are unavoidable. This impact also incorporates the sewer line crossing adjacent to the proposed road construction.

Additional reforestation is proposed in this area to provide a buffer for the on-site stream system. This impact was approved, as proposed with 4-22044. With SDP-2205 this impact has been expanded by 24,574 square feet (0.56 acre) for a new total impact of 78,031 square feet (1.79 acres). Revised Impact I is approved, as proposed.

Impact J
Impact J requested 7,756 square feet (0.18 acre) of PMA impacts for grading required for a SWM outfall structure located on the southern portion of the site with PPS 4-22044. This impact was approved for the safe conveyance of stormwater off-site. A condition was added that the approved SWM concept plan and sediment control plan shall be provided prior to acceptance of the DSP or signature approval of the TCP2, whichever comes first. With SDP-2205, this impact has been reduced by 3,507 square feet (0.08 acre) for a revised impact total of 4,249 square feet (0.10 acre). Revised Impact J is approved, as proposed.

Impact K
Impact K requested 15,980 square feet (0.37 acre) of PMA impacts for two SWM outfall structures located on the eastern edge of the site with PPS 4-22044. This impact is for the safe conveyance of stormwater off-site and was approved, as proposed. However, a condition was added that the approved SWM concept plan and sediment control plan shall be provided prior to acceptance of the DSP or signature approval of the TCP2, whichever comes first. With SDP-2205, this impact has been reduced by 5,263 square feet (0.12 acre) for a revised impact total of 10,717 square feet (0.25 acre). Revised Impact K is approved, as proposed.

Impact L
Impact L requested 6,981 square feet (0.16 acre) of PMA impacts for the installation of a SWM outfall due south of Impacts J and K with PPS 4-22044. This impact is for the safe

conveyance of stormwater off-site and was approved, as proposed. However, a condition was added that the approved SWM concept plan and sediment control plan shall be provided prior to acceptance of the DSP or signature approval of the TCP2, whichever comes first. With SDP-2205, this impact has been reduced by 5,355 square feet (0.12 acre), for a revised total impact of 1,626 square feet (0.04 acre). Revised Impact L is approved, as proposed.

Impact O
Impact O is a new impact proposed with SDP-2205 for 3,133 square feet (0.07 acre) for the grading of the 1.5 factor of safety line for Marlboro Clays. During the evaluation of PPS 4-22044, an additional area was determined to be failing and required mitigation to prevent the safety factor line from moving further to the south. PMA impacts to this area are limited to steep slopes and do not affect floodplain, wetlands, streams, or their associated buffers. Impact O is approved, as proposed.

Impact P
Impact P is a new impact proposed with SDP-2205 for 54,602 square feet (1.25 acres) for a proposed stream restoration project. The applicant has identified this as a temporary impact, however the realignment of a stream in order to perform clean-up and reduce erosion shall be considered a permanent impact as the applicant is changing the base hydrology. This impact requires the involvement of the Army Corps of Engineers and MDE.

Impact Q
Impact Q is a new impact proposed with SDP-2205 for 3,133 square feet (0.10 acre) for a sewer connection. With PPS 4-22044 this sewer line was slated to connect to the existing line on the south side of the stream channel and not impact the PMA. This design did not account for an existing retaining wall that exists along Ritchie Marlboro Road. The new alignment of this utility connection results in a stream crossing. This impact has been collocated with the proposed stream restoration and stormdrain installation; as such, this impact will be further mitigated as practicable. Impact Q is approved, as proposed.

The Planning Board approves the PMA impacts associated with the stream and wetland mitigation, with the understanding that this case is still in review with the respective agencies. The Planning Board also finds Impacts A–Q are supportable as requested and approved the impacts, as proposed.

Stormwater Management
An approved SWM Concept Plan (19190-2022) was submitted with the response to Subdivision and Development Review Committee submission material and shows the use of 10 micro-bioretention facilities and 8 submerged gravel wetlands. The SWM plan is reflective of the revised proposed layout as shown on the submitted TCP2. The TCP2 shall be consistent with the approved SWM concept plan and any subsequent revisions.

Soils
According to the United States Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey, the predominant soils found to occur are in the Adelphia-Holmdel complex, Collington-Wist complex, Croom-Marr complex, Dodon fine sandy loam, Marr-Dodon complex, Westphalia and Dodon soils, and Widewater and Issue soils. Marlboro clays occur on-site within the areas of REF. A phone conversation with the Geotechnical Engineer of Record on September 23, 2024, has clarified that the 1.5 factor of safety line shown on the TCP2 and SDP is located on the natural slope off the embankment of the proposed submerged gravel wetland (SGW-7). It is determined that the slopes proposed are stable. DPIE may require a soils report in conformance with CB-94-2004 during the permit process review.

f. **Permits**—In a memorandum dated August 29, 2024 (Meneely to Mitchum), the Permit Review Section offered no comments on the subject application.

g. **Prince George's County Department of Parks and Recreation (DPR)**—In a memorandum dated June 18, 2024 (Quattrocchi and Thompson to Huang), DPR provided an analysis of the prior approvals, which is incorporated into the above findings of this resolution.

h. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated August 6, 2024, (Deguzman to Mitchum), DPIE noted water lines are in Westphalia Road and Ritchie Marlboro Road, and a sewer line on Brown Road must be extended to the property. In addition, DPIE offered comments on the traffic impact analysis, roadway frontage improvements, stormdrain and SWM, and floodplain. These comments need to be addressed prior to or during the permit stage. Finally, a soil investigation report is required for all proposed roadways and Marlboro clay.

i. **Prince George's County Health Department**—At the time of the writing of this resolution, the Health Department did not offer comments on this application.

j. **Prince George's County Police Department**—At the time of the writing of this resolution the Police Department did not offer comments on this application.

k. **Prince George's County Fire/EMS Department**—At the time of the writing of this resolution, the Fire/EMS Department did not offer comments on this application.

l. **Washington Suburban Sanitary Commission (WSSC)**—In an email dated August 1, 2024 (Burnham to Mitchum), WSSC offered a list of comments pertaining to intake, design, environmental, and easement extensions for the subject application, with no major issues.

m. **Westphalia Sector Development Review Committee (WSDRC)**—At the time of the writing of this resolution, WSDRC did not offer comments on this application.

14. **Community Feedback**—As of the writing of this resolution, the Planning Board did not receive any inquiries or comments from the community regarding the subject SDP.

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 TCP2-035-2024 and APPROVED Alternative Compliance AC-23014, and further APPROVED Specific Design Plan SDP-2205 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 specific design plan, as follows:

    a. Revise the parking schedule on the coversheet to be consistent with the 1,841 total number of parking spaces provided.

    b. Revise the lotting pattern so that no more than 20 percent of the building groups contain seven to eight dwelling units.

    c. Add the upper-level unmitigated 65 dBA Ldn noise contour as delineated on the Traffic Noise Analysis Addendum dated November 7, 2024, by Hush Acoustics LLC.

    d. Remove the unmitigated 65 dBA noise contour reflective of the noise study dated June 16, 2022, prepared by Hush Acoustics LLC.

    e. Revise the recreational facilities construction schedule to include the clubhouse and pool located on the adjacent property, and that it is to be constructed prior to approval of the 440th building permit for the subject development.

2. Prior to certification, the applicant and the applicant's heirs, successors, and/or assignees shall revise the landscape plan, as follows:

    a. Revise the tree canopy coverage schedule to be consistent with the total number of plant materials in Schedule 4.9-1, Sustainable Landscaping Requirements, of the 2010 *Prince George's County Landscape Manual*, and the woodland conservation worksheet on the Type 2 tree conservation plan.

    b. Revise Schedule 4.6(c)(1)(A)(i), Primary or Lower Road Classifications, of the 2010 *Prince George's County Landscape Manual* to:

        (1) Reflect the lot that requires an alternative compliance application.

        (2) Provide an exhibit showing the location of the lots being evaluated with this schedule.

    c. Revise Schedule 4.6(c)(2)(A)(ii), Buffering Development from Special Roadways, of the 2010 *Prince George's County Landscape Manual* to:

(1) Label the linear feet associated with the evaluation of this schedule on the plan.

(2) Adjust the location of the depicted colored, dotted line that is shown on the plans to accurately reflect the legend noted in the schedule.

d. Revise Schedule 4.6(c)(1)(A)(ii), Collector Road, of the 2010 *Prince George's County Landscape Manual*, to:

(1) Label the dimensions associated with the evaluation of this schedule for Westphalia Road.

(2) Adjust the location of the depicted colored, dotted line that is shown on the plans to accurately reflect the legend noted in the schedule.

(3) Add a separate schedule for Suitland Parkway Extended, similar to the schedules for Ritchie Marlboro Road and Westphalia Road.

d. Revise Schedule 4.10-1, Street Trees Along Private Streets, of the 2010 *Prince George's County Landscape Manual*, to provide an analysis of each private street, or for private streets located in each pod of townhouses with dimensions shown on the plans, demonstrating conformance.

e. Provide a label for the fence on Lot 23E that identifies the proposed fence detail.

3. Prior to signature approval of the specific design plan (SDP), the Type 2 tree conservation plan (TCP2) shall be revised, as follows:

a. Identify Y within the woodland conservation worksheet along Line 9, to indicate that the site is subject to the prior Prince George County Zoning Ordinance.

b. Revise TCP2 General Note 8 to state that this site is adjacent to both Westphalia Road and Ritchie Marlboro Road, which are designated as historic roadways.

c. Provide the following note under the specimen tree table:

"NOTE: This plan is in accordance with the following variance from the strict requirements of Subtitle 25, approved by the Planning Board on [DATE OF APPROVAL FOR THIS APPLICATION]: The removal of 11 specimen trees (Section 25-122(b)(G)): ST-48, ST-50, ST-54, ST-71, ST-72, ST-93, ST-94, ST-95, ST-96, ST-98, ST-130."

d. Provide the Forest Conservation Act reporting table on the TCP2.

e. Revise TCP2 General Note 10 to provide the Liber folio of the woodland and wildlife habitat conservation easement when recorded:

"Woodlands preserved, planted or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in the Prince George's County Land Records at Liber folio. Revisions to this TCP2 may require a revision to the recorded easement."

f. Provide the signed and dated property owners' awareness block on the TCP2.

g. Update General Note 9 to state the following:

"The plan is not grandfathered under CB-27-2010, but is grandfathered under CB-020-2024, Section 25-119(c).

h. Provide a specimen tree maintenance plan for all specimen trees which are proposed to be impacted with SDP-2205.

4. At the time of permitting, the applicant and the applicant's heirs, successors, and/or assignees shall:

a. Update the brick tracking chart on the specific design plan with each permit submission.

b. Provide an acoustical certification, prepared by a professional engineer with competency in acoustical analysis, on the building elevations for Lot 15, Block K, certifying that that the interior noise levels have been reduced through the proposed building materials to 45 dBA Ldn or less.

c. Submit a copy of the final Maryland Inventory of Historic Properties form for review and approval by the Historic Preservation Section, prior to submission to the Maryland Historic Trust.

5. Prior to recordation of a final plat of subdivision, the applicant and the applicant's heirs, successors, and/or assignees shall:

a. Demonstrate that covenants are established for access to and shared use of recreational facilities for this development and those approved under Specific Design Plans SDP-1901 and SDP-2302.

b. Demonstrate that a recreational facilities agreement has been recorded to include timing for construction of the clubhouse, prior to approval of the 440th building permit for the development included in this specific design plan.

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.

^Denotes Correction
Underlining indicates new language
[Brackets] and strikethrough indicate deleted language

* * * * * * * * * * * * *

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 Washington, seconded by Commissioner Geraldo, with Commissioners Washington, Geraldo, Doerner, and Shapiro voting in favor of the motion, and with Commissioner Bailey absent at its regular meeting held on Thursday, November 14, 2024, in Largo, Maryland.

Adopted by the Prince George's County Planning Board this 5th day of December, ^and was corrected administratively on September 5, 2025.

Darryl Barnes
Chairman

By Jessica Jones
Planning Board Administrator

DB:JJ:JM:rpg

APPROVED AS TO LEGAL SUFFICIENCY
David S. Warner
M-NCPPC Legal Department
Date: November 27, 2024

APPROVED AS TO LEGAL SUFFICIENCY
David S. Warner
M-NCPPC Legal Department
Date: September 15, 2025

^Denotes Correction
Underlining indicates new language
[Brackets] and strikethrough indicate deleted language

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

December 12, 2024

Stanley Martin Homes, LLC
6404 Ivy Lane, Suite 600
Greenbelt, MD 20770

Re: Notification of Planning Board Action on
Specific Design Plan – SDP-2205
Parkland and Rock Creek

Dear Applicant:

Enclosed please find the Resolution for the above referenced case. The purpose of this letter is to replace the previous copy mailed in error. This mailing does not change the action of the Planning Board.

Please direct any future communication or inquiries regarding this matter to the Development Review Division at (301) 952-3530.

Very truly yours,

Retha Pompey-Green

Retha Pompey-Green
Development Review Division

Enclosure: PGCPB No. **2024-121**

cc: Persons of Record

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

December 10, 2024

Stanley Martin Homes, LLC
6404 Ivy Lane, Suite 600
Greenbelt, MD 20770

Re: Notification of Planning Board Action on
Specific Design Plan – SDP-2205
Parkland And Rock Creek

Dear Applicant:

This is to advise you that the above-referenced Specific Design Plan was acted upon by the Prince George's County Planning Board on **December 5, 2024,** pursuant to the Transitional Provisions of Section 27-1700 of the Prince George's County Zoning Ordinance and in accordance with the attached Resolution.

Pursuant to Section 27-528.01 of the prior Zoning Ordinance, the Planning Board's decision will become final 30 calendar days after the date of the final notice **(December 10, 2024)** of the Planning Board's decision, unless:

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

2. Within the 30 days (or other period specified by Section 27-291 of the prior Zoning Ordinance), the District Council decides, on its own motion, to review the action of the Planning Board.

(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, Acting Chief

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

Development Review Division

By: Joshua Mitchum
Reviewer

Attachment: PGCPB Resolution No. **2024-121**

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

THE MARYLAND-NATIONAL CAPITAL
Park and Planning Commission
Prince George's County Planning Board | Office of the Chairman

1616 McCormick Drive, Largo, MD 20774
301-952-3560
pgcpb@ppd.mncppc.org
www.pgplanningboard.org

PGCPB No. 2024-121 File No. SDP-2205

R E S O L U T I O N

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

WHEREAS, the subject property is within the Legacy Comprehensive Design Zone (LCD) and Military Installation Overlay (MIO) Zones; and

WHEREAS, pursuant to Section 27-1704(h) of the Zoning Ordinance, property in the LCD/MIO Zones may proceed to develop in accordance with the standards and procedures of the Zoning Ordinance in existence prior to April 1, 2022, subject to the terms and conditions of the development approvals which it has received; and

WHEREAS, therefore, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission reviewed this application under the Zoning Ordinance in existence prior to April 1, 2022, and the subject property's prior L-A-C/R-M/M-I-O zoning; and

WHEREAS, an application was submitted by Stanley Martin Homes, LLC for approval of a specific design plan; and

WHEREAS, in consideration of evidence presented at a public hearing on November 14, 2024, regarding Specific Design Plan SDP-2205 for Parkland and Rock Creek, the Planning Board finds:

1. **Request:** The application is approved for the physical site improvements necessary for development of 514 dwelling units, consisting of 416 single-family attached and 98 single-family detached dwelling units.

2. **Development Data Summary:**

	EXISTING	**EVALUATED**
Zone	LCD/MIO	L-A-C /R-M/M-I-O
Use	Vacant	Single-family detached and attached
Dwelling Units	-	-
Single-family detached	1	98
Single-family attached	-	416
Total Dwelling Units	-	**514**
Total Gross Acreage*	156.87	156.87
Total Net Acreage*	-	137.39
Lots	-	514
Parcels	-	74

Note: *The subject site is within the Residential Medium Development (R-M) and Local Activity Center (L-A-C) Zones. The gross area zoned R-M and L-A-C is approximately 135.39 acres and 21.48 acres, respectively. The net area zoned R-M and L-A-C is approximately 116.86 acres and 20.53 acres, respectively. A condition is included herein requiring the applicant to add total net acreage to the general notes.

Parking Data (Per Section 27-568(a) of the prior Zoning Ordinance)

Parking	RATE	REQUIRED	PROVIDED
Single-family detached (98 units)	2.0 spaces per dwelling unit	196	392
Single-family attached (416 units)	2.04 spaces per dwelling unit	849	-
• 2-Car Garage + 2-Car Driveway (233 units)	2.04 spaces per dwelling unit	-	932
• 1-Car Garage + 1-Car Driveway (113 units)	2.04 spaces per dwelling units	-	226
• No-Garage (70 units)	2.04 spaces per dwelling unit	-	143
Additional on-site parking	-	-	148
Total	-	**1,130**	**1,841**

3. **Location:** The subject site is located on the north side of Westphalia Road, approximately one-third of a mile west of its intersection with Ritchie Marlboro Road, in Upper Marlboro, Maryland. The site is also located in Planning Area 78 and Council District 6.

4. **Surrounding Uses:** The site is bounded to the north by the right-of-way of Ritchie Marlboro Road, with property in the Agricultural-Residential Zone (formerly the Residential-Agricultural Zone) beyond; to the east by the development known as The Preserve at Westphalia (approved in Specific Design Plan SDP-1901), which is the first part of the larger project known as The Villages at Westphalia, in the LCD Zone (formerly in the R-M and L-A-C Zones); to the south by the right-of-way of Westphalia Road, with LCD zoned properties (formerly the Residential-Estate (R-E), R-M, and L-A-C Zones) beyond; and to the west by existing single-family detached homes in the Residential Estate Zone (prior R-E Zone). The southwestern corner of the site is also covered by the Military Installation Overlay (MIO, formerly M-I-O) Zone, as it is located in the vicinity of Joint Base Andrews.

5. **Previous Approvals:** The subject property is the eastern portion of a larger development known as The Villages at Westphalia, referenced as Sector Plan Development Concept 4 of the 2007 *Approved Westphalia Sector Plan and Sectional Map Amendment* (Westphalia Sector Plan and SMA), approved by the Prince George's County District Council on February 6, 2007 (Prince George's County Council Resolution CR-2-2007).

   Comprehensive Design Plan CDP-2101 was approved by the Prince George's County Planning Board on March 3, 2022 (PGCPB Resolution No. 2022-29), for 770 residential dwelling units, including 350–440 single-family attached units, 130–170 single-family detached units, and 110–160 age-restricted multi-family units, as well as approximately 12,500 square feet of commercial retail space.

Preliminary Plan of Subdivision (PPS) 4-22044 was approved by the Planning Board on May 17, 2023 (PGCPB Resolution No. 2023-28(c)), for 514 lots and 77 parcels to support development of 98 single-family detached dwellings, 416 single-family attached dwellings and 12,500 square feet of commercial use.

6. **Design Features:** The overall project area consists of 156.87 acres of land, located approximately one-third of a mile west of the intersection of Westphalia Road and Ritchie Marlboro Road, and is part of a larger property currently known as Overlook at Westmore (formerly known as Preserve at Westphalia). Grading and limits of disturbance are shown on the SDP, along with topographical, floodplain, wetland, and primary management area (PMA) information.

One entry/exit point will be established on the site's frontage of Ritchie Marlboro Road. Two entry/exit points will be established on the southern portion of the property, at its frontage along Westphalia Road. The subject application includes infrastructure improvements for water, sewer, stormdrain utilities, and stormwater management (SWM) facilities, all of which are vital to develop the site as an adequate residential community.

The subject SDP includes a mix of attached and detached dwelling units, specifically 416 single-family attached and 98 single-family detached units. Attached units will have two-car garage, one-car garage, and no garage configurations, and detached units will have a two-car garage configuration. Parking for single-family attached units having no garage is provided at the front of the lots, along the private streets. The lot width for the attached units ranges between 16–24 feet, and between 28–42 feet for the detached units.

Single-Family Detached and Attached Architecture
The subject SDP includes four architectural models for single-family attached homes, and six models for single-family detached homes. Each model has multiple front elevation options, as noted in the table below.

Model Name	Unit Width (Feet)	Base Finished Area (sq. ft.)	Variety in Front Elevation
Single-Family Attached Homes			
Bernard	20	1,586	5
Everett	24	2,412	5
Hugo	16	1,643	5
Jenkins	20	1,943	5
Single-Family Detached Homes			
Finn	42	3,643	7
Jocelyn	42	3,150	8
Lexington	28-44	2,863	7
Sawyer	42	2,461	8
Scarlett	42	3,087	7
Sienna	42	3,312	8

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

boards, and decorative louvered vents. The architectural elevations also show adequate variation in the color of material used for the various models, including blue, gray, beige, and dark brown. The building elevations are designed to incorporate a variety of materials, including brick, stone, vinyl siding—arranged vertically or horizontally—and shake vinyl siding, to create a clean and modern design.

An exhibit submitted with this SDP identifies highly visible lots. The submitted architectural package includes high visibility side elevations for all single-family detached and attached models, with additional windows or architectural features.

Recreational Facilities
PPS 4-22064 determined that private on-site recreational facilities are appropriate for the project development to serve the future residents, in accordance with Section 24-134 of the prior Prince George's County Subdivision Regulations and the standards in the *Prince George's County Park and Recreation Facilities Guidelines* (Park and Recreation Facilities Guidelines). The subject SDP application includes the following recreational sites within the development:

Checkerspot Park: A linear park featuring sitting areas, game tables, landscape, hardscape, lighting, dog waste stations, and bike racks

Turtlehead Playground: Featuring play equipment, lawn area, landscape, hardscape, fencing, benches, trash receptacles, and a dog waste station.

Blueflag Dog Park: A dog park featuring dog play equipment, fountain, landscape, hardscape, fencing, benches, trach receptacles, and dog waste stations.

Wye Oak Park: Featuring seating areas, grills, landscape, hardscape, trash receptacles, and dog waste stations.

Rolli Dot Playground: Featuring play equipment, seating areas, landscape, hardscape, fencing, artificial turf area. and a trash receptacle

Parkland Rock Creek Trail Network: Connector trails provided from the development pods to MC 631, including a bench.

The submittal includes the large-scale plans of the approved recreational sites, with details and schedules showing seating and plantings, in accordance with the Park and Recreation Facilities Guidelines. The SDP has provided a recreational facility construction schedule which shows six phases of development and the recreational facilities being constructed in phase with development. These facilities alone do not meet the minimum requirements to fulfill the recreational requirements for the approved development; however, a clubhouse and a pool are proposed on the abutting site to the east, which is discussed further below.

Community Building (Clubhouse)
In addition to the recreational amenities associated with this application, the applicant also states that this subdivision will utilize the recreational amenities associated with the neighboring

communities: Woodside Village–Meadows at Westmore (which is subject to PPS 4-22064) and Preserve at Westphalia (which is subject to PPS 4-17034). Specifically, the clubhouse is to be located on the Preserve at Westphalia property and exceeded the recreational facilities value required for that project. A portion of the value of the clubhouse is, therefore, allocated to the subject development.

The Preserve at Westphalia subdivision is subject to a declaration of covenants recorded in Book 47732 at page 154 of the Prince George's County Land Records. An umbrella declaration of covenants for the three developments (The Preserve at Westphalia, Parkland and Rock Creek, and Woodside Village–Meadows at Westmore) will be required to include provisions for accessibility, use of the shared recreational facilities, and joint maintenance responsibilities. A draft declaration of covenant for PPS 4-22044, Parkland and Rock Creek Subdivision, will be reviewed at the time of final plat, to ensure inclusion of the aforementioned requirements.

This joint use consists of one large planned development community, under a common homeowners association. In pursuit of this, the applicant has been granted approval of a second amendment to SDP-1901, SDP-1901-02 (PGCPB Resolution No. 2024-075), to allow for the development of an approximately 5,888-square-foot clubhouse, with an approximately 1,960-square-foot swimming pool and parking lot on Parcel R (Preserve at Westphalia). Given the subject project is dependent on the clubhouse to fulfill its recreational requirement, timing for construction of the clubhouse shall also coincide with the subject development. The clubhouse shall be completed prior to approval of the 440th building permit for this site.

Lighting
The subject SDP application includes two types of light fixtures. The pole-mounted lighting (approximately 118 units), with details, will be installed along the private roads of the approved single-family attached and detached homes. The other light fixture (wall lantern) will be installed at the various entrance pillars of the development. The approved photometric plan shows adequate lighting for the areas where these light fixtures are located.

Signage
The subject SDP has provided details of approved signage that will promote a unified design, which will signify sharing of the recreational facilities available to the greater community which includes the subject property, the Preserve at Westphalia, and Woodside Village – Meadows at Westmore (collectively known as Westmore). The approved plans show the location, dimensions, and details of the two entrance signs. Each monument sign measures approximately 6 feet in height, and 16 feet and 6 inches in length.

The signs are comprised of stacked thin stone material, with concrete caps, and feature brushed sheet metal accents with two wall lanterns on their left and right sides. The sign faces are comprised of brushed sheet metal, with a stamped wood panel background. Entry pillars are also featured with the same design scheme as the monument signs (stacked stone material with brushed sheet metal accents and wall lanterns).

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject SDP has been reviewed for compliance with the requirements of the R-M, L-A-C, and M-I-O Zones, as follows:

   a. This subject SDP application is in conformance with the requirements of the L-A-C Zone, as stated in Subdivision 2 of Division 2 of Part 8 of the prior Zoning Ordinance. In addition, both single-family detached and attached homes are permitted uses, in accordance with Section 27-515(b) of the prior Zoning Ordinance.

   b. This subject SDP application is in conformance with the requirements of the R-M Zone, as stated in Subdivision 5 of Division 2 of Part 8 of the prior Zoning Ordinance. In addition, both single-family detached and attached homes are permitted uses, in accordance with Section 27-515(b).

   c. Section 27-480, General development regulations, of the prior Zoning Ordinance, includes various additional standards relative to townhouse lots and architecture. The regulations of Section 27-480 relative to this proposal are as follows:

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

      The Planning Board has reviewed the development data for the approved single-family attached and detached lots, shown on the coversheet of the submittal. These standards are listed, as follows:

Single-family Detached Units

Standards*

Minimum Net Lot Area	5,500 square feet
Minimum Front Yard Setback	20 feet
Minimum Rear Yard Setback	20 feet***
Minimum Side Yard Setback (one side/combined)	5 feet/10 feet
Minimum Lot Width at Street Line	50 feet
Minimum Lot Width at Street Line for Lots on a Concave Street	46 feet
Minimum Lot Width at Front BRL	47 feet
Minimum Lot Width at Street (cul-de-sac)	28 feet
Maximum Building Height	40 feet
Maximum Lot Coverage	50 percent
Minimum Rear Yard Area	1,000 square feet

Single-family Attached (Townhouse) Units

Standards*

Minimum Net Lot Area	-
16-foot-wide	1,070 square feet*
20-foot-wide	1,400 square feet
22-foot-wide	1,600 square feet
24-foot-wide	1,800 square feet
Minimum Front Yard Setback	6 feet
Minimum Lot Width at Street Line	16 feet**
Minimum Lot Width at Front BRL	16 feet **
Minimum Distance between Buildings	15 feet
Minimum Gross Living Space	1,250 square feet
Maximum Height	45 feet
Minimum Rear Yard Area	300 square feet

Notes: *Modification of the standards can be granted by the Planning Board on a case-by-case basis, with the approval of an SDP.

**The minimum width is 16 feet for interior units and 20 feet or larger for end units. At least 80 percent of the single-family attached lots shall be a combination of 20, 22, and 24 feet in width to achieve the highest architectural quality and a variety of unit sizes. The Planning Board and/or the District Council may allow variations to these standards, in accordance with Section 27-480, during review of the SDPs.

***A minimum of 150 feet required lot depth if adjacent to Ritchie Marlboro Road.

(b) The minimum lot area requirement for townhouses constructed pursuant to a Specific Design Plan for which an application is filed after December 30, 1996 (with the exception of property in the L-A-C Zone, if any portion lies within one-half (1/2) mile of an existing or planned Washington Metropolitan Area Transit Authority Metrorail station and the V-L and V-M Zones), shall be one thousand eight hundred (1,800) square feet.

The subject property was placed in the R-M and L-A-C Zones via an SMA intended to implement land use recommendations for mixed-use development recommended by a master plan or sector plan approved after October 1, 2006, and for which a comprehensive land use planning study was conducted by technical staff prior to initiation. Accordingly, this regulation does not apply.

(c) A minimum of sixty percent (60%) of all townhouses constructed in the Comprehensive Design Zones pursuant to a Specific Design Plan for which an application is filed after December 30, 1996 (with the exception of the V-L and V-M Zones), shall have a full front facade (excluding gables, bay windows, trim, and doors) constructed of brick, stone, or stucco.

At least 60 percent of all townhouses included in this SDP application will have a full front façade (excluding gables, bay windows, trim, and doors) constructed of brick, stone, or stucco. A brick tracking schedule is included in the plans, and a condition is added herein to update the chart during permitting.

(d) There shall be no more than six (6) townhouses per building group in any Comprehensive Design Zone (with the exception of the V-L and V-M Zones) for which an application for a Specific Design Plan is filed after December 30, 1996, except where the applicant demonstrates to the satisfaction of the Planning Board or District Council, as applicable, that more than six (6) dwelling units (but not more than eight (8) dwelling units)would create a more attractive living environment or would be more environmentally sensitive. In no event shall the number of building groups containing more than six (6) dwelling units exceed twenty percent (20%) of the total number of building groups in the SDP, and the end units on such building groups shall be a minimum of twenty-four (24) feet in width. The restrictions on units per building group and percentages of building groups shall not apply to townhouses in the L-A-C Zone, if any portion of the L-A-C tract lies within one-half (1/2) mile of an existing or planned Washington Metropolitan Area Transit Authority Metrorail station. In no event shall there be more than nine (9) dwelling units in a building group. Garage parking within all building groups shall be provided in rear-loaded garages except where the rears of the units are located along open space

areas along the perimeter of the development area or areas of steep topography.

The application's prior PPS approval (4-22044) includes 416 single-family attached units in 71 groupings. Of the 71 groups, 46 contain 6 or fewer individual units, and 25 contain 7–8 units. As such, approximately 32.5 percent of the groupings exceed the 6-unit maximum stated in Section 27-480(d). However, the PPS was not determinative of any variances or lot standard modifications, which are required to be requested with the SDP.

The application originally included a variance request to allow for 32.5 percent of the groupings of townhouse units to have 7–8 units, pursuant to Section 27-480(d). In a letter dated October 21, 2024, the applicant submitted a request for the withdrawal of the variance request, along with an exhibit titled "Townhouse Lotting Exhibit – October 21, 2024." The exhibit proposed an alternate layout of townhouses that brought the percentage of units containing more than six units under 20 percent (17.5 percent), thereby removing the need for a variance. A condition has been added herein to revise the SDP to be consistent with the exhibit.

The approved groupings of more than six units help to achieve the purpose of Section 27-433 of the prior Zoning Ordinance because it encourages variety in the design and mix of dwelling units, as well as site design. It also helps to avoid monotony of similarly designed or grouped units by encouraging variety in the number of dwelling units per building group.

(e) The minimum building width for townhouses in any continuous, attached group shall be twenty (20) feet, and the minimum gross living space for a townhouse shall be one thousand two hundred and fifty (1,250) square feet in any development for which an application for a Specific Design Plan is filed after December 30, 1996 (with the exception of townhouses in the V-L and V-M Zones and, as it applies to the minimum building width only, townhouses on property in the L-A-C Zone, if any portion lies within one-half (1/2) mile of an existing or planned Washington Metropolitan Area Transit Authority Metrorail station). For the purposes of this Subsection, "gross living space" shall be defined as all interior building space except the garage and unfinished basement or attic area.

The subject property was placed in the R-M and L-A-C Zones via a sectional map amendment (SMA). The SMA was intended to implement land use recommendations for mixed-use development recommended by a master plan or sector plan that was approved after October 1, 2006, and for which a comprehensive land use planning study was conducted by technical staff prior to its initiation. Per Section 27-480(g), this regulation does not apply.

The approved SDP is consistent with the design standards that were approved with CDP-2101, which allowed for up to 30 percent of the townhouse units to be 16 feet wide. The minimum gross living space approved for the townhouse units is 1,250 square feet.

(f) The maximum building height for multifamily dwellings for which an application for a Specific Design Plan is filed after December 30, 1996, shall be as follows: in the R-S and R-M Zones, forty (40) feet; in R-U and L-A-C Zones, eight (80) feet; and in the M-A-C Zone, one hundred and ten (110) feet.

This regulation is inapplicable, as the subject SDP does not propose multifamily dwellings.

(g) When property is placed in a Comprehensive Design Zone through a Sectional Map Amendment or through a Zoning Map Amendment intended to implement land use recommendations for mixed-use development recommended by a Master Plan or Sector Plan that is approved after October 1, 2006, and for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation:

The subject property was placed in the R-M and L-A-C Zones via an SMA. The SMA was intended to implement land use recommendations for mixed-use development recommended by a master plan or sector plan that was approved after October 1, 2006, and for which a comprehensive land use planning study was conducted by technical staff prior to initiation.

(1) The design guidelines or standards intended to implement the development concept recommended by the Master Plan, Sector Plan, or Sectional Map Amendment Zoning Change, and a referenced exhibit of record for the property should establish and provide guidance for the development regulations to be incorporated in the Specific Design Plan.

Pursuant to CR-002-2007, the subject property was placed in the R-M and L-A-C Zones with "Exhibit 58" serving as the basic plan.

The subject application has been reviewed for conformance with the requirements of the basic plan. The specific land use types, development quantities, and densities for each zone are stated in Approved Zoning Change 9 of the SMA (page 91), as follows:

The R-M (Residential Medium) and L-A-C (Local Activity Center) comprehensive design zones implement the sector plan recommendation for low- to moderate-density residential, neighborhood-oriented commercial and institutional land uses on

these three properties. Public Record Exhibit 58 contains an illustration for a comprehensively planned mix of civic, residential, commercial, and open space uses as the basic plan (as amended by CR-2-2007 (DR-2) below) for these comprehensive design zones per Section 27-478 of the Zoning Ordinance. The land use relationships illustrated in Exhibit 58 are represented in SMA Rezoning Development Concept 4 (see Appendix 1). The land use types and quantities approved for the Rock Creek Baptist Church, Washington, and Bean properties are defined by CR-2-2007 (DR-2), SMA Amendment 3 as follows:

- **Land Use Types: All uses allowed in the R-S and L-A-C Zones.**

- **Land Use Quantities (to be determined at CDP, based on Exhibit 58):**

  R-M (3.6) Zone—Approximately 183.5 acres, capped at 4.0 DU/gross acre

  Residential—712 units

  Age-Restricted Community—160 units

  Public/Quasi-Public Use—Church, school and recreation amenities

  L-A-C (Neighborhood) Zone: Approximately 40 acres capped at 8.0 DU/gross acre

  Residential—Approximately 12 acres

  Residential—320 units

  Commercial/Retail (including live/work)—25,000 square feet gross floor area

  Country Inn—40,000 square feet gross floor area

Comprehensive Design Plan Review Considerations:

- **MC-631 is located on the subject property and should connect directly to the portion of MC-631 located on the Woodside Village property at a four-way intersection with Westphalia Road.**

The subject site is part of a larger property that was rezoned to the R-M and L-A-C Zones by the Westphalia Sector Plan and SMA as a planned community that is compatible with the existing land use, zoning, and facilities in the immediate surroundings. The sector plan envisions a local activity center with low to medium residential development on the property. The approved development, as part of the larger Westmore community, contributes to this land use vision.

The Planning Board finds that the approved use conforms with the recommended land use. The approved development would result in a density of 3.28 dwelling units per acre, which would fall within the density cap for the recommended land use.

(2) The limitations on the maximum percentages of townhouse and multifamily dwelling units contained in Section 27-515(b)(7), footnote 29, the lot area requirement in Subsection (b) above, and the lot width requirements in Subsection (e) above shall not apply. However, the Planning Board or District Council may impose similar restrictions where appropriate, only to implement the recommendations of the Master Plan or Sector Plan.

The applicable development data is provided in the analysis of Section 27-480(a) above.

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

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

The approved SDP conforms to the requirements of CDP-2101, as discussed in Finding 8 below, and is in conformance with the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual), as discussed further in Finding 10 below. The SDP further conforms to the townhouse design guidelines in Section 27-274(a)(1)(B) and (a)(11) of the prior Zoning Ordinance, and with the townhouse regulations in Section 27-433(d), as set forth in Findings 7e and 7f below. In addition, the SDP conforms to Section 27-480(d) and (e), as provided in Finding 7c above.

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

This requirement is not applicable to the approved SDP application, as it contains no property designated as a regional urban community.

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

A traffic impact analysis was submitted with PPS 4-22044. Based on the available information and the submitted traffic impact analysis, the Planning Board agrees that this approved SDP application will be adequately served within a reasonable time period and is consistent with the conditions of PPS 4-22044.

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

The approved Site Development Concept Plan (SDC-19190-2022) by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE demonstrates that adequate provisions have been made for draining surface water with no adverse effects on the subject property or adjacent properties.

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

A Type 1 Tree Conservation Plan (TCP1-022-2021) was approved with CDP-2101 and PPS 4-22044. A Type 2 Tree Conservation Plan (TCP2-035-2024) has been submitted along with, and conforms to, this SDP to be approved. The Environmental Planning Section notes that the TCP2 requires minor technical corrections to the Forest Conservation Act reporting table and the general notes of the plan. A condition has been added herein requiring the applicant to revise the TCP2.

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

Based on the level of design information available in the submittal, the regulated environmental features (REF) on the subject property have been preserved and/or restored to the fullest extent possible, in accordance with the requirements of

Section 24-130(b)(5) of the prior Subdivision Regulations. Further analysis of conformance to this condition is provided by the Environmental Planning Section, in Finding 13 below.

e. Section 27-274(a) contains design guidelines for townhouses, as follows:

(1) General.

(B) The applicant shall provide justification for and demonstrate to the satisfaction of the Planning Board or District Council, as applicable, the reasons for noncompliance with any of the design guidelines for townhouses and three-family dwellings set forth in paragraph (11), below.

(11) Townhouses and three-family dwellings.

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

The townhouses have been arranged in a manner to reflect the shape and topography of the overall property. A variance for the removal of 40 specimen trees was approved with PPS 4-22044, However, 92 specimen trees will be retained overall, and all woodland conservation requirements are proposed to be provided on-site. Of the 40 specimen trees approved for removal, 31 are associated with the subject SDP. The approved SDP application maintains trees in the open space areas proposed for preservation, pursuant to applicable previous approvals.

(B) Groups of townhouses should not be arranged on curving streets in long, linear strips. Where feasible, groups of townhouses should be at right angles to each other, and should facilitate a courtyard design. In a more urban environment, consideration should be given to fronting the units on roadways.

The site layout for the approved townhouses is designed in an urban environment manner for all units to front private rights-of-way while creating corners for open space. No groups of townhouses are arranged on curving streets that feature long, linear strips.

(C) Recreational facilities should be separated from dwelling units through techniques such as buffering, differences in grade, or preservation of existing trees. The rears of buildings, in particular, should be buffered from recreational facilities.

The approved SDP application includes the locations of on-site recreational facilities, as discussed in Finding 6 above. Recreational facilities and open spaces are separated from dwelling units on-site with roadways and approved landscaping. Units that face recreational facilities are adequately buffered through landscaping.

(D) To convey the individuality of each unit, the design of abutting units should avoid the use of repetitive architectural elements and should employ a variety of architectural features and designs such as roofline, window and door treatments, projections, colors, and materials. In lieu of this individuality guideline, creative or innovative product design may be utilized.

The approved architectural designs show that the design of abutting units have avoided the use of repetitive architectural elements.

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

The approved landscape plans show the rear yards of townhouse units are appropriately buffered from public rights-of-way and parking lots.

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

The approved plans include a 2-foot offset between units.

f. Section 27-433(d) also contains additional regulations for townhouses, as follows:

(d) Dwellings.

(1) All dwellings shall be located on record lots shown on a record plat.

This requirement will be addressed at the final plat stage, at which time all residential lots will be recorded on a record plat.

(2) There shall be not more than six (6) nor less than three (3) dwelling units (four (4) dwelling units for one-family attached metropolitan dwellings) in any horizontal, continuous, attached group, except where the Planning Board or District Council, as applicable, determines that more than six (6) dwelling units (but not more than eight (8) dwelling units) or that one-family semidetached dwellings would create a more attractive living environment, would be more environmentally sensitive, or would otherwise achieve the purposes of this Division. In no event shall the number of building groups containing more than six (6) dwelling units exceed twenty percent (20%) of the total number of building groups, and the end units on such building groups shall be a minimum of twenty-four (24) feet in width.

As discussed further above in this finding, the applicant has provided an exhibit demonstrating that the project will be designed to provide less than 20 percent of the building groups with more than seven to eight dwelling units. The approved groupings of more than six units help to achieve the purpose of Section 27-433 because it encourages variety in the design and mix of dwelling units, as well as site design. It also helps to avoid monotony of similarly designed or grouped units by encouraging variety in the number of dwelling units per building group.

(3) The minimum width of dwellings in any continuous, attached group shall be at least twenty (20) feet for townhouses, and twenty-two (22) feet for one-family attached metropolitan dwellings. Attached groups containing units all the same width and design should be avoided, and within each attached group attention should be given to the use of wider end units.

This standard is redundant of Section 27-480(e), which does not apply to the subject property because it was placed in the R-M and L-A-C Zones via an SMA. The SMA was intended to implement land use recommendations for mixed-use development recommended by a master plan or sector plan that was approved after October 1, 2006, and for which a comprehensive land use planning study was conducted by technical staff prior to initiation.

The approved SDP is consistent with the design standards that were approved with CDP-2101, which allowed for up to 30 percent of the townhouse units to be 16 feet wide, as noted above.

(4) The minimum gross living space, which shall include all interior space except garage and unfinished basement or attic area, shall be one thousand two hundred and fifty (1,250) square feet for townhouses, and two thousand two hundred (2,200) square feet for one-family attached metropolitan dwellings.

The townhouses in this SDP comply with this requirement as all approved units meet or exceed the minimum requirement of 1,250 square feet.

(5) Side and rear walls shall be articulated with windows, recesses, chimneys, or other architectural treatments. All endwalls shall have a minimum of two (2) architectural features. Buildings on lots where endwalls are prominent (such as corner lots, lots visible from public spaces, streets, or because of topography or road curvature) shall have additional endwall treatments consisting of architectural features in a balanced composition, or natural features which shall include brick, stone, or stucco.

The side and rear elevations of the approved townhouses contain numerous architectural features. The approved side elevations for highly visible lots will have at least three architectural features.

(6) Above-grade foundation walls shall either be clad with finish materials compatible with the primary facade design, or shall be textured or formed to simulate a clad finished material such as brick, decorative block, or stucco. Exposed foundation walls of unclad or unfinished concrete are prohibited.

For highly visible lots, the approved above-grade foundation walls will be in the form of bricks or decorative block/stone.

(7) A minimum of sixty percent (60%) of all townhouse units in a development shall have a full front facade (excluding gables, bay windows, trim, and doors) of brick, stone, or stucco. Each building shall be deemed to have only one "front."

At least 60 percent of all townhouses included in this SDP application will have a full front façade (excluding gables, bay windows, trim, and doors) constructed of brick, stone, or stucco. A brick tracking schedule is included in the plans.

(8) One-family attached metropolitan dwellings shall be designed with a single architecturally integrated "Front Wall." A minimum of one hundred percent (100%) of the "Front Wall", excluding garage door

areas, windows, or doorways shall be constructed of high quality materials such as brick or stone and contain other distinctive architectural features.

This requirement is not applicable to the approved SDP application.

g. This application is located within the M-I-O Zone for height. Pursuant to Section 27-548.54(e)(2)(D), Requirements for Height, of the prior Zoning Ordinance, the approved development in this application must comply with the requirements for height for properties located in Surface E, Conical Surface (20:1) – Right Runway. The maximum building height of the approved single-family detached and attached homes is 38 feet and 10 inches, which is below the maximum building height limits.

8. **Comprehensive Design Plan CDP-2101:** CDP-2101 was approved by the Planning Board on March 3, 2022 (PGCPB Resolution No. 2022-29), subject to nine conditions. The conditions relevant to the review of this SDP 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. Total development within the subject property shall be limited to uses which generate no more than 470 AM peak-hour trips and 564 PM peak-hour trips, unless modified by the adequate public facilities test for transportation at the time of preliminary plan of subdivision.

The approved proposal is within the trip cap that was established by CDP-2101. The trip cap established by CDP-2101 was subsequently replaced by PPS 4-22044 and listed in Condition 4 of the PPS.

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

Single-Family Detached Units

STANDARDS**

Minimum Net Lot Area	**6,000 square feet**
Minimum Front Yard Setback	**20 feet**
Minimum Rear Yard Setback	**20 feet***
Minimum Side Yard Setback	
(one side / combined)	**5 feet/10 feet**
Minimum Lot Width at Street Line	**50 feet**
Minimum Lot Width at Street Line for Lots on a Concave Street	**46 feet**
Minimum Lot Width at Front BRL	**47 feet**
Minimum Lot Width at Street (cul-de-sac)	**28 feet**
Maximum Height	**40 feet**
Maximum Lot Coverage	**50 percent**
Minimum Rear Yard Area	**1,000 square feet**

Single-Family Attached (Townhouse) Units

STANDARDS**

Minimum Net Lot Area	
16-foot-wide	**1,200 square feet**
20-foot-wide	**1,400 square feet**
22-foot-wide	**1,600 square feet**
24-foot-wide	**1,800 square feet**
Minimum Front Yard Setback	**6 feet**
Minimum Lot Width at Street Line	**16 feet*****
Minimum Lot Width at Front BRL	**16 feet ***
Minimum Distance Between Buildings	**15 feet**
Minimum Gross Living Space	**1,250 square feet**
Maximum Height	**45 feet**
Minimum Rear Yard Area	**300 square feet**

Other Design Standards:

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

For all alley-loaded townhouses, a cantilevered deck, a minimum four feet in depth, shall be a standard feature.

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

Notes: *Minimum 150-foot lot depth required adjacent to Ritchie Marlboro Road.

****Variation to the standards can be granted by the Prince George's County Planning Board on a case-by-case basis, with the approval of a specific design plan.**

*****The minimum width is 16 feet for interior units and 20 feet or larger for end units. At least 80 percent of the single-family attached lots shall be a combination of 20, 22, and 24 feet in width to achieve the highest architectural quality and a variety of unit sizes. The Prince George's County Planning Board and/or the Prince George's County District Council may allow variations to these standards, in accordance with Section 27-480 of the Prince George's County Zoning Ordinance, during review of the specific design plans.**

Multifamily Building – Age-restricted

STANDARDS*

Maximum Building Height	**110 feet**

Notes: *Modifications to the standards can be granted by the Planning Board on a case-by-case basis, with the approval of a specific design plan.

Commercial Development

STANDARDS*

Minimum Front Yard Setback	**10 feet**
Minimum Rear Yard Setback	**10 feet**
Minimum Side Yard Setback	**10 feet**
Maximum Building Height	**30 feet**
Lighting	**Full Cutoff optics**
	0.0 Light levels at common property line

Other Design Standards:
The design standards for all freestanding on-site signs shall be determined by the Planning Board, for each individual development, at the time of SDP review. As a guide, signage should be reviewed in accordance with the requirements of the Commercial Office Zone.

Note: *Modifications to the standards can be granted by the Planning Board on a case-by-case basis, with the approval of a specific design plan.

CDP-2101 approved a minimum lot area of 6,000 square feet for single-family detached units, and 1,200 square feet for single-family attached units. With this SDP, the application is approved for a minimum net lot area of 5,500 square feet for single-family detached units, and 1,070 square feet for 16-foot-wide single-family attached units.

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

a. Provide a plan for any interpretive signage to be erected and public outreach measures (based on the findings of the Phase I, II, and/or Phase III archeological investigations). The location and wording of the signage and the public outreach measures shall be subject to approval by the Maryland-National Capital Park and Planning Commission staff archeologist. The plan shall include the timing for the installation of the signage and the implementation of public outreach measures.

The SDP provides a plan for an interpretive sign, which has been reviewed for adequacy by Historic Preservation and archeology staff, and includes timing for installation of the signage and implementation of public outreach measures. The timing for the interpretive sign, as shown on the plans, indicates that the sign shall be constructed at time of construction of Checkerspot Park. Historic Preservation staff found the interpretative signage plan to be adequate and in conformance with this condition.

b. Document all buildings on Parcel 16 through the completion of a Maryland Inventory of Historic Properties (MIHP) form according to Maryland Historical Trust (MHT) standards by a qualified 36CFR60 consultant. The draft and final MIHP form shall be reviewed and approved by Historic Preservation Section staff prior to submittal by the applicant to MHT.

At the Historic Preservation Commission's (HPC) hearing on January 17, 2023, regarding the associated PPS 4-22044, a request by the applicant was accepted by HPC to trigger this condition, at the time of an SDP that includes Parcel 16. The current SDP includes Parcel 16, and the applicant has submitted the draft Maryland Inventory of Historic Properties (MIHP) form to Historic Preservation staff for review and approval. Historic Preservation staff approved the draft form and notes that the final draft MIHP shall be submitted to Historic Preservation

staff for approval, prior to submittal by the applicant to the Maryland Historical Trust MHT. A condition has been added herein requiring the applicant to submit a copy of the final MIHP form for review and approval by the Historic Preservation Section, prior to permitting.

c. Provide the following site plan notes on the SDP:

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

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

Both notes have been added as General Note 24 on the SDP.

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

A tracking table for percentages of townhouses that have 100 percent brick front elevations and those that have frontage width larger than 16 feet has been provided in Sheet 25 of the SDP.

e. Provide a highly visible end unit exhibit and corresponding elevations of the proposed architecture models.

An exhibit submitted with this SDP identifies those highly visible lots. The approved architectural package includes high visibility side elevations for all single-family detached and attached models, with additional windows or architectural features.

f. Provide an additional 10 percent parking for visitors and a fire engine turning radius exhibit for the townhouse development pods.

An additional 10 percent parking for visitors and a fire engine turning radius exhibit for the development has been provided in the SDP. A note from PGCPB Resolution No. 2022-09 containing this condition has been provided in the Parking and Loading general notes on the SDP.

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

A fire engine turning radius exhibit for the townhouse development has been provided with the SDP.

9. **Preliminary Plan of Subdivision 4-22044:** PPS 4-22044 was approved by the Planning Board on May 17, 2023 (PGCPB Resolution No. 2023-28(c)), subject to 28 conditions. The conditions relevant to the review of this SDP 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. Development of the site shall be in conformance with the stormwater management concept plan (19190-2022), and any subsequent revisions.

The applicant has provided a copy of an approved stormwater management (SWM) plan and letter, which is valid until September 13, 2027. The SWM plan is reflective of the approved layout, as shown on the submitted TCP2 and SDP.

4. The total development within this preliminary plan of subdivision (PPS) shall be limited to uses which generate no more than 401 AM peak-hour trips and 488 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein shall require a PPS with a new determination of the adequacy of transportation facilities.

The development approved with this SDP is within the development evaluated by the PPS. Conformance with this condition was further evaluated by the Transportation Planning Section, whose analysis is provided below in Finding 13.

9. Prior to acceptance of a specific design plan (SDP), the applicant and the applicant's heirs, successors and/or assignees shall include, as part of the SDP site plan submission, the following:

a. Sidewalks along both sides of internal streets, except Road P, for which sidewalks shall be provided along at least the south side of the roadway.

b. Americans with Disabilities Act-accessible curb ramps and associated crosswalks at all intersections and throughout the site at pedestrian crossings.

c. Ten-foot-wide shared-use paths along the full extent of Ritchie Marlboro Road (A-39), Westphalia Road (C-626), and MC-631 within the limits of the site, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement.

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

Five-foot-wide sidewalks are provided along both sides of the internal streets, and along the south side of Road P (Greenwell Lane). Americans with Disabilities Act (ADA)-accessible curb ramps and continental-style crosswalks are provided at all intersections and throughout the site.

A 10-foot-wide sidepath is provided along the frontage of Ritchie Marlboro Road, and along both sides of MC-631. Per DPIE, the south side of Westphalia Road will be developed with a wide sidepath, and therefore, a 5-foot-wide sidewalk along the site's frontage is acceptable. Bicycle parking is provided at all recreation areas.

15. At least 40 days prior to the Planning Board hearing for any specific design plan that includes stream or wetland mitigation, the applicant shall provide a mitigation concept plan subject to agreement by the Maryland Department of the Environment and the Army Corps of Engineers.

A mitigation concept plan has been submitted with the subject application. Conformance with this condition was further evaluated by the Environmental Planning Section, whose analysis is provided in Finding 13.

16. In accordance with Section 24-135(b) of the prior Prince George's County Subdivision Regulations, the applicant and the applicant's heirs, successors, and/or assignees, shall provide adequate on-site recreational facilities.

On-site recreational facilities have been shown on the subject plans and discussed further in Finding 6 above.

18. The on-site recreational facilities shall be reviewed by the Urban Design Section of the Development Review Division of the Prince George's County Planning Department, for adequacy and proper siting, in accordance with the Park and Recreation Facilities Guidelines, with the review of the specific design plan. Timing for construction shall be determined at the time of specific design plan review.

On-site recreational facilities have been shown on the subject application and are found to be in conformance with the Park and Recreation Facilities Guidelines. Conformance with this condition was further evaluated by the Planning Board, which can be found above in Finding 6.

22. Prior to the approval of the first specific design plan for existing Parcel 16, all buildings on existing Parcel 16 shall be documented through the completion of a Maryland Inventory of Historic Properties (MIHP) form, according to Maryland Historical Trust (MHT) standards, by a qualified 36CFR60 consultant. The draft and final MIHP form shall be reviewed and approved by Historic Preservation Section staff prior to submittal by the applicant to the MHT.

The applicant has submitted a draft copy of the MIHP form to Historic Preservation staff for review and approval. The Historic Preservation Section has found the form to be adequate and has approved the draft. The applicant shall provide a copy of the final form to the Historic Preservation Section for approval, prior to submittal to the MHT. A condition has been added herein requiring the applicant to submit a copy of the final

MIHP form for review and approval by the Historic Preservation Section, prior to permitting.

24. A substantial revision to the uses on the subject property that affects Subtitle 24 adequacy findings, as set forth in this resolution of approval, shall require the approval of a new preliminary plan of subdivision, prior to approval of any building permits.

At the time of the approval of PPS 4-22044, the proposed uses of the property were single-family detached and attached dwelling units. The subject application does not include a revision to the use of the subject property that would affect Subtitle 24 adequacy finding and require a new PPS.

27. Prior to acceptance of a specific design plan, a Phase II noise analysis that demonstrates that any outdoor activity areas are located outside of the mitigated 65 dBA Ldn, and that the building structures proposed mitigate interior noise levels to 45 dBA Ldn or less shall be provided.

A Phase II noise analysis, dated December 11, 2023, was provided by the applicant at the time of acceptance. However, the 65 dBA Ldn mitigated noise line is not provided in the legend on the plan, or clearly shown on the SDP itself. Per the Phase II noise analysis, one residential lot (Lot 15, Block K) requires mitigation along two building façades, to reduce the interior noise in the proposed dwelling to 45 dBA Ldn or less.

The SDP shall be revised to provide the upper level 65 dBA Ldn unmitigated noise line and remove the unmitigated 65 dBA noise contour reflective of the noise study dated June 16, 2022. Lot 15, Block K, is noted on the plan as requiring mitigation to reduce the interior noise to 45 dBA Ldn or less. The information should include the specific mitigation required.

10. **2010 Prince George's County Landscape Manual:** Per Section 27-528(a)(1) of the prior Zoning Ordinance, an SDP must conform to the applicable standards of the Landscape Manual. The development is subject to Section 4.1, Residential Requirements; Section 4.6, Buffering Development from Streets; Section 4.9, Sustainable Landscaping Requirements; and Section 4.10, Street Trees Along Private Streets, of the Landscape Manual.

a. **Section 4.1, Residential Requirements (lots less than 9,500 square feet)**: Section 4.1(c)(1)(D) requires one-family detached lots less than 9,500 square feet, with a minimum of 2 shade trees and 2 ornamental or evergreen trees per lot. There are 98 lots in this category. The applicant provides two shade trees and two ornamental trees for each of the lots to meet the requirement. There are 196 shade trees, 163 ornamental trees, and 99 evergreen trees in total for these lots.

b. **Section 4.1, Residential Requirements (townhouse units)**: Section 4.1(c)(2)(A) requires townhouses to provide a minimum of one and one-half shade trees and one ornamental or evergreen tree per lot. There are 416 units in this category. The

applicant provides 624 shade trees, 208 ornamental trees, and 208 evergreen trees to meet the requirement.

c. **Section 4.6, Buffering Development from Streets (Primary or Lower Road Classifications)**: Section 4.6(c)(1)(A)(i) requires the rear yards of single-family attached or detached dwellings to have a minimum of a 20-foot-wide buffer, with at least 2 shade trees, 8 evergreen trees, and 12 shrubs per 100 linear feet of property line adjacent to the street. The approved landscape plan shows that single-family detached homes comply with this requirement. Conditions are included herein requiring the applicant to revise Schedule 4.6(c)(1)(A)(i) for primary or lower road classifications, to reflect a single-family attached lot that requires an alternative compliance application, and to provide an exhibit showing the location of the lot being evaluated with this schedule.

d. **Section 4.6, Buffering Development from Streets (Ritchie Marlboro Road)**: Section 4.6(c)(2)(A)(ii) requires the buffering of development from special roadways. Ritchie Marlboro Road is designated as a historic road. As the subject site is located in the developing tier, this requires a minimum of a 20-foot-wide buffer, and this buffer is required to have 80 plant units per 100 linear feet of property line adjacent to the street. Two conditions are included herein requiring the applicant to revise the Schedule 4.6(c)(2)(A)(ii) for the Richie Marlboro Road frontage, and label the linear feet associated with this schedule on the plan to demonstrate conformance.

e. **Section 4.6, Buffering Development from Streets (Westphalia Road)**: Section 4.6(c)(1)(A)(ii) requires the rear yards of residential development to be buffered from streets. Westphalia Road is classified as a collector road, which requires a minimum of a 35-foot-wide buffer, and this buffer is required to have 4 shade trees, 12 evergreen trees, and 20 shrubs per 100 linear feet of property line adjacent to the street. Two conditions are included herein requiring the applicant to label the dimensions associated with the evaluation of Schedule 4.6(c)(1)(A)(ii) for Westphalia Road as well as to adjust the location of the depicted colored, dotted line shown on the plan.

f. **Section 4.6, Buffering Development from Streets (Westphalia Road)**: Section 4.6(c)(2)(A)(ii) requires development to be buffered from streets. Westphalia Road is designated as a historic road, which requires a 20-foot-wide buffer, and this buffer is required to have 80 plant units per 100 linear feet of property line adjacent to the street. Two conditions are included herein requiring the applicant to label the dimensions associated with the evaluation of Schedule 4.6(c)(2)(A)(ii) for Westphalia Road as well as to adjust the location of the depicted colored, dotted line shown on the plan.

g. **Section 4.6, Buffering Development from Streets (Suitland Parkway Extended):** Section 4.6(c)(1)(A)(ii) requires development to be buffered from streets. Suitland Parkway Extended is designated as a major collector road, which requires a minimum of a 50-foot-wide buffer, and this buffer is required to have 6 shade trees, 16 evergreen trees, and 30 shrubs per 100 linear feet of property line adjacent to the street. A condition is included herein requiring the applicant to add a separate schedule for Suitland Parkway Extended, similar to those schedules for Richie Marlboro Road and Westphalia Road,

that demonstrate conformance. This schedule needs to include all the applicable lots because some lots are missing from the submitted schedule.

h. **Section 4.9, Sustainable Landscaping**: Section 4.9 requires that a certain percentage of plants within each plant type (including shade trees, ornamental trees, evergreen trees, and shrubs) be native species (or the cultivars of native species). The minimum percentage of plants of each plant type, required to be native species and/or cultivars, is 50 percent for shade trees and ornamental trees, and 30 percent for evergreen trees and shrubs. The approved landscape plan that the applicant has chosen provides approximately 68 percent native shade trees, 78 percent native ornamental trees, approximately 52 percent native evergreen trees, and 64 percent native shrubs, meeting and exceeding these requirements.

i. **Section 4.10, Street Trees Along Private Streets**: Section 4.10(c)(2) requires street trees along private streets to be planted at an average spacing of not less than 25 feet on center, nor greater than 50 feet on center, excluding driveway openings. Typically, this requires the applicant to plant street trees along private streets at a rate of one tree per 35 linear feet. The approved schedule shows the total linear feet of frontage (excluding driveway openings) is 3,992, which requires 114 street trees. The applicant provides 114 trees to meet this requirement. Instead of providing a total of linear feet for the entire project in one schedule, the applicant should provide analysis for each private street or for private streets located in each pod of townhouses, with dimensions shown on the plans. A condition is included herein requiring the applicant to revise Schedule 4.10-1.

In addition, the applicant requested alternative compliance from Section 4.6 of the Landscape Manual as follows:

REQUIRED: Section 4.6(c)(1)(A)(i) Buffering Residential Development from Streets, Primary or Lower Road Classifications

	Lot 23E
Linear feet of property line adjacent to the street	15 feet Road K (Pumpkinseed Drive)
Minimum width of buffer	20 feet
Shade Trees (2 per 100 linear feet)	1*
Evergreen Trees (8 per 100 linear feet)	1*
Shrubs (12 per 100 linear feet)	2*

Note: *Per Section 4.6(c)(1)(D) of the Landscape Manual, the planting requirements may be reduced by 50 percent with the proposed 6-foot-high, board-on-board fence. However, due to the small, required number (0.3 shade trees versus 0.15) and the need to round up, there is no effective reduction in the required plants with the provision of the fence.

The applicant requested alternative compliance from the requirements of Section 4.6, Buffering Developments from Streets, which requires a minimum buffer width of 20 feet when the rear yards of single-family attached or detached dwellings are oriented toward a street classified as primary or lower, such as Public Road K (Pumpkinseed Drive).

The applicant requested alternative compliance from 13 lots, which includes lots with rear yards oriented towards private streets within the development; however, Section 4.6 does not apply to internal private streets. Therefore, Lot 23E is the only lot requiring alternative compliance from Section 4.6. The applicant has provided planting units beyond the requirement to ensure there is an attractive view of the development from the street, and the rear yard is buffered. In addition, the application is approved for a 6-foot-high privacy fence between the rear yard of this lot and the public street. A condition has been added herein for the landscape plans to be revised to label this privacy fence. The Planning Board finds that the applicant's proposal is equally as effective as normal compliance with Section 4.6 of the Landscape Manual and approves the alternative compliance request.

11. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** A numbered Woodland Conservation Letter of Exemption was issued for the site (E-053-00) for timber harvest, which was approved August 1, 2000. Type 2 Tree Conservation Plans (TCP2-015-2018 and TCP2-015-2018-01) were approved in May 2019, for a portion of the site for the Washington Gas Pipeline Easement, which was revised in October 2019.

This project is subject to the 2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the application is for a new SDP, with a prior CDP and a PPS, and is subject to the 2018 *Environmental Technical Manual* (ETM). TCP2-035-2024 was submitted with the subject application and requires minor revisions to be found in conformance with the WCO.

The woodland conservation threshold for this 156.87-acre property is 19.25 percent of the net tract area, or 27.59 acres. The total woodland conservation requirement, based on the amount of clearing proposed, is 48.58 acres. The woodland conservation requirement is proposed to be satisfied with 31.42 acres of on-site woodland preservation and 17.16 acres of reforestation to meet the entirety of the woodland conservation requirement on-site. Technical revisions to the TCP2 are required and are conditioned herein.

12. **Prince George's County Tree Canopy Coverage Ordinance:** Prince George's County Council Bill CB-21-2024, for the Tree Canopy Coverage Ordinance, became effective July 1, 2024. Subsequently, Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage (TCC) on projects that require a grading or building permit for more than 2,500 square feet of disturbance. Properties that are zoned R-M and L-A-C are required to provide a minimum of 15 percent, and 10 percent of the net tract area in TCC respectively. The net tract area of the subject site is approximately 137.39 acres, and the required TCC is approximately 19.58 acres. The schedule shows that the requirement will be met on-site through a combination of woodland preservation, reforestation, and landscape trees. A condition is included herein requiring the applicant to revise the schedule, to be consistent with the total

number of plant materials in Schedule 4.9-1 and the woodland conservation worksheet on the TCP2.

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

a. **Historic Preservation**—In a memorandum dated September 18, 2024 (Historic Preservation Commission to Mitchum), the HPC provided an evaluation of the application stating that the subject property is adjacent to the Talburtt Tobacco Barn, Historic Site 78-009, located in the Preserve at Westphalia development to the east. Phase I and II archeology investigations have been completed on the subject property. No additional archeological investigations are recommended.

b. **Community Planning**—In a memorandum dated September 16, 2024 (Calomese to Mitchum), the Community Planning Division provided an evaluation of the application's conformance to the Westphalia Sector Plan. While the sector plan does not provide a definition for Low-Density Residential future land use, the application meets the criteria, as defined by the general plan.

c. **Subdivision Review**—In a memorandum dated October 1, 2024, (Bartlett to Mitchum), the Subdivision Section provided a review of the subject SDP for conformance with the conditions relevant to the approval of PPS 4-22044. The relevant comments have been included in the above findings of this resolution. Subdivision staff also offered the following comments:

The property received an automatic certificate of adequacy (ADQ) associated with PPS 4-22044, pursuant to Section 24-4503(a)(1) of the Prince George's County Subdivision Regulations, which became effective April 1, 2022 and is valid for 12 years from that date, subject to the expiration provisions of Section 24-4503(c).

Per the Subdivision Review Section, the subject SDP has been found to be in conformance with the approved PPS.

d. **Transportation Planning**—In a memorandum dated September 27, 2024, (Smith to Mitchum), the Transportation Planning Section provided an analysis of the prior approvals, which is incorporated into the above findings of this resolution.

Master Plan Right of Way
The site fronts Westphalia Road (C-626) which is identified as a collector roadway with an 80-foot ultimate right-of-way. The site also fronts Ritchie Marlboro Road, an arterial roadway with a 120-foot right-of-way. Internal to the site is major collector MC-631 with a 100-foot right-of-way. All master-planned roadways are properly identified on the site plan and have provided the appropriate dedication, as was determined at the time of PPS.

Master Plan Pedestrian and Bike Facilities
The site plan includes the location and details for the sidepaths along the frontage of Ritchie Marlboro Road and MC-631. The planned sidepath along Westphalia Road is to be constructed as part of a separate development. The planned path from the northern part of MC-631 to Sansbury Road was not included as part of the PPS and is not planned with this development. The facilities included with this application meet the intent of the MPOT, as determined at the time of PPS, and will accommodate multimodal movement through the site and to adjacent properties.

A sidewalk connection is provided throughout both sides of all the new internal roadways and along the frontages. The planned sidewalk and sidepaths are consistent with AASHTO standards by providing the recommended 10-foot-wide paths and minimum 5-foot-wide sidewalk throughout the site. The facilities included with this application meet the intent of the Complete Streets policies and strategies of the sector plan and will accommodate multimodal movement through the site and to adjacent properties.

The applicant's submission displays the details of the roadways and sidewalk infrastructure to accommodate vehicular and conceptual bicycle and pedestrian movement throughout the site.

The circulation plan provides clear and comprehensive connections throughout the site. Two points of vehicle access are approved, along the site's frontage of Westphalia Road and one along Ritchie Marlboro Road respectively. Two points of cross-access to the adjacent property to the east are also provided internally to the site. Crosswalks and ADA curb ramps are also detailed throughout the site. As stated in response to staff's traffic calming request, the applicant will continue to work with the operating agencies to ensure traffic calming measures have been explored and implemented as desired.

The submitted site plan also includes a parking schedule that exceeds the parking requirements for the approved development. Parking includes a total of 1,833, of which 1,130 are required. As part of the total, 85 spaces are designated for visitor parking. In addition, bicycle parking is provided at recreational areas throughout the site. The Planning Board finds that parking is sufficient.

e. **Environmental Planning**—In a memorandum dated September 23, 2024, (Kirchhof to Mitchum), the Environmental Planning Section provided a comprehensive analysis of the SDP conformance with all applicable environmental-related conditions attached to previous approvals, which have been included in above findings. Additional comments are, as follows:

Natural Resource Inventory
A signed Natural Resources Inventory Plan (NRI-123-2021) was submitted with the application. The site contains floodplain, streams, and associated buffers that comprise the primary management area (PMA). The NRI indicates the presence of seven forest stands, labeled as Stand 1 through Stand 7, with 132 specimen trees identified on-site. The NRI provides a total woodland amount of 90.44 acres woodland in the net tract and

12.29 acres of woodland within the floodplain on-site. Subsequent to that NRI approval, prior approved TCP2-015-2018-01, for a Washington Gas pipeline, cleared 5.11 acres of woodland in the net tract and 0.23 acre of woodland within the floodplain. The TCP2 and DSP show all required information correctly in conformance with the NRI.

Specimen Trees

Section 25-122(b)(1)(G) of the Prince George's County Code requires that "Specimen trees, champion trees, and trees that are part of a historic site or are associated with a historic structure shall be preserved and the design shall either preserve the critical root zone of each tree in its entirety or preserve an appropriate percentage of the critical root zone in keeping with the tree's condition and the species' ability to survive construction as provided in the "[Environmental] Technical Manual." The Code, however, is not inflexible.

A Subtitle 25 variance dated June 2024 was submitted for review with this SDP. The letter of justification (LOJ) requests the removal of an additional 11 specimen trees identified as Specimen Trees ST-48, ST-50, ST-54, ST-71, ST-72, ST-93, ST-94, ST-95, ST-96, ST-98, and ST-130. The condition of trees proposed for removal ranges from poor to good. The TCP2 shows the location of the trees proposed for removal are located in areas for the master-planned roadway MC-631 and for stream restoration.

A total of 23 specimen trees were approved for removal under TCP2-015-2018-01, for the Washington Gas Pipeline that runs north to south along the western edge of the site. These specimen trees are not required to be addressed with this SDP, as they were not requested for removal by the applicant, nor were they removed by the applicant. This information within the specimen tree variance is included for informative purposes only.

Specimen Tree Variance SOJ Table

ST Number	DBH	Common Name	Rating	Impact	Construction Tolerance
48	31	Tulip poplar	Good	Grading for MC-631	Poor
50	31.5	Tulip poplar	Fair	Grading for MC-631	Poor
54	34	Red Oak	Good	Stream realignment for MC-631	Medium - Good
71	36	Hackberry	Fair	Stream realignment for MC-631	Medium - Good
72	40	Tulip poplar	Fair	Stream realignment for MC-631	Poor
93	32	American Sycamore	Good	Stream realignment for MC-631	Medium
94	34	American Sycamore	Fair	Stream realignment for MC-631	Medium
95	35	American Sycamore	Fair	Stream realignment for MC-631	Medium
96	37	American Sycamore	Fair	Stream realignment for MC-631	Medium
98	34	American Sycamore	Poor	Stream realignment for MC-631	Medium
130	35	Tulip poplar	Fair	Grading for MC-631	Medium

Section 25-119(d)

(1) An applicant may request a variance from this Division as part of the review of a TCP where owing to special features of the site or other circumstances, implementation of this subtitle would result in unwarranted hardship to an applicant. To approve a variance, the approving authority shall find that:

(A) Special conditions peculiar to the property have caused the unwarranted hardship.

In relation to other properties in the area, special conditions peculiar to the subject property would cause an unwarranted hardship if the applicant were required to retain the 11 specimen trees. Those "special conditions" relate to the specimen trees themselves, such as their size, condition, species, and on-site location.

The property is 156.87 acres, and the NRI shows approximately 41.48 acres of PMA comprised of streams, floodplain, wetlands, and associated buffers. This represents approximately 26 percent of the overall site area. The applicant is proposing 17 impacts to the site's PMA fully minimized to the extent practicable and is proposing woodland conservation and afforestation to further protect the PMA. All required woodland conservation is being met on-site. Specimen trees are located across the entire site, many within the PMA. The specimen trees proposed for removal are located in the upland areas of the site, both outside and within the PMA. Complete retention of these trees would severely limit the ability to provide the required width for MC-631, as dictated by the MPOT. These requirements are established by DPIE. Within the specimen tree variance, the applicant states that a waiver to not construct the full road section of MC-631 was submitted to DPIE dated May 2, 2023, but that was subsequently denied May 11, 2023.

The applicant is also working with the Army Corps of Engineers and the Maryland Department of the Environment (MDE) to complete a stream restoration/realignment project on-site. The goal of that project is to realign the stream to reduce erosion, remove waste, and improve slope stability. This project does impact the critical root zone of additional trees which are identified in the statement provided by the applicant dated June 2024. The applicant identifies another seven specimen trees to have their critical root zones impacted but can be preserved. All specimen trees proposed to be impacted by this SDP application shall be included within a specimen tree maintenance plan on the TCP2.

(B) Enforcement of these rules will deprive the applicant of rights commonly enjoyed by others in similar areas.

Not granting the variance would prevent the project from being developed in a functional and efficient manner. Enforcement of the requirement that all specimen trees be preserved, along with an appropriate percentage of their critical root zones, would deprive the applicant of rights commonly enjoyed by others in similar areas.

Specifically, the proposed residential development aligns with what is permitted in the R-M and L-A-C Zones. In order to achieve this development, the applicant must complete the above-described stream restoration project and MC-631 (master-planned roadway). Based on the location and species of the specimen trees proposed for removal, retaining the trees and avoiding disturbance to the critical root zones would be in conflict with the requirements of other agencies and render the applicant unable to complete the stream restoration project.

The specimen trees requested for removal are located adjacent to the master-planned right-of-way and within the stream buffer on-site. Thus, requiring the applicant to retain these trees would disallow development of the subject property in accordance with its R-M and L-A-C zoning.

(C) Granting the variance will not confer on the applicant a special privilege that would be denied to other applicants.

All variance applications for the removal of specimen trees are evaluated in accordance with the requirements of Subtitle 25 and the ETM, for site specific conditions. Specimen trees grow to such a large size because they have been left undisturbed on a site for sufficient time to grow; however, the species, size, construction tolerance, and location on a site are all somewhat unique for each site. This is not a special privilege that would be denied to other applicants. If other similar developments featured REF and specimen trees in similar conditions and locations, it would be given the same considerations during the review of the required variance application.

(D) The request is not based on conditions or circumstances, which are the result of actions by the applicant.

The existing site conditions or circumstances, including the location of the specimen trees, are not the result of actions by the applicant. The removal of the 11 specimen trees would be the result of the infrastructure required by other agencies for the development and the proposed stream restoration. The majority of the specimen trees proposed for removal are a mix of sycamore and poplars, which have medium- to poor-construction tolerances. Construction activities, while retaining these trees, could lead to hazardous conditions. The request to remove the trees is solely based on the trees' locations on the site, their species, and their condition.

(E) The request does not arise from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property.

There are no existing conditions relating to land or building uses on the site, or on neighboring properties, which have any impact on the location or size of the specimen trees. The trees have grown to specimen tree size based on natural conditions and have not been impacted by any neighboring land or building uses.

(F) Granting of the variance will not adversely affect water quality.

Granting this variance request will not violate state water quality standards nor cause measurable degradation in water quality. Requirements regarding SWM will be reviewed and approved by DPIE. Erosion and sediment control requirements are reviewed and approved by the Prince George's County Soil Conservation District. Both SWM and sediment and erosion control requirements are to be met in conformance with state and local laws, to ensure that the quality of water leaving the site meets the state's standards. The stream restoration project involves the Army Corps of Engineers and MDE. State standards are set to ensure that no degradation occurs.

The Planning Board approves the requested variance to remove 11 specimen trees.

Preservation of Regulated Environmental Features/Primary Management Area
This site contains REF that are required to be preserved and/or restored to the fullest extent possible under Section 24-130(b)(5) of the prior Subdivision Regulations. The on-site REF includes streams, stream buffers, 100-year floodplain, and steep slopes. A LOJ for impacts to the PMA was submitted with PPS 4-22044 and requested a total of 262,292 square feet (6.02 acres) of PMA impacts identified as Impacts A–N, which were approved by the Planning Board.

With the acceptance of this SDP application, an LOJ, dated June 2024, was submitted. The LOJ shows modifications to Impacts A, B, D, E, F, G, I, J, K, and L, with newly requested Impacts O, P, and Q. No changes to the previously approved PMA impacts C, H, M, and N are proposed. These requested PMA impacts bring the total from 262,292 square feet (6.02 acres) from what was approved with PPS 4-22044, to 410,272 square feet (9.42 acres).

Impact A
Impact A requested 49,085 square feet (1.13 acres) of PMA impacts for site access and partial construction of MC-631 (Suitland Parkway) with PPS 4-22044. This impact area was chosen to provide adequate and safe access across the stream, minimizing the PMA impacts. A bridge was proposed for the stream crossing to minimize impacts to regulated water ways. The applicant is proposing reforestation where possible to mitigate for the clearing and grading to construct the bridge which will provide additional buffer to the REF.

This impact was supported as proposed with PPS 4-22044. With SDP-2205 the crossing has been redesigned to a bottomless arch in order to meet the road design and flood control standards set forth by DPIE. This has resulted in an increase of 68,880 square feet (1.58 acres) of impact being requested for a total of 117,965 square feet (2.71 acres). Revised Impact A is approved, as proposed.

Impact B
Impact B requested 74,638 square feet (1.71 acres) of PMA impact for required road improvements along Ritchie Marlboro Road and the construction of the master-planned trail with PPS 4-22044. This impact is to provide the required improvements for safe vehicular access to MC-631 and the associated SWM systems. Reforestation is proposed to offset impacts outside of the public utility easement.

This impact was supported as proposed with PPS 4-22044. With SDP-2205 this impact is proposed to be expanded in order to meet the road width requirements as set forth by DPIE. This has resulted in an increase of 5,696 square feet (0.13 acre), for a total impact of 80,334 square feet (1.84 acres). Revised Impact B is approved, as proposed.

Impact D
Impact D requested 2,385 square feet (0.07 acre) of PMA impacts for the grading associated with the installation of an outfall structure of a submerged gravel wetland in the northern section of the site with PPS 4-22044. This impact provides for safe conveyance of stormwater off the site and was supported as proposed with PPS 4-22044; however, a condition was added that the approved SWM concept plan and draft sediment control plan shall be provided prior to acceptance of the DSP or signature approval of the TCP2, whichever comes first. With SDP-2205, this impact was modified to include an additional 1,166 square feet (0.027 acre) for a total impact of 3,551 square feet (0.08 acre). Revised Impact D is approved, as proposed.

Impact E
Impact E is requested 9,833 square feet (0.23 acre) of PMA impacts for the grading associated with the installation of an outfall structure for a submerged gravel wetland in the northern section of the site with PPS 4-22044. This impact provides for safe conveyance of stormwater off the site and was supported as proposed with 4-22044. However, a condition was added that the approved SWM concept plan and sediment control plan shall be provided prior to acceptance of the DSP or signature approval of the TCP2, whichever comes first. With SDP-2205, this impact has been reduced by 5,168 square feet (0.12 acre) for a new total impact of 4,665 square feet (0.11 acre). Revised Impact E is approved, as proposed.

Impact F
Impact F requested 1,984 square feet (0.05 acre) of PMA impacts for grading associated with MC-631 due to the steep slopes on-site with PPS 4-22044. This site has Marlboro clays, which require extensive grading to maintain the 1.5 factor of safety line. Due to the geotechnical nature of this area, reforestation is not proposed, however, a vegetative buffer is proposed to provide additional support for the forest stand. This impact for the master-planned roadway was supported as proposed with 4-22044. With SDP-2205, this impact has been expanded to request an additional 4,899 square feet (0.12 acre) of PMA impacts for a new total impact of 6,883 square feet (0.16 acre). Revised Impact F is approved, as proposed.

Impact G
Impact G requested 840 square feet (0.02 acre) of PMA impacts for the grading associated with the installation of an outfall structure of a submerged gravel wetland in the eastern section of the site with PPS 4-22044. This impact provides for safe conveyance of stormwater off the site and is approved, as proposed with 4-22044. However, a condition was added that the approved SWM concept plan and sediment control plan shall be provided prior to acceptance of the DSP or signature approval of the TCP2, whichever comes first. With SDP-2205, this impact has been expanded by 114 square feet (0.003 acre) for a new total impact of 954 square feet (0.02 acre). Revised Impact G is approved, as proposed.

Impact I
Impact I requested 53,457 square feet (1.23 acres) of PMA impacts associated with grading for MC-631 (Suitland Parkway) with PPS 4-22044. As a result of the location of the REF on-site and the requirements for safe construction of the master-planned roadway, impacts to the on-site streams are unavoidable. This impact also incorporates the sewer line crossing adjacent to the proposed road construction.

Additional reforestation is proposed in this area to provide a buffer for the on-site stream system. This impact was approved, as proposed with 4-22044. With SDP-2205 this impact has been expanded by 24,574 square feet (0.56 acre) for a new total impact of 78,031 square feet (1.79 acres). Revised Impact I is approved, as proposed.

Impact J
Impact J requested 7,756 square feet (0.18 acre) of PMA impacts for grading required for a SWM outfall structure located on the southern portion of the site with PPS 4-22044. This impact was approved for the safe conveyance of stormwater off-site. A condition was added that the approved SWM concept plan and sediment control plan shall be provided prior to acceptance of the DSP or signature approval of the TCP2, whichever comes first. With SDP-2205, this impact has been reduced by 3,507 square feet (0.08 acre) for a revised impact total of 4,249 square feet (0.10 acre). Revised Impact J is approved, as proposed.

Impact K
Impact K requested 15,980 square feet (0.37 acre) of PMA impacts for two SWM outfall structures located on the eastern edge of the site with PPS 4-22044. This impact is for the safe conveyance of stormwater off-site and was approved, as proposed. However, a condition was added that the approved SWM concept plan and sediment control plan shall be provided prior to acceptance of the DSP or signature approval of the TCP2, whichever comes first. With SDP-2205, this impact has been reduced by 5,263 square feet (0.12 acre) for a revised impact total of 10,717 square feet (0.25 acre). Revised Impact K is approved, as proposed.

Impact L
Impact L requested 6,981 square feet (0.16 acre) of PMA impacts for the installation of a SWM outfall due south of Impacts J and K with PPS 4-22044. This impact is for the safe conveyance of stormwater off-site and was approved, as proposed. However, a condition was added that the approved SWM concept plan and sediment control plan shall be provided prior to acceptance of the DSP or signature approval of the TCP2, whichever comes first. With SDP-2205, this impact has been reduced by 5,355 square feet (0.12 acre), for a revised total impact of 1,626 square feet (0.04 acre). Revised Impact L is approved, as proposed.

Impact O
Impact O is a new impact proposed with SDP-2205 for 3,133 square feet (0.07 acre) for the grading of the 1.5 factor of safety line for Marlboro Clays. During the evaluation of PPS 4-22044, an additional area was determined to be failing and required mitigation to prevent the safety factor line from moving further to the south. PMA impacts to this area are limited to steep slopes and do not affect floodplain, wetlands, streams, or their associated buffers. Impact O is approved, as proposed.

Impact P
Impact P is a new impact proposed with SDP-2205 for 54,602 square feet (1.25 acres) for a proposed stream restoration project. The applicant has identified this as a temporary impact, however the realignment of a stream in order to perform clean-up and reduce erosion shall be considered a permanent impact as the applicant is changing the base hydrology. This impact requires the involvement of the Army Corps of Engineers and MDE.

Impact Q
Impact Q is a new impact proposed with SDP-2205 for 3,133 square feet (0.10 acre) for a sewer connection. With PPS 4-22044 this sewer line was slated to connect to the existing line on the south side of the stream channel and not impact the PMA. This design did not account for an existing retaining wall that exists along Ritchie Marlboro Road. The new alignment of this utility connection results in a stream crossing. This impact has been collocated with the proposed stream restoration and stormdrain installation; as such, this impact will be further mitigated as practicable. Impact Q is approved, as proposed.

The Planning Board approves the PMA impacts associated with the stream and wetland mitigation, with the understanding that this case is still in review with the respective agencies. The Planning Board also finds Impacts A–Q are supportable as requested and approved the impacts, as proposed.

Stormwater Management
An approved SWM Concept Plan (19190-2022) was submitted with the response to Subdivision and Development Review Committee submission material and shows the use of 10 micro-bioretention facilities and 8 submerged gravel wetlands. The SWM plan is reflective of the revised proposed layout as shown on the submitted TCP2. The TCP2 shall be consistent with the approved SWM concept plan and any subsequent revisions.

Soils
According to the United States Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey, the predominant soils found to occur are in the Adelphia-Holmdel complex, Collington-Wist complex, Croom-Marr complex, Dodon fine sandy loam, Marr-Dodon complex, Westphalia and Dodon soils, and Widewater and Issue soils. Marlboro clays occur on-site within the areas of REF. A phone conversation with the Geotechnical Engineer of Record on September 23, 2024, has clarified that the 1.5 factor of safety line shown on the TCP2 and SDP is located on the natural slope off the embankment of the proposed submerged gravel wetland (SGW-7). It is determined that the slopes proposed are stable. DPIE may require a soils report in conformance with CB-94-2004 during the permit process review.

f. **Permits**—In a memorandum dated August 29, 2024 (Meneely to Mitchum), the Permit Review Section offered no comments on the subject application.

g. **Prince George's County Department of Parks and Recreation (DPR)**—In a memorandum dated June 18, 2024 (Quattrocchi and Thompson to Huang), DPR provided an analysis of the prior approvals, which is incorporated into the above findings of this resolution.

h. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated August 6, 2024, (Deguzman to Mitchum), DPIE noted water lines are in Westphalia Road and Ritchie Marlboro Road, and a sewer line on Brown Road must be extended to the property. In addition, DPIE offered comments on the traffic impact analysis, roadway frontage improvements, stormdrain and SWM, and floodplain. These comments need to be addressed prior to or during the permit stage. Finally, a soil investigation report is required for all proposed roadways and Marlboro clay.

i. **Prince George's County Health Department**—At the time of the writing of this resolution, the Health Department did not offer comments on this application.

j. **Prince George's County Police Department**—At the time of the writing of this resolution the Police Department did not offer comments on this application.

k. **Prince George's County Fire/EMS Department**—At the time of the writing of this resolution, the Fire/EMS Department did not offer comments on this application.

l. **Washington Suburban Sanitary Commission (WSSC)**—In an email dated August 1, 2024 (Burnham to Mitchum), WSSC offered a list of comments pertaining to intake, design, environmental, and easement extensions for the subject application, with no major issues.

m. **Westphalia Sector Development Review Committee (WSDRC)**—At the time of the writing of this resolution, WSDRC did not offer comments on this application.

14. **Community Feedback**—As of the writing of this resolution, the Planning Board did not receive any inquiries or comments from the community regarding the subject SDP.

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 TCP2-035-2024 and APPROVED Alternative Compliance AC-23014, and further APPROVED Specific Design Plan SDP-2205 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 specific design plan, as follows:

    a. Revise the parking schedule on the coversheet to be consistent with the 1,841 total number of parking spaces provided.

    b. Revise the lotting pattern so that no more than 20 percent of the building groups contain seven to eight dwelling units.

    c. Add the upper-level unmitigated 65 dBA Ldn noise contour as delineated on the Traffic Noise Analysis Addendum dated November 7, 2024, by Hush Acoustics LLC.

    d. Remove the unmitigated 65 dBA noise contour reflective of the noise study dated June 16, 2022, prepared by Hush Acoustics LLC.

    e. Revise the recreational facilities construction schedule to include the clubhouse and pool located on the adjacent property, and that it is to be constructed prior to approval of the 440th building permit for the subject development.

2. Prior to certification, the applicant and the applicant's heirs, successors, and/or assignees shall revise the landscape plan, as follows:

    a. Revise the tree canopy coverage schedule to be consistent with the total number of plant materials in Schedule 4.9-1, Sustainable Landscaping Requirements, of the 2010 *Prince George's County Landscape Manual*, and the woodland conservation worksheet on the Type 2 tree conservation plan.

    b. Revise Schedule 4.6(c)(1)(A)(i), Primary or Lower Road Classifications, of the 2010 *Prince George's County Landscape Manual* to:

        (1) Reflect the lot that requires an alternative compliance application.

        (2) Provide an exhibit showing the location of the lots being evaluated with this schedule.

c. Revise Schedule 4.6(c)(2)(A)(ii), Buffering Development from Special Roadways, of the 2010 *Prince George's County Landscape Manual* to:

(1) Label the linear feet associated with the evaluation of this schedule on the plan.

(2) Adjust the location of the depicted colored, dotted line that is shown on the plans to accurately reflect the legend noted in the schedule.

d. Revise Schedule 4.6(c)(1)(A)(ii), Collector Road, of the 2010 *Prince George's County Landscape Manual*, to:

(1) Label the dimensions associated with the evaluation of this schedule for Westphalia Road.

(2) Adjust the location of the depicted colored, dotted line that is shown on the plans to accurately reflect the legend noted in the schedule.

(3) Add a separate schedule for Suitland Parkway Extended, similar to the schedules for Ritchie Marlboro Road and Westphalia Road.

d. Revise Schedule 4.10-1, Street Trees Along Private Streets, of the 2010 *Prince George's County Landscape Manual*, to provide an analysis of each private street, or for private streets located in each pod of townhouses with dimensions shown on the plans, demonstrating conformance.

e. Provide a label for the fence on Lot 23E that identifies the proposed fence detail.

3. Prior to signature approval of the specific design plan (SDP), the Type 2 tree conservation plan (TCP2) shall be revised, as follows:

a. Identify Y within the woodland conservation worksheet along Line 9, to indicate that the site is subject to the prior Prince George County Zoning Ordinance.

b. Revise TCP2 General Note 8 to state that this site is adjacent to both Westphalia Road and Ritchie Marlboro Road, which are designated as historic roadways.

c. Provide the following note under the specimen tree table:

"NOTE: This plan is in accordance with the following variance from the strict requirements of Subtitle 25, approved by the Planning Board on [DATE OF APPROVAL FOR THIS APPLICATION]: The removal of 11 specimen trees (Section 25-122(b)(G)): ST-48, ST-50, ST-54, ST-71, ST-72, ST-93, ST-94, ST-95, ST-96, ST-98, ST-130."

d. Provide the Forest Conservation Act reporting table on the TCP2.

e. Revise TCP2 General Note 10 to provide the Liber folio of the woodland and wildlife habitat conservation easement when recorded:

> "Woodlands preserved, planted or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in the Prince George's County Land Records at Liber folio. Revisions to this TCP2 may require a revision to the recorded easement."

f. Provide the signed and dated property owners' awareness block on the TCP2.

g. Update General Note 9 to state the following:

> "The plan is not grandfathered under CB-27-2010, but is grandfathered under CB-020-2024, Section 25-119(c).

h. Provide a specimen tree maintenance plan for all specimen trees which are proposed to be impacted with SDP-2205.

4. At the time of permitting, the applicant and the applicant's heirs, successors, and/or assignees shall:

a. Update the brick tracking chart on the specific design plan with each permit submission.

b. Provide an acoustical certification, prepared by a professional engineer with competency in acoustical analysis, on the building elevations for Lot 15, Block K, certifying that that the interior noise levels have been reduced through the proposed building materials to 45 dBA Ldn or less.

c. Submit a copy of the final Maryland Inventory of Historic Properties form for review and approval by the Historic Preservation Section, prior to submission to the Maryland Historic Trust.

5. Prior to recordation of a final plat of subdivision, the applicant and the applicant's heirs, successors, and/or assignees shall:

a. Demonstrate that covenants are established for access to and shared use of recreational facilities for this development and those approved under Specific Design Plans SDP-1901 and SDP-2302.

b. Demonstrate that a recreational facilities agreement has been recorded to include timing for construction of the clubhouse, prior to approval of the 440th building permit for the development included in this specific design plan.

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 Washington, seconded by Commissioner Geraldo, with Commissioners Washington, Geraldo, Doerner, and Shapiro voting in favor of the motion, and with Commissioner Bailey absent at its regular meeting held on Thursday, November 14, 2024, in Largo, Maryland.

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

Peter A. Shapiro
Chairman

By Jessica Jones
Planning Board Administrator

PAS:JJ:JM:tr

APPROVED AS TO LEGAL SUFFICIENCY

David S. Warner
M-NCPPC Legal Department
Date: November 27, 2024