



August 5, 2025

South Lake Commercial LLC
10100 Business Parkway
Lanham, MD 20706



Re: Notification of Planning Board Action on
Detailed Site Plan DSP-19021-02
South Lake Commercial - Phase 1

Dear Applicant:

This is to advise you that, on **July 31, 2025**, the above-referenced Detailed Site Plan was acted upon by the Prince George's County Planning Board in accordance with the attached Resolution.

Pursuant to the Prince George's County Planning Board's Rules of Procedure, the Planning Board's decision will become effective 30 calendar days after the date of this notice (**August 5, 2025**) of the Planning Board's decision, unless:

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

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

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

Sincerely,
Sherri Conner, Acting Chief
Development Review Division

Garland,
By: Hyojung

Digitally signed by
Garland, Hyojung
Date: 2025.08.04
17:51:03 -04'00'

Reviewer

Attachment: PGCPB Resolution No. **2025-058**

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

PGCPB No. 2025-058

File No. DSP-19021-02

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 applicant, South Lake Commercial LLC, submitted an application for approval of a detailed site plan; and

WHEREAS, pursuant to Section 27-1704(b) of the Zoning Ordinance, development applications submitted and accepted as complete before April 1, 2022, but still pending final action as of that date, may be reviewed and decided in accordance with the Zoning Ordinance in existence at the time of submission and acceptance of the application; and

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

WHEREAS, in consideration of evidence presented at a public hearing on July 10, 2025, regarding Detailed Site Plan DSP-19021-02 for South Lake Commercial - Phase 1, the Planning Board finds:

1. **Request:** This detailed site plan (DSP) proposes an amendment to the approved DSP for additional signage, revised architecture including a reduction in gross floor area, and additional site details.
2. **Development Data Summary:**

	Existing	Approved with DSP-19021-01	Evaluated
Zone(s)	LCD	E-I-A	E-I-A
Use(s)	Vacant	Commercial	Commercial
Gross Tract Area	59.83	59.83	59.83
Parcels	27	27	27
Gross Floor Area	0	863,672	841,293

3. **Location:** The subject property is located on the west side of US 301 (Robert Crain Highway), at its intersection with Marketplace Boulevard. The property is in Planning Area 74A, Council District 4, and is within the municipal limits of the City of Bowie.
4. **Surrounding Uses:** The subject property is part of the mixed-use development project known as South Lake. The site that is the subject of this DSP is bounded to the north by vacant land in the Legacy Comprehensive Design (LCD) Zone (prior Employment and Institutional Area (E-I-A) Zone) where multifamily residential use is approved under DSP-16054 as part of the South Lake development. The site is further bounded to the south by wooded land in the Agriculture and Preservation (AG) Zone (prior E-I-A Zone) and industrial uses beyond in the Industrial, Heavy Zone (prior E-I-A Zone); to the west by land in the LCD Zone (prior E-I-A Zone) presently being

development for residential uses approved by DSP-19023, as part of the South Lake development; and to the east by the right-of-way (ROW) of the southbound lanes of US 301.

5. **Previous Approvals:** This subject site has a long approval history that can be dated back to the 1970s. In 1975, the Prince George's County District Council approved Zoning Map Amendment A-9248, to rezone the subject site from the Rural Residential Zone to the E-I-A Zone, as part of Collington Center development. Subsequently, a Comprehensive Design Plan, CDP-7802, was approved by the Prince George's County Planning Board in 1978, but nothing further was pursued on the subject property.

In 2002, the Prince George's County Council adopted Council Bill CB-13-2002 that introduced the concept of a mixed-use planned community use and allowed it within the E-I-A Zone for properties meeting specific criteria, including conformance with the regulations of the Mixed Use-Transportation Oriented (M-X-T) Zone. Based on this legislation, Conceptual Site Plan CSP-02004 was approved by the Planning Board on June 12, 2003 (PGCPB Resolution No. 03-135). The District Council affirmed the Planning Board's decision and approved the CSP on January 27, 2004, with 42 conditions. The development concept was for a mixed-use planned community consisting of 463 lots, 86 parcels, 300,000 square feet of commercial and retail space, 700,000 square feet of employment space, 25,000 square feet of space for annexation to Prince George's County Community College, a 300-room hotel, and 1,294 dwelling units. The residential component consisted of 170 detached units, 272 attached units, 600 multifamily rental units, 112 condominium units, 120 high-rise units, and 20 live-work units.

Preliminary Plan of Subdivision (PPS) 4-04035 was approved by the Planning Board (PGCPB Resolution No. 04-247(C)) in June 2003, and the resolution was subsequently corrected multiple times. This PPS was reconsidered by the Planning Board on October 7, 2016, to convert approximately 200 multifamily condominium units to fee simple townhouse lots, to make changes to the phasing of off-site traffic improvements and other modifications. On February 16, 2017, the Planning Board heard testimony and approved the reconsideration with 47 conditions for 800 lots and 110 parcels, for a total of 1,294 dwelling units (PGCPB Resolution No. 04-247(C/3) (A/2)). On January 25, 2018, the Planning Board heard testimony and approved the reconsideration for adjustment of access, circulation, and master plan trail alignment (PGCPB Resolution No. 04-247(C/2) (A/2)).

A DSP for infrastructure, DSP-05042, was approved by the Planning Board (PGCPB Resolution No. 05-258) on December 8, 2005 for site grading, infrastructure development, and construction of a central lake. No construction occurred on the subject property. An amendment to DSP-05042 was submitted in August 2007, but subsequently withdrawn. A second amendment, DSP-05042-02, was submitted for Planning Director review on December 23, 2016, to revise the site design, but the application became dormant. The review of DSP-05042-02 was revived in June 2019, and approved by the Planning Director on February 5, 2020, to provide for revisions to site grading and roadway layout for three segments of the main roadways leading into the subject site from the ramp of MD 214 (Central Avenue) and US 301.

The 2006 *Approved Master Plan for Bowie and Vicinity and the Sectional Map Amendment for Planning Areas 71A, 71B, 74A, and 74B* retained the subject site in the E-I-A Zone.

In 2016, the County Council adopted CB-73-2016 that provided numerous revisions to the mixed-use planned community regulations in the M-X-T Zone which are applicable to the subject site. Subsequently, the applicant filed a new PPS, to subdivide an 11-acre piece of land previously included as part of Outparcels A and B in PPS 4-04035. PPS 4-17027 was approved by the Planning Board (PGCPB Resolution No. 19-06) on January 10, 2019, for 66 lots and 3 parcels, subject to 23 conditions.

The Planning Board approved DSP-19021 for South Lake Commercial – Phase 1 on July 1, 2021 (PGCPB Resolution No. 2021-79) which included 900,656 square feet of commercial space and 28 parcels on 59.83 acres. A subsequent amendment was approved by the Planning Director on May 2, 2024, to update the primary management area (PMA); revise the layout and architecture of Pad Sites 7–9; modify the layout of three commercial buildings on Parcels 4, 5, 6, 36, and 37; revise parking requirements; and reduce the overall buildout from 900,656 square feet to 863,672 square feet.

The site also has an approved Stormwater Management (SWM) Concept Plan, 26947-2002-05, which was issued on May 23, 2023, and is valid until May 8, 2026.

6. **Design Features:** The subject DSP proposes minor revisions to architecture including a reduction in gross floor area (GFA), additional sign and additional site details for the approved development, which includes 841,293 square feet of commercial uses on 59.83 acres. This phase of the South Lake project is located at the southeast corner of the large, 381.53-acre South Lake mixed-use planned community. A total of 27 commercial pad sites are approved, with GFA for each pad site ranging in size from approximately 3,000 square feet to 207,770 square feet.

Architecture

The application requests a revision to the architecture for Pad Site 21 on Parcel 13. The approved architecture removes a formerly envisioned second-floor office component, reducing the total GFA included in this DSP to 841,296 square feet. The revised architecture incorporates a mix of colors, materials, and textures, including masonry, metal coping, storefront windows, and metal panels. The design of the building is modern, with variations in roof height creating architectural interest. Special attention has been paid to the façades that face public spaces to feature façade articulation, varied roofscapes, and customized shopfronts along Commercial Drive, and an attractive view from the adjacent plaza.

Additional site details are included in this DSP. Specifically, a new plaza bench and planter is approved, along with additional trash enclosure details.

Lighting

No changes to the approved lighting plan are included with this application, with the exception of decorative building-mounted lighting included for Pad Site 21. This lighting provides additional architectural interest and contributes to adequate lighting of public spaces for Pad Site 21.

Signage

This application includes three new freestanding signs for Pad Sites 15–17, tenant signage for Pad

Site 11, building-mounted signage for Pad Site 22, and a revision to the approved multi-tenant gateway sign (freestanding sign 3).

The freestanding signs for Pad Sites 15–17 are all located on the east side of their respective sites, near US 301. The approved sign on Pad Site 15 features the Panda Express logo, and measures approximately 19 square feet. This sign is shown tangent to the east property line, adjacent to the US 301 ROW. A condition is included herein requiring this sign to be located a minimum of 10 feet from the property line, consistent with Section 27-614(a) of the prior Prince George’s County Zoning Ordinance.

The approved sign on Pad Site 16 is approximately 39 square feet and features the McDonald’s logo. This sign is located near the southwest corner of the intersection of US 301 and Commercial Drive, set back 16 feet from Commercial Drive and 30 feet from US 301.

The approved sign on Pad Site 17 is approximately 13.9 square feet and features the Chase Bank name and logo on a 2-foot-tall masonry base that matches the building. This sign is located near the northwest corner of US 301 and Commercial Drive, set back 10 feet from the Commercial Drive ROW and 43 feet from US 301.

The approved building-mounted sign on Pad Site 22 measures 100.45 square feet and features the Giant grocery store name and logo. The sign uses illuminated channel letters and is located on the north side of the building near the northeast corner.

The revised multi-tenant gateway sign is highly similar to the previous approval, however, one material which is featured on the signage for retail and the South Lake logo has been changed from high-density wood to powder coated metal.

Building-mounted signage is shown on the revised architecture for Pad Site 21, for illustrative purposes on architectural plans included in the DSP. A prior condition of approval with DSP-19021 requires a comprehensive building-mounted signage plan be approved, prior to issuance of sign permits, except for the Sheetz signs on Parcel L. That condition still applies for Pad Site 21 and all other buildings for which a comprehensive building-mounted signage plan has not yet been approved.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George’s County Zoning Ordinance:** This DSP application has been reviewed for compliance with the requirements of the prior Prince George’s County Zoning Ordinance for a mixed-use planned community in an E-I-A Zone.
 - a. The approved commercial development is part of a mixed-use planned community, as defined by Section 27-107 of the prior Zoning Ordinance, and is a permitted use in the E-I-A Zone.
 - b. The South Lake development is a mixed-use planned community in the prior E-I-A Zone.

Section 27-500 of the prior Zoning Ordinance provides direction for this development, as follows:

- (c) **A Mixed-Use Planned Community in the E-I-A Zone may include a mix of residential, employment, commercial retail, commercial office, hotel or lodging, civic buildings, parks, or recreational uses, meeting all requirements in the definition of the use. The development shall meet all M-X-T Zone requirements in Part 10.**

The overall South Lake development plan includes a mix of residential, employment, commercial retail, commercial office, hotels, and recreational uses. In addition, Section 27-501(c), Regulations for a Mixed-Use Planned Community, of the prior Zoning Ordinance, provides further direction, as follows:

- (1) **A Mixed-Use Planned Community shall meet all purposes and requirements applicable to the M-X-T Zone, as provided in Part 10, and shall be approved under the processes in Part 10.**
- (2) **Where a conflict arises between E-I-A Zone requirements and M-X-T Zone requirements, the M-X-T requirements shall be followed.**

This DSP was filed in accordance with the M-X-T Zone requirements. If there were not these specific requirements for a mixed-use planned community, a specific design plan would have had to have been filed for any development in the E-I-A Zone.

- c. Section 27-544(e), Regulations in the M-X-T Zone, of the prior Zoning Ordinance, includes the following additional standards for a mixed-use planned community that are relevant to the review of this commercial DSP:

- (1) **A Mixed Use Planned Community shall conform to the purposes, regulations, and required findings and review process set forth in Division 2 of this Part, for the M-X-T Zone, however, for property that is located in the E-I-A (Employment and Institutional Area) Zone and is subject to Sections 27-276, 27-500, and 27-501 of this Subtitle, the following regulations shall be advisory only.**
- (2) **It shall include retail, residential and office/employment uses. The use mixture shall consist of the following, based on the total gross floor area (GFA) for residential, retail, and office combined:**

Total Gross Floor Area	Minimum	Maximum
Residential (at least 2 different types)	50%	90%

Retail	10%	20%
Office/Employment	0%	40%

The entire South Lake project thus far (DSP-19023, DSP-21002, and DSP-19021), includes approximately 4,167,568 square feet of GFA, with a total floor area ratio (FAR) of 0.30. This application proposes a reduced GFA (4,145,189 square feet) due to revised architecture for Pad Site 21; however, the total GFA for South Lake still conforms to the use mixture defined by this regulation.

- (3) **It may include hotel uses. Hotel use is not included in the residential, retail or office/employment categories for purposes of calculating gross floor area for percentages of use. There is no percentage restriction applied to the hotel uses.**

Three hotels were approved with DSP-19021. No changes to the approved hotels are included in this application.

- (4) **It may provide at least one institutional or civic use, may have an integrated network of streets, sidewalks, and open space, public or private, and should give priority to public space and appropriate placement of institutional and civic uses.**

An integrated network of streets, sidewalks, and open spaces was approved throughout the South Lake site. No changes to the approved streets, trails, or sidewalks are included with this application.

- (5) **Where a conflict arises between E-I-A Zone requirements and M-X-T Zone requirements, the M-X-T requirements shall be followed.**

The approved development conforms with the requirements of the M-X-T Zone for a mixed-use planned community with the conditions included herein.

- (6) **The community should be focused on a central public space that is surrounded by a combination of commercial, civic, cultural or recreational facilities.**

(A) **The space should be a minimum of twenty-five (25) acres and may include a lake.**

(B) **It should be designed with adequate amenities to function as a fully shared space for the entire community.**

A central public space of 25.35 acres is provided adjacent to the west of approved Buildings 24, 25, and 26, as approved under DSP-19023.

(7) The community should contain additional, linked open space in the form of squares, greens and parks that are accessible, visible, safe and comfortable.

(A) The open spaces should provide a variety of visual and physical experiences.

(B) Some of these open spaces should be bordered by buildings and be visible from streets and buildings.

As a whole, South Lake includes parks, playgrounds, trails, and open spaces located throughout the site, primarily in residential portions of the development. Locations of these features, and the variety of recreational amenities and comfort features included, provide for a variety of visual and physical experiences. Most park and open space areas are located within walking distance of dwellings and are visible from streets and buildings. Parks and open spaces are accessed by the development's comprehensive system of sidewalks and trails. The Collington Branch Trail also provides a linear public space and multimodal transportation route through South Lake, with future connections to lands north and south of the development.

(8) The retail uses may be designed to:

(A) Create a sense of place by creating a design that provides amenities such as plazas, parks, recreational opportunities, entertainment and cultural activities, public services and dining; and provides attractive project gateways and public spaces.

As a whole, the South Lake development, inclusive of the subject DSP, provides amenities including plazas and park spaces, and recreational opportunities including the Collington Branch Trail. A mix of retail, restaurant, and entertainment uses is approved with DSP-19021. The subject DSP includes additional plaza amenities including a combination bench and planter, providing shaded seating in the plaza on Parcel 13.

(B) Create outdoor amenities, such as brick pavers, tree grates, decorative lighting, signs, banners, high quality street furniture and extensive landscaping, including mature trees.

The approved DSP-19021 included masonry pavers, decorative lighting, signs, high quality street furniture, and extensive landscaping. The subject DSP adds additional plaza details that are of the same quality or better than those approved.

(C) Create attractive architecture by: using high quality building materials such as stone, brick or split-face block, and providing architectural elements such as façade articulation in fifty (50) foot to

seventy-five (75) foot increments, second floor levels, dormer windows, canopies, arcades, varied roofscapes and customized shopfronts to create a street-like rhythm.

The revised building architecture for Pad Site 21 includes a variety of materials, façade articulation, varied roofscapes, and customized shopfronts, as discussed in Finding 6 above.

- (D) Promote attractiveness by designing attractive, quality façades of all commercial buildings where the façade is visible from public space; and completely screening loading, service, trash, HVAC and other unsightly functions.**

The revised building architecture for Pad Site 21 promotes attractiveness from public spaces, as discussed in Finding 6 above.

- (E) Creating a retail area where, if the front of a retail store fronts a street: pedestrians may travel with ease, with attractive walkways and continuous street front experiences to maximize the quality of the pedestrian environment; crosswalks may run through and across the parking lots and drive aisles to connect all buildings and uses; sidewalks may be wide, appealing, shaded and configured for safe and comfortable travel; pedestrian walkways may be separated from vehicular circulation by planting beds, raised planters, seating walls, on-street parallel parking and/or structures; walking distances through parking lots may be minimized and located to form logical and safe pedestrian crossings, and walkways may be made more pedestrian-friendly through the use of arcades, canopies, street trees, benches and tables and chairs.**

Roadways through the development include sidewalks on both sides with crosswalks logically located to promote safe and efficient pedestrian movement. Landscaping, seating, and site furnishings are shown in public areas. DSP-19021 provided a guiding plan for development of the Phase 1 commercial area of South Lake. As specific tenants are selected, future DSPs or amendments to this DSP (including the subject application) will provide additional details for each building site.

- (F) Shield and enhance the surrounding view through techniques such as screening views of parking lots along the main frontal streets with green bermed and landscaped strips, or a low brick (or other quality material) wall, in order to screen parking from the public frontage streets, and ensuring that attractive buildings are to be visible from the public frontage streets.**

This DSP does not include any changes to the parking layout or

previously approved parking lot screening.

- (G) Minimize expanse of parking lots through the use of landscape islands or the location of buildings and streets.**

This DSP does not include any changes to the approved parking lot landscaping.

- (H) Provide a hierarchy of pedestrian-scaled, direct and indirect, high quality, energy efficient lighting that illuminates walkways, ensures safety, highlights buildings and landmark elements, and provides sight lines to other retail uses.**

The photometric plan provided with the DSP shows sufficient lighting will be provided in public spaces, along sidewalks, buildings, and signage, as appropriate. LED lighting is to be utilized throughout the development.

- (I) Create a signage package for high quality signs and sign standards and requirements for all retail and office tenants and owners, which shall address size, location, square footage, materials, logos, colors and lighting. For office and retail uses, a Conceptual Site Plan for Signage shall be approved prior to release of any sign permits. All sign permits shall conform to the approved Conceptual Site Plan for Signage.**

As discussed in Finding 6, new and revised signs are included in this application. The signage package submitted includes size, location, square-footage, materials, logos, colors, and lighting for the new and revised freestanding signs. The approved freestanding signs are constructed with masonry or vinyl bases, and range in height from approximately 4 feet tall to approximately 6 feet, 9 inches tall. The signs feature simple names and logos of their respective businesses. The Planning Board finds the new signage to be high-quality and consistent with the design of prior approved signage. This DSP provides only illustrative building-mounted signage for the multi-tenant retail building on Pad Site 21. Condition 6 of DSP-19021 will apply to future building mounted signage for South Lake Commercial - Phase 1, as discussed in Finding 11 below.

- (J) Enhance retail pad sites designs to be compatible with the main retail component. If the retail pad sites are located along the public frontage streets, parking should be located to the rear and sides of the pad sites.**

- (K) Green areas should be provided between pad sites.**

(L) Restaurants adjacent to the central public space/lake should have attractive outdoor seating areas.

Retail pad sites are laid out on the site plans to be located primarily on public street frontages with green areas shown between each site. A restaurant with an area for outdoor eating is located adjacent to the central public open space. No changes to the approved layout of the pad sites are included with this DSP.

- d. Section 27-546(d), Site Plans, of the prior Zoning Ordinance contains the following required findings for the Planning Board to grant approval of a DSP in the M-X-T Zone:

(1) The proposed development is in conformance with the purposes and other provisions of this Division;

Conformance to the purposes of the M-X-T Zone was found with the Planning Board's approval of DSP-19021. The subject application for additional signage, site details, and revised architecture does not change that finding.

(2) For property placed in the M-X-T Zone through a Sectional Map Amendment approved after October 1, 2006, the proposed development is in conformance with the design guidelines or standards intended to implement the development concept recommended by the Master Plan, Sector Plan, or Sectional Map Amendment Zoning Change;

This property is in the E-I-A Zone, so this requirement is not applicable. The approved mixed-use planned community, including the residential portion included in this DSP, is being reviewed under M-X-T Zone requirements, in accordance with CB-73-2016.

(3) The proposed development has an outward orientation which either is physically and visually integrated with existing adjacent development or catalyzes adjacent community improvement and rejuvenation;

The development is the first commercial phase of the larger South Lake mixed-use planned community, will be oriented towards US 301, and will become a catalyst for future development within the community and improvement within this area of the County.

(4) The proposed development is compatible with existing and proposed development in the vicinity;

This commercial phase of the South Lake development is compatible with adjacent uses as shown in the underlying CSP. Future development within South Lake will be reviewed under separate DSP applications to ensure compatible design is provided for the entire mixed-use planned community.

- (5) **The mix of uses, arrangement and design of buildings and other improvements, and provision of public amenities reflect a cohesive development capable of sustaining an independent environment of continuing quality and stability;**

Buildings and other amenities have been carefully designed and placed to create a cohesive, quality commercial development. Attention has been paid to the provision of public amenities, including a well-connected circulation system, seating areas, and other site furnishings.

- (6) **If the development is staged, each building phase is designed as a self-sufficient entity, while allowing for effective integration of subsequent phases;**

The DSP is the first commercial phase of a mixed-use planned community and has been designed as a self-sufficient entity intended to be integrated into the larger South Lake development. CSP-02004, as amended, provides the overall development scheme for this mixed-use planned community.

- (7) **The pedestrian system is convenient and is comprehensively designed to encourage pedestrian activity within the development;**

There are no changes to the approved pedestrian system included in this DSP.

- (8) **On the Detailed Site Plan, in areas of the development which are to be used for pedestrian activities or as gathering places for people, adequate attention has been paid to human scale, high quality urban design, and other amenities, such as the types and textures of materials, landscaping and screening, street furniture, and lighting (natural and artificial); and**

Appropriate attention has been paid to scale, design, amenities, materials, and landscaping included in areas for pedestrian activities and gathering places. Seating areas, bicycle racks, and other furnishings are provided, as are landscaping and lighting, to create a quality environment.

- (9) **On a Conceptual Site Plan for property placed in the M-X-T Zone by a Sectional Map Amendment, transportation facilities that are existing; that are under construction; or for which one hundred percent (100%) of construction funds are allocated within the adopted County Capital Improvement Program, or the current State Consolidated Transportation Program, will be provided by the applicant, or are incorporated in an approved public facilities financing and implementation program, will be adequate to carry anticipated traffic for the proposed development. The finding by the Council of adequate transportation facilities at the time of Conceptual Site Plan approval shall not prevent the Planning Board from**

later amending this finding during its review of subdivision plats.

This application is a DSP, and this finding does not apply.

- (10) On the Detailed Site Plan, if more than six (6) years have elapsed since a finding of adequacy was made at the time of rezoning through a Zoning Map Amendment, Conceptual Site Plan approval, or preliminary plat approval, whichever occurred last, the development will be adequately served within a reasonable period of time with existing or programmed public facilities shown in the adopted County Capital Improvement Program, within the current State Consolidated Transportation Program, or to be provided by the applicant.**

Two preliminary plans of subdivision covering the entire South Lake site, 4-04035 and 4-17027, were approved in 2004 and 2019, respectively. Adequacy findings were made through these preliminary plans, and DSP-19021 was found to be consistent with these approvals by the Planning Board.

- (11) On a property or parcel zoned E-I-A or M-X-T and containing a minimum of two hundred fifty (250) acres, a Mixed-Use Planned Community including a combination of residential, employment, commercial and institutional uses may be approved in accordance with the provisions set forth in this Section and Section 27-548.**

DSP-19021 was approved as the first commercial phase of South Lake, a mixed-use planned community containing approximately 381 acres in total, in accordance with the provisions of this section and Section 27-548 of the prior Zoning Ordinance.

- e. The DSP is also in conformance with the applicable additional regulations of the M-X-T Zone in Section 27-548, as follows:

- (a) Maximum floor area ratio (FAR):**

- (1) Without the use of the optional method of development -- 0.40 FAR;
and**
- (2) With the use of the optional method of development -- 8.00 FAR.**

DSP-19021 was approved with a FAR of 0.30. This application does not change the approved FAR.

- (b) The uses allowed in the M-X-T Zone may be located in more than one (1) building, and on more than one (1) lot.**

The approved uses are located in more than one building and on more than one

lot, as allowed.

- (c) **Except as provided for in this Division, the dimensions for the location, coverage, and height of all improvements shown on an approved Detailed Site Plan shall constitute the regulations for these improvements for a specific development in the M-X-T Zone.**

The DSP shows a layout for the first commercial phase of development of this mixed-use planned community and provides the required information.

- (d) **Landscaping, screening, and buffering of development in the M-X-T Zone shall be provided pursuant to the provisions of the Landscape Manual. Additional buffering and screening may be required to satisfy the purposes of the M-X-T Zone and to protect the character of the M-X-T Zone from adjoining or interior incompatible land uses.**

The landscaping, screening, and buffering were reviewed and approved with DSP-19021. This subject application provides details for trash enclosure screening, consistent with the *2010 Prince George's County Landscape Manual* (Landscape Manual).

- (e) **In addition to those areas of a building included in the computation of gross floor area (without the use of the optional method of development), the floor area of the following improvements (using the optional method of development) shall be included in computing the gross floor area of the building of which they are a part: enclosed pedestrian spaces, theaters, and residential uses. Floor area ratios shall exclude from gross floor area that area in a building or structure devoted to vehicular parking and parking access areas (notwithstanding the provisions of Section 27-107.01). The floor area ratio shall be applied to the entire property which is the subject of the Conceptual Site Plan.**

The FAR for the entire South Lake mixed-use planned community approved thus far is 0.30 and was determined utilizing the specified methodology.

- (f) **Private structures may be located within the air space above, or in the ground below, public rights-of-way.**

Improvements included in this DSP do not interfere with the air space above or ground below public ROWs.

- (g) **Each lot shall have frontage on, and direct vehicular access to, a public street, except lots for which private streets or other access rights-of-way have been authorized pursuant to Subtitle 24 of this Code.**

No changes to the approved lots are included in this DSP.

- (h) **Townhouses developed pursuant to a Detailed Site Plan for which an application is filed after December 30, 1996, shall be...**

This standard does not apply to this commercial development.

- (i) **The maximum height of multifamily buildings shall be one hundred and ten (110) feet. This height restriction shall not apply within any Transit District Overlay Zone, designated General Plan Metropolitan or Regional Centers, or a Mixed-Use Planned Community.**

As stated, this requirement is not applicable within a mixed-use planned community.

- (j) **As noted in Section 27-544(b), which references property placed in the M-X-T Zone through a Sectional Map Amendment approved after October 1, 2006, and for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation, regulations for Conceptual or Detailed Site Plans (such as, but not limited to density, setbacks, buffers, screening, landscaping, height, recreational requirements, ingress/egress, and internal circulation) should be based on the design guidelines or standards intended to implement the development concept recommended by the Master Plan, Sector Plan, or the Sectional Map Amendment Zoning Change and any referenced exhibit of record for the property. This regulation also applies to property readopted in the M-X-T Zone through a Sectional Map Amendment approved after October 1, 2006 and for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation of a concurrent Master Plan or Sector Plan (see Section 27-226(f)(3) of the Zoning Ordinance). Notwithstanding any other provision of this Code, this regulation shall not apply to property subject to the provisions of Section 27-544(f)(2)(I), above.**

The South Lake mixed-use planned community site is in the E-I-A Zone, with approved development subject to the requirements of the M-X-T Zone, in accordance with CB-73-2016. The property is not located in the M-X-T Zone, and as such, this requirement is not applicable.

- f. In accordance with Section 27-574 of the prior Zoning Ordinance, the number of parking spaces required in the M-X-T Zone is to be calculated by the applicant and submitted for Planning Board approval at the time of DSP. In its approval of DSP-19021, the Planning Board found that the parking methodology used was sufficient, with a total of 2,014 included parking spaces within the limits of the DSP. DSP-19021-01 included a reduction in the total approved square footage from 900,656 to 863,672, along with a corresponding reduction in the required parking, for a total of 1,975 parking spaces. The subject DSP includes 1,980 parking spaces within the limits of the original approval.

- g. Section 27-583, Number of spaces required in M-X-T Zone, of the prior Zoning Ordinance contains requirements for determining the total number of loading spaces. No changes to the loading spaces approved with DSP-19021-01 are included with this DSP.
8. **Conceptual Site Plan CSP-02004:** As further detailed in Finding 5, CSP-02004 was approved by the District Council in January 2004 for a mixed-use planned community consisting of 463 lots, 86 parcels, 300,000 square feet of commercial and retail space, 700,000 square feet of employment space, 25,000 square feet of space for annexation to Prince George's County Community College, a 300-room hotel, and 1,294 dwelling units. Dwellings consisted of 170 detached units, 272 attached units, 600 multifamily rental units, 112 condominium units, 120 high-rise units, and 20 live-work units.
- The applicant amended CSP-02004, with the approval of DSP-19023, as allowed by Section 27-282(g) of the prior Zoning Ordinance and contained in PGCPB Resolution No. 03-135(C)(A). Revisions to the CSP included changes to the site's roadway and infrastructure layout, lot and parcel arrangement, roadway sections, master-planned trail alignment, and phasing program. Conformance with the applicable conditions of the amended CSP-02004 was found with the Planning Board's approval of DSP-19021. The subject application does not change that finding.
9. **Preliminary Plan of Subdivision 4-04035:** PPS 4-04035 was approved by the Planning Board (PGCPB Resolution No. 04-247(C)) in June 2003 and was subject to multiple corrections and reconsiderations. The governing version of this PPS was reconsidered by the Planning Board on January 25, 2018 (PGCPB Resolution No. 04-247(C/3)(A/2)). There are no conditions of approval from PPS 4-04035 relevant to the subject DSP.
10. **Detailed Site Plan DSP-05042 and its amendments:** DSP-05042 was an infrastructure DSP that was approved by the Planning Board on December 8, 2005, with five conditions. None of the conditions are related to the review of this detailed site plan. DSP-05042 was amended by the Planning Director once, as approved on February 5, 2020, with no conditions.
11. **Detailed Site Plan DSP-19021 and its amendment:** As further detailed in Finding 5, DSP-19021 was approved by the Planning Board on July 1, 2021, with 6 conditions. DSP-19021-01 was approved by the Planning Director on May 2, 2024, with no conditions. The following condition from the Planning Board's approval of DSP-19021 is relevant to this DSP:
6. **Prior to approval of any building-mounted sign permits, except for those proposed on Parcel L for the Sheetz building, obtain approval from the Prince George's County Planning Board, or its designee, of a comprehensive building-mounted signage plan for all Phase 1 commercial tenants.**

The subject DSP is submitted in accordance with this condition. This amendment provides additional building signage for Pad Site 22 (Giant grocery store), and freestanding signage for Pad Sites 15 (Panda Express), 16 (McDonalds), and 17 (Chase Bank). The building-mounted signage included with the architecture for Pad Site 21 is illustrative and does not include all the pertinent details including materials, logos, colors, and lighting. As such this condition will continue to apply for future building-mounted

signage for all Phase 1 commercial tenants.

12. **2010 Prince George's County Landscape Manual:** In accordance with Section 27-548 of the prior Zoning Ordinance, landscaping, screening, and buffering within the M-X-T Zone should be provided pursuant to the provisions of the Landscape Manual. A landscape plan was submitted and approved with DSP-19021 and its companion case AC-21010. This DSP proposes minor changes to the approved landscape plan including the addition of screening details for trash collection facilities and additional site details including combination bench planters. These additions do not change conformance to the Landscape Manual as found with the original approval.
13. **Prince George's County Woodland Conservation and Tree Preservation Ordinance:** The project has an approved Type 2 Tree Conservation Plan, TCP2-126-05, which includes the entire South Lake development. No revisions to the approved TCP2 are included in this application.
14. **Prince George's County Tree Canopy Coverage Ordinance:** A 10 percent tree canopy coverage (TCC) requirement applies to this E-I-A-zoned site, in accordance with the Tree Canopy Coverage Ordinance. The commercial development included in the subject DSP encompasses 59.83 acres, requiring 5.98 acres of TCC, for this portion of the South Lake development. DSP-19021-01 was approved for 6.75 acres of TCC. The subject application does not change the approved TCC to be provided.
15. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. Due to the limited scope of this application, comments were only solicited from the Permit Review Section and external agencies. The referral comments are summarized, as follows:
 - a. **Permit Review**—In a memorandum dated June 6, 2025 (Jacobs to Myerholtz), an analysis of applicable regulations for signage was noted and included technical corrections, which have been incorporated into this resolution.
 - b. **Prince George's County Health Department**—The Health Department did not provide comments on the subject application.
 - c. **Prince George's County Department of Permitting, Inspections and Enforcement**—DPIE did not provide comments on the subject application.
 - d. **Prince George's County Police Department**—The Police Department did not provide comments on the subject application.
 - e. **Prince George's County Fire/EMS Department**—The Fire/EMS Department did not provide comments on the subject application.
 - f. **Washington Suburban Sanitary Commission (WSSC)**—WSSC did not provide comments on the subject application.
 - g. **City of Bowie**—The City of Bowie did not provide comments on the subject application.

16. **Community Feedback:** The Prince George's County Planning Department did not receive any written correspondence from the community regarding the subject DSP.
17. **Planning Board:** The Planning Board held a public hearing on this application on July 10, 2025. At the hearing, and in rendering its decision, the Board considered all written and oral testimony.
18. As required by Section 27-285(b)(1) of the prior Zoning Ordinance, as approved with conditions, this DSP represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince George's County Code without requiring unreasonable cost and without detracting substantially from the utility of the development for its intended use.
19. In accordance with Section 27-285(b)(2), of the prior Zoning Ordinance, this DSP is in general conformance with CSP-02004.
20. Section 27-285(b)(4) of the prior Zoning Ordinance provides the following required finding for approval of a DSP:

(4) The plan shall demonstrate the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130 (b)(5).

In its approval of DSP-19021, the Planning Board found the regulated environmental features (REF) on the subject property had been preserved and/or restored to the fullest extent possible based on the limits of disturbance shown on the DSP and tree conservation plan. There are no changes to the REF included with this application.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED Detailed Site Plan DSP-19021-02 for the above-described land, subject to the following condition:

1. Prior to certification, the applicant and the applicant's heirs, successors, and/or assignees shall revise the detailed site plan (DSP), as follows:
 - a. Label the setback from public rights-of-way for the proposed freestanding signs and ensure the minimum setback for freestanding signs is 10 feet from public rights of way, consistent with Section 27-614(a) of the prior Prince George's County Zoning Ordinance.
 - b. Show accurate and consistent gross floor area for the limits of this DSP.
 - c. Update the title of the Landscape Plan as the -02 amendment.
 - d. Remove the previous approval block from the cover sheet and Sheet 25.

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 Bailey, with Commissioners Washington, Bailey, Geraldo, and Barnes voting in favor of the motion at its regular meeting held on Thursday, July 10, 2025, in Largo, Maryland.

Adopted by the Prince George's County Planning Board this 31st day of July 2025.

Darryl Barnes
Chairman

By 
Jessica Jones
Planning Board Administrator

DB:JJ:DM:rpg

APPROVED AS TO LEGAL SUFFICIENCY



David S. Warner
M-NCPPC Legal Department
Date: July 21, 2025

PGCPB No. 2025-058

File No. DSP-19021-02

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 applicant, South Lake Commercial LLC, submitted an application for approval of a detailed site plan; and

WHEREAS, pursuant to Section 27-1704(b) of the Zoning Ordinance, development applications submitted and accepted as complete before April 1, 2022, but still pending final action as of that date, may be reviewed and decided in accordance with the Zoning Ordinance in existence at the time of submission and acceptance of the application; and

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

WHEREAS, in consideration of evidence presented at a public hearing on July 10, 2025, regarding Detailed Site Plan DSP-19021-02 for South Lake Commercial - Phase 1, the Planning Board finds:

1. **Request:** This detailed site plan (DSP) proposes an amendment to the approved DSP for additional signage, revised architecture including a reduction in gross floor area, and additional site details.
2. **Development Data Summary:**

	Existing	Approved with DSP-19021-01	Evaluated
Zone(s)	LCD	E-I-A	E-I-A
Use(s)	Vacant	Commercial	Commercial
Gross Tract Area	59.83	59.83	59.83
Parcels	27	27	27
Gross Floor Area	0	863,672	841,293

3. **Location:** The subject property is located on the west side of US 301 (Robert Crain Highway), at its intersection with Marketplace Boulevard. The property is in Planning Area 74A, Council District 4, and is within the municipal limits of the City of Bowie.
4. **Surrounding Uses:** The subject property is part of the mixed-use development project known as South Lake. The site that is the subject of this DSP is bounded to the north by vacant land in the Legacy Comprehensive Design (LCD) Zone (prior Employment and Institutional Area (E-I-A) Zone) where multifamily residential use is approved under DSP-16054 as part of the South Lake development. The site is further bounded to the south by wooded land in the Agriculture and Preservation (AG) Zone (prior E-I-A Zone) and industrial uses beyond in the Industrial, Heavy Zone (prior E-I-A Zone); to the west by land in the LCD Zone (prior E-I-A Zone) presently being

development for residential uses approved by DSP-19023, as part of the South Lake development; and to the east by the right-of-way (ROW) of the southbound lanes of US 301.

5. **Previous Approvals:** This subject site has a long approval history that can be dated back to the 1970s. In 1975, the Prince George's County District Council approved Zoning Map Amendment A-9248, to rezone the subject site from the Rural Residential Zone to the E-I-A Zone, as part of Collington Center development. Subsequently, a Comprehensive Design Plan, CDP-7802, was approved by the Prince George's County Planning Board in 1978, but nothing further was pursued on the subject property.

In 2002, the Prince George's County Council adopted Council Bill CB-13-2002 that introduced the concept of a mixed-use planned community use and allowed it within the E-I-A Zone for properties meeting specific criteria, including conformance with the regulations of the Mixed Use-Transportation Oriented (M-X-T) Zone. Based on this legislation, Conceptual Site Plan CSP-02004 was approved by the Planning Board on June 12, 2003 (PGCPB Resolution No. 03-135). The District Council affirmed the Planning Board's decision and approved the CSP on January 27, 2004, with 42 conditions. The development concept was for a mixed-use planned community consisting of 463 lots, 86 parcels, 300,000 square feet of commercial and retail space, 700,000 square feet of employment space, 25,000 square feet of space for annexation to Prince George's County Community College, a 300-room hotel, and 1,294 dwelling units. The residential component consisted of 170 detached units, 272 attached units, 600 multifamily rental units, 112 condominium units, 120 high-rise units, and 20 live-work units.

Preliminary Plan of Subdivision (PPS) 4-04035 was approved by the Planning Board (PGCPB Resolution No. 04-247(C)) in June 2003, and the resolution was subsequently corrected multiple times. This PPS was reconsidered by the Planning Board on October 7, 2016, to convert approximately 200 multifamily condominium units to fee simple townhouse lots, to make changes to the phasing of off-site traffic improvements and other modifications. On February 16, 2017, the Planning Board heard testimony and approved the reconsideration with 47 conditions for 800 lots and 110 parcels, for a total of 1,294 dwelling units (PGCPB Resolution No. 04-247(C/3) (A/2)). On January 25, 2018, the Planning Board heard testimony and approved the reconsideration for adjustment of access, circulation, and master plan trail alignment (PGCPB Resolution No. 04-247(C/2) (A/2)).

A DSP for infrastructure, DSP-05042, was approved by the Planning Board (PGCPB Resolution No. 05-258) on December 8, 2005 for site grading, infrastructure development, and construction of a central lake. No construction occurred on the subject property. An amendment to DSP-05042 was submitted in August 2007, but subsequently withdrawn. A second amendment, DSP-05042-02, was submitted for Planning Director review on December 23, 2016, to revise the site design, but the application became dormant. The review of DSP-05042-02 was revived in June 2019, and approved by the Planning Director on February 5, 2020, to provide for revisions to site grading and roadway layout for three segments of the main roadways leading into the subject site from the ramp of MD 214 (Central Avenue) and US 301.

The 2006 *Approved Master Plan for Bowie and Vicinity and the Sectional Map Amendment for Planning Areas 71A, 71B, 74A, and 74B* retained the subject site in the E-I-A Zone.

In 2016, the County Council adopted CB-73-2016 that provided numerous revisions to the mixed-use planned community regulations in the M-X-T Zone which are applicable to the subject site. Subsequently, the applicant filed a new PPS, to subdivide an 11-acre piece of land previously included as part of Outparcels A and B in PPS 4-04035. PPS 4-17027 was approved by the Planning Board (PGCPB Resolution No. 19-06) on January 10, 2019, for 66 lots and 3 parcels, subject to 23 conditions.

The Planning Board approved DSP-19021 for South Lake Commercial – Phase 1 on July 1, 2021 (PGCPB Resolution No. 2021-79) which included 900,656 square feet of commercial space and 28 parcels on 59.83 acres. A subsequent amendment was approved by the Planning Director on May 2, 2024, to update the primary management area (PMA); revise the layout and architecture of Pad Sites 7–9; modify the layout of three commercial buildings on Parcels 4, 5, 6, 36, and 37; revise parking requirements; and reduce the overall buildout from 900,656 square feet to 863,672 square feet.

The site also has an approved Stormwater Management (SWM) Concept Plan, 26947-2002-05, which was issued on May 23, 2023, and is valid until May 8, 2026.

6. **Design Features:** The subject DSP proposes minor revisions to architecture including a reduction in gross floor area (GFA), additional sign and additional site details for the approved development, which includes 841,293 square feet of commercial uses on 59.83 acres. This phase of the South Lake project is located at the southeast corner of the large, 381.53-acre South Lake mixed-use planned community. A total of 27 commercial pad sites are approved, with GFA for each pad site ranging in size from approximately 3,000 square feet to 207,770 square feet.

Architecture

The application requests a revision to the architecture for Pad Site 21 on Parcel 13. The approved architecture removes a formerly envisioned second-floor office component, reducing the total GFA included in this DSP to 841,296 square feet. The revised architecture incorporates a mix of colors, materials, and textures, including masonry, metal coping, storefront windows, and metal panels. The design of the building is modern, with variations in roof height creating architectural interest. Special attention has been paid to the façades that face public spaces to feature façade articulation, varied roofscapes, and customized shopfronts along Commercial Drive, and an attractive view from the adjacent plaza.

Additional site details are included in this DSP. Specifically, a new plaza bench and planter is approved, along with additional trash enclosure details.

Lighting

No changes to the approved lighting plan are included with this application, with the exception of decorative building-mounted lighting included for Pad Site 21. This lighting provides additional architectural interest and contributes to adequate lighting of public spaces for Pad Site 21.

Signage

This application includes three new freestanding signs for Pad Sites 15–17, tenant signage for Pad

Site 11, building-mounted signage for Pad Site 22, and a revision to the approved multi-tenant gateway sign (freestanding sign 3).

The freestanding signs for Pad Sites 15–17 are all located on the east side of their respective sites, near US 301. The approved sign on Pad Site 15 features the Panda Express logo, and measures approximately 19 square feet. This sign is shown tangent to the east property line, adjacent to the US 301 ROW. A condition is included herein requiring this sign to be located a minimum of 10 feet from the property line, consistent with Section 27-614(a) of the prior Prince George’s County Zoning Ordinance.

The approved sign on Pad Site 16 is approximately 39 square feet and features the McDonald’s logo. This sign is located near the southwest corner of the intersection of US 301 and Commercial Drive, set back 16 feet from Commercial Drive and 30 feet from US 301.

The approved sign on Pad Site 17 is approximately 13.9 square feet and features the Chase Bank name and logo on a 2-foot-tall masonry base that matches the building. This sign is located near the northwest corner of US 301 and Commercial Drive, set back 10 feet from the Commercial Drive ROW and 43 feet from US 301.

The approved building-mounted sign on Pad Site 22 measures 100.45 square feet and features the Giant grocery store name and logo. The sign uses illuminated channel letters and is located on the north side of the building near the northeast corner.

The revised multi-tenant gateway sign is highly similar to the previous approval, however, one material which is featured on the signage for retail and the South Lake logo has been changed from high-density wood to powder coated metal.

Building-mounted signage is shown on the revised architecture for Pad Site 21, for illustrative purposes on architectural plans included in the DSP. A prior condition of approval with DSP-19021 requires a comprehensive building-mounted signage plan be approved, prior to issuance of sign permits, except for the Sheetz signs on Parcel L. That condition still applies for Pad Site 21 and all other buildings for which a comprehensive building-mounted signage plan has not yet been approved.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George’s County Zoning Ordinance:** This DSP application has been reviewed for compliance with the requirements of the prior Prince George’s County Zoning Ordinance for a mixed-use planned community in an E-I-A Zone.
 - a. The approved commercial development is part of a mixed-use planned community, as defined by Section 27-107 of the prior Zoning Ordinance, and is a permitted use in the E-I-A Zone.
 - b. The South Lake development is a mixed-use planned community in the prior E-I-A Zone.

Section 27-500 of the prior Zoning Ordinance provides direction for this development, as follows:

- (c) **A Mixed-Use Planned Community in the E-I-A Zone may include a mix of residential, employment, commercial retail, commercial office, hotel or lodging, civic buildings, parks, or recreational uses, meeting all requirements in the definition of the use. The development shall meet all M-X-T Zone requirements in Part 10.**

The overall South Lake development plan includes a mix of residential, employment, commercial retail, commercial office, hotels, and recreational uses. In addition, Section 27-501(c), Regulations for a Mixed-Use Planned Community, of the prior Zoning Ordinance, provides further direction, as follows:

- (1) **A Mixed-Use Planned Community shall meet all purposes and requirements applicable to the M-X-T Zone, as provided in Part 10, and shall be approved under the processes in Part 10.**
- (2) **Where a conflict arises between E-I-A Zone requirements and M-X-T Zone requirements, the M-X-T requirements shall be followed.**

This DSP was filed in accordance with the M-X-T Zone requirements. If there were not these specific requirements for a mixed-use planned community, a specific design plan would have had to have been filed for any development in the E-I-A Zone.

- c. Section 27-544(e), Regulations in the M-X-T Zone, of the prior Zoning Ordinance, includes the following additional standards for a mixed-use planned community that are relevant to the review of this commercial DSP:

- (1) **A Mixed Use Planned Community shall conform to the purposes, regulations, and required findings and review process set forth in Division 2 of this Part, for the M-X-T Zone, however, for property that is located in the E-I-A (Employment and Institutional Area) Zone and is subject to Sections 27-276, 27-500, and 27-501 of this Subtitle, the following regulations shall be advisory only.**
- (2) **It shall include retail, residential and office/employment uses. The use mixture shall consist of the following, based on the total gross floor area (GFA) for residential, retail, and office combined:**

Total Gross Floor Area	Minimum	Maximum
Residential (at least 2 different types)	50%	90%

Retail	10%	20%
Office/Employment	0%	40%

The entire South Lake project thus far (DSP-19023, DSP-21002, and DSP-19021), includes approximately 4,167,568 square feet of GFA, with a total floor area ratio (FAR) of 0.30. This application proposes a reduced GFA (4,145,189 square feet) due to revised architecture for Pad Site 21; however, the total GFA for South Lake still conforms to the use mixture defined by this regulation.

- (3) **It may include hotel uses. Hotel use is not included in the residential, retail or office/employment categories for purposes of calculating gross floor area for percentages of use. There is no percentage restriction applied to the hotel uses.**

Three hotels were approved with DSP-19021. No changes to the approved hotels are included in this application.

- (4) **It may provide at least one institutional or civic use, may have an integrated network of streets, sidewalks, and open space, public or private, and should give priority to public space and appropriate placement of institutional and civic uses.**

An integrated network of streets, sidewalks, and open spaces was approved throughout the South Lake site. No changes to the approved streets, trails, or sidewalks are included with this application.

- (5) **Where a conflict arises between E-I-A Zone requirements and M-X-T Zone requirements, the M-X-T requirements shall be followed.**

The approved development conforms with the requirements of the M-X-T Zone for a mixed-use planned community with the conditions included herein.

- (6) **The community should be focused on a central public space that is surrounded by a combination of commercial, civic, cultural or recreational facilities.**

(A) **The space should be a minimum of twenty-five (25) acres and may include a lake.**

(B) **It should be designed with adequate amenities to function as a fully shared space for the entire community.**

A central public space of 25.35 acres is provided adjacent to the west of approved Buildings 24, 25, and 26, as approved under DSP-19023.

(7) The community should contain additional, linked open space in the form of squares, greens and parks that are accessible, visible, safe and comfortable.

(A) The open spaces should provide a variety of visual and physical experiences.

(B) Some of these open spaces should be bordered by buildings and be visible from streets and buildings.

As a whole, South Lake includes parks, playgrounds, trails, and open spaces located throughout the site, primarily in residential portions of the development. Locations of these features, and the variety of recreational amenities and comfort features included, provide for a variety of visual and physical experiences. Most park and open space areas are located within walking distance of dwellings and are visible from streets and buildings. Parks and open spaces are accessed by the development's comprehensive system of sidewalks and trails. The Collington Branch Trail also provides a linear public space and multimodal transportation route through South Lake, with future connections to lands north and south of the development.

(8) The retail uses may be designed to:

(A) Create a sense of place by creating a design that provides amenities such as plazas, parks, recreational opportunities, entertainment and cultural activities, public services and dining; and provides attractive project gateways and public spaces.

As a whole, the South Lake development, inclusive of the subject DSP, provides amenities including plazas and park spaces, and recreational opportunities including the Collington Branch Trail. A mix of retail, restaurant, and entertainment uses is approved with DSP-19021. The subject DSP includes additional plaza amenities including a combination bench and planter, providing shaded seating in the plaza on Parcel 13.

(B) Create outdoor amenities, such as brick pavers, tree grates, decorative lighting, signs, banners, high quality street furniture and extensive landscaping, including mature trees.

The approved DSP-19021 included masonry pavers, decorative lighting, signs, high quality street furniture, and extensive landscaping. The subject DSP adds additional plaza details that are of the same quality or better than those approved.

(C) Create attractive architecture by: using high quality building materials such as stone, brick or split-face block, and providing architectural elements such as façade articulation in fifty (50) foot to

seventy-five (75) foot increments, second floor levels, dormer windows, canopies, arcades, varied roofscapes and customized shopfronts to create a street-like rhythm.

The revised building architecture for Pad Site 21 includes a variety of materials, façade articulation, varied roofscapes, and customized shopfronts, as discussed in Finding 6 above.

- (D) Promote attractiveness by designing attractive, quality façades of all commercial buildings where the façade is visible from public space; and completely screening loading, service, trash, HVAC and other unsightly functions.**

The revised building architecture for Pad Site 21 promotes attractiveness from public spaces, as discussed in Finding 6 above.

- (E) Creating a retail area where, if the front of a retail store fronts a street: pedestrians may travel with ease, with attractive walkways and continuous street front experiences to maximize the quality of the pedestrian environment; crosswalks may run through and across the parking lots and drive aisles to connect all buildings and uses; sidewalks may be wide, appealing, shaded and configured for safe and comfortable travel; pedestrian walkways may be separated from vehicular circulation by planting beds, raised planters, seating walls, on-street parallel parking and/or structures; walking distances through parking lots may be minimized and located to form logical and safe pedestrian crossings, and walkways may be made more pedestrian-friendly through the use of arcades, canopies, street trees, benches and tables and chairs.**

Roadways through the development include sidewalks on both sides with crosswalks logically located to promote safe and efficient pedestrian movement. Landscaping, seating, and site furnishings are shown in public areas. DSP-19021 provided a guiding plan for development of the Phase 1 commercial area of South Lake. As specific tenants are selected, future DSPs or amendments to this DSP (including the subject application) will provide additional details for each building site.

- (F) Shield and enhance the surrounding view through techniques such as screening views of parking lots along the main frontal streets with green bermed and landscaped strips, or a low brick (or other quality material) wall, in order to screen parking from the public frontage streets, and ensuring that attractive buildings are to be visible from the public frontage streets.**

This DSP does not include any changes to the parking layout or

previously approved parking lot screening.

- (G) Minimize expanse of parking lots through the use of landscape islands or the location of buildings and streets.**

This DSP does not include any changes to the approved parking lot landscaping.

- (H) Provide a hierarchy of pedestrian-scaled, direct and indirect, high quality, energy efficient lighting that illuminates walkways, ensures safety, highlights buildings and landmark elements, and provides sight lines to other retail uses.**

The photometric plan provided with the DSP shows sufficient lighting will be provided in public spaces, along sidewalks, buildings, and signage, as appropriate. LED lighting is to be utilized throughout the development.

- (I) Create a signage package for high quality signs and sign standards and requirements for all retail and office tenants and owners, which shall address size, location, square footage, materials, logos, colors and lighting. For office and retail uses, a Conceptual Site Plan for Signage shall be approved prior to release of any sign permits. All sign permits shall conform to the approved Conceptual Site Plan for Signage.**

As discussed in Finding 6, new and revised signs are included in this application. The signage package submitted includes size, location, square-footage, materials, logos, colors, and lighting for the new and revised freestanding signs. The approved freestanding signs are constructed with masonry or vinyl bases, and range in height from approximately 4 feet tall to approximately 6 feet, 9 inches tall. The signs feature simple names and logos of their respective businesses. The Planning Board finds the new signage to be high-quality and consistent with the design of prior approved signage. This DSP provides only illustrative building-mounted signage for the multi-tenant retail building on Pad Site 21. Condition 6 of DSP-19021 will apply to future building mounted signage for South Lake Commercial - Phase 1, as discussed in Finding 11 below.

- (J) Enhance retail pad sites designs to be compatible with the main retail component. If the retail pad sites are located along the public frontage streets, parking should be located to the rear and sides of the pad sites.**

- (K) Green areas should be provided between pad sites.**

(L) Restaurants adjacent to the central public space/lake should have attractive outdoor seating areas.

Retail pad sites are laid out on the site plans to be located primarily on public street frontages with green areas shown between each site. A restaurant with an area for outdoor eating is located adjacent to the central public open space. No changes to the approved layout of the pad sites are included with this DSP.

- d. Section 27-546(d), Site Plans, of the prior Zoning Ordinance contains the following required findings for the Planning Board to grant approval of a DSP in the M-X-T Zone:

(1) The proposed development is in conformance with the purposes and other provisions of this Division;

Conformance to the purposes of the M-X-T Zone was found with the Planning Board's approval of DSP-19021. The subject application for additional signage, site details, and revised architecture does not change that finding.

(2) For property placed in the M-X-T Zone through a Sectional Map Amendment approved after October 1, 2006, the proposed development is in conformance with the design guidelines or standards intended to implement the development concept recommended by the Master Plan, Sector Plan, or Sectional Map Amendment Zoning Change;

This property is in the E-I-A Zone, so this requirement is not applicable. The approved mixed-use planned community, including the residential portion included in this DSP, is being reviewed under M-X-T Zone requirements, in accordance with CB-73-2016.

(3) The proposed development has an outward orientation which either is physically and visually integrated with existing adjacent development or catalyzes adjacent community improvement and rejuvenation;

The development is the first commercial phase of the larger South Lake mixed-use planned community, will be oriented towards US 301, and will become a catalyst for future development within the community and improvement within this area of the County.

(4) The proposed development is compatible with existing and proposed development in the vicinity;

This commercial phase of the South Lake development is compatible with adjacent uses as shown in the underlying CSP. Future development within South Lake will be reviewed under separate DSP applications to ensure compatible design is provided for the entire mixed-use planned community.

- (5) **The mix of uses, arrangement and design of buildings and other improvements, and provision of public amenities reflect a cohesive development capable of sustaining an independent environment of continuing quality and stability;**

Buildings and other amenities have been carefully designed and placed to create a cohesive, quality commercial development. Attention has been paid to the provision of public amenities, including a well-connected circulation system, seating areas, and other site furnishings.

- (6) **If the development is staged, each building phase is designed as a self-sufficient entity, while allowing for effective integration of subsequent phases;**

The DSP is the first commercial phase of a mixed-use planned community and has been designed as a self-sufficient entity intended to be integrated into the larger South Lake development. CSP-02004, as amended, provides the overall development scheme for this mixed-use planned community.

- (7) **The pedestrian system is convenient and is comprehensively designed to encourage pedestrian activity within the development;**

There are no changes to the approved pedestrian system included in this DSP.

- (8) **On the Detailed Site Plan, in areas of the development which are to be used for pedestrian activities or as gathering places for people, adequate attention has been paid to human scale, high quality urban design, and other amenities, such as the types and textures of materials, landscaping and screening, street furniture, and lighting (natural and artificial); and**

Appropriate attention has been paid to scale, design, amenities, materials, and landscaping included in areas for pedestrian activities and gathering places. Seating areas, bicycle racks, and other furnishings are provided, as are landscaping and lighting, to create a quality environment.

- (9) **On a Conceptual Site Plan for property placed in the M-X-T Zone by a Sectional Map Amendment, transportation facilities that are existing; that are under construction; or for which one hundred percent (100%) of construction funds are allocated within the adopted County Capital Improvement Program, or the current State Consolidated Transportation Program, will be provided by the applicant, or are incorporated in an approved public facilities financing and implementation program, will be adequate to carry anticipated traffic for the proposed development. The finding by the Council of adequate transportation facilities at the time of Conceptual Site Plan approval shall not prevent the Planning Board from**

later amending this finding during its review of subdivision plats.

This application is a DSP, and this finding does not apply.

- (10) On the Detailed Site Plan, if more than six (6) years have elapsed since a finding of adequacy was made at the time of rezoning through a Zoning Map Amendment, Conceptual Site Plan approval, or preliminary plat approval, whichever occurred last, the development will be adequately served within a reasonable period of time with existing or programmed public facilities shown in the adopted County Capital Improvement Program, within the current State Consolidated Transportation Program, or to be provided by the applicant.**

Two preliminary plans of subdivision covering the entire South Lake site, 4-04035 and 4-17027, were approved in 2004 and 2019, respectively. Adequacy findings were made through these preliminary plans, and DSP-19021 was found to be consistent with these approvals by the Planning Board.

- (11) On a property or parcel zoned E-I-A or M-X-T and containing a minimum of two hundred fifty (250) acres, a Mixed-Use Planned Community including a combination of residential, employment, commercial and institutional uses may be approved in accordance with the provisions set forth in this Section and Section 27-548.**

DSP-19021 was approved as the first commercial phase of South Lake, a mixed-use planned community containing approximately 381 acres in total, in accordance with the provisions of this section and Section 27-548 of the prior Zoning Ordinance.

- e. The DSP is also in conformance with the applicable additional regulations of the M-X-T Zone in Section 27-548, as follows:

- (a) Maximum floor area ratio (FAR):**

- (1) Without the use of the optional method of development -- 0.40 FAR;
and**
- (2) With the use of the optional method of development -- 8.00 FAR.**

DSP-19021 was approved with a FAR of 0.30. This application does not change the approved FAR.

- (b) The uses allowed in the M-X-T Zone may be located in more than one (1) building, and on more than one (1) lot.**

The approved uses are located in more than one building and on more than one

lot, as allowed.

- (c) **Except as provided for in this Division, the dimensions for the location, coverage, and height of all improvements shown on an approved Detailed Site Plan shall constitute the regulations for these improvements for a specific development in the M-X-T Zone.**

The DSP shows a layout for the first commercial phase of development of this mixed-use planned community and provides the required information.

- (d) **Landscaping, screening, and buffering of development in the M-X-T Zone shall be provided pursuant to the provisions of the Landscape Manual. Additional buffering and screening may be required to satisfy the purposes of the M-X-T Zone and to protect the character of the M-X-T Zone from adjoining or interior incompatible land uses.**

The landscaping, screening, and buffering were reviewed and approved with DSP-19021. This subject application provides details for trash enclosure screening, consistent with the *2010 Prince George's County Landscape Manual* (Landscape Manual).

- (e) **In addition to those areas of a building included in the computation of gross floor area (without the use of the optional method of development), the floor area of the following improvements (using the optional method of development) shall be included in computing the gross floor area of the building of which they are a part: enclosed pedestrian spaces, theaters, and residential uses. Floor area ratios shall exclude from gross floor area that area in a building or structure devoted to vehicular parking and parking access areas (notwithstanding the provisions of Section 27-107.01). The floor area ratio shall be applied to the entire property which is the subject of the Conceptual Site Plan.**

The FAR for the entire South Lake mixed-use planned community approved thus far is 0.30 and was determined utilizing the specified methodology.

- (f) **Private structures may be located within the air space above, or in the ground below, public rights-of-way.**

Improvements included in this DSP do not interfere with the air space above or ground below public ROWs.

- (g) **Each lot shall have frontage on, and direct vehicular access to, a public street, except lots for which private streets or other access rights-of-way have been authorized pursuant to Subtitle 24 of this Code.**

No changes to the approved lots are included in this DSP.

- (h) **Townhouses developed pursuant to a Detailed Site Plan for which an application is filed after December 30, 1996, shall be...**

This standard does not apply to this commercial development.

- (i) **The maximum height of multifamily buildings shall be one hundred and ten (110) feet. This height restriction shall not apply within any Transit District Overlay Zone, designated General Plan Metropolitan or Regional Centers, or a Mixed-Use Planned Community.**

As stated, this requirement is not applicable within a mixed-use planned community.

- (j) **As noted in Section 27-544(b), which references property placed in the M-X-T Zone through a Sectional Map Amendment approved after October 1, 2006, and for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation, regulations for Conceptual or Detailed Site Plans (such as, but not limited to density, setbacks, buffers, screening, landscaping, height, recreational requirements, ingress/egress, and internal circulation) should be based on the design guidelines or standards intended to implement the development concept recommended by the Master Plan, Sector Plan, or the Sectional Map Amendment Zoning Change and any referenced exhibit of record for the property. This regulation also applies to property readopted in the M-X-T Zone through a Sectional Map Amendment approved after October 1, 2006 and for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation of a concurrent Master Plan or Sector Plan (see Section 27-226(f)(3) of the Zoning Ordinance). Notwithstanding any other provision of this Code, this regulation shall not apply to property subject to the provisions of Section 27-544(f)(2)(I), above.**

The South Lake mixed-use planned community site is in the E-I-A Zone, with approved development subject to the requirements of the M-X-T Zone, in accordance with CB-73-2016. The property is not located in the M-X-T Zone, and as such, this requirement is not applicable.

- f. In accordance with Section 27-574 of the prior Zoning Ordinance, the number of parking spaces required in the M-X-T Zone is to be calculated by the applicant and submitted for Planning Board approval at the time of DSP. In its approval of DSP-19021, the Planning Board found that the parking methodology used was sufficient, with a total of 2,014 included parking spaces within the limits of the DSP. DSP-19021-01 included a reduction in the total approved square footage from 900,656 to 863,672, along with a corresponding reduction in the required parking, for a total of 1,975 parking spaces. The subject DSP includes 1,980 parking spaces within the limits of the original approval.

- g. Section 27-583, Number of spaces required in M-X-T Zone, of the prior Zoning Ordinance contains requirements for determining the total number of loading spaces. No changes to the loading spaces approved with DSP-19021-01 are included with this DSP.
8. **Conceptual Site Plan CSP-02004:** As further detailed in Finding 5, CSP-02004 was approved by the District Council in January 2004 for a mixed-use planned community consisting of 463 lots, 86 parcels, 300,000 square feet of commercial and retail space, 700,000 square feet of employment space, 25,000 square feet of space for annexation to Prince George's County Community College, a 300-room hotel, and 1,294 dwelling units. Dwellings consisted of 170 detached units, 272 attached units, 600 multifamily rental units, 112 condominium units, 120 high-rise units, and 20 live-work units.
- The applicant amended CSP-02004, with the approval of DSP-19023, as allowed by Section 27-282(g) of the prior Zoning Ordinance and contained in PGCPB Resolution No. 03-135(C)(A). Revisions to the CSP included changes to the site's roadway and infrastructure layout, lot and parcel arrangement, roadway sections, master-planned trail alignment, and phasing program. Conformance with the applicable conditions of the amended CSP-02004 was found with the Planning Board's approval of DSP-19021. The subject application does not change that finding.
9. **Preliminary Plan of Subdivision 4-04035:** PPS 4-04035 was approved by the Planning Board (PGCPB Resolution No. 04-247(C)) in June 2003 and was subject to multiple corrections and reconsiderations. The governing version of this PPS was reconsidered by the Planning Board on January 25, 2018 (PGCPB Resolution No. 04-247(C/3)(A/2)). There are no conditions of approval from PPS 4-04035 relevant to the subject DSP.
10. **Detailed Site Plan DSP-05042 and its amendments:** DSP-05042 was an infrastructure DSP that was approved by the Planning Board on December 8, 2005, with five conditions. None of the conditions are related to the review of this detailed site plan. DSP-05042 was amended by the Planning Director once, as approved on February 5, 2020, with no conditions.
11. **Detailed Site Plan DSP-19021 and its amendment:** As further detailed in Finding 5, DSP-19021 was approved by the Planning Board on July 1, 2021, with 6 conditions. DSP-19021-01 was approved by the Planning Director on May 2, 2024, with no conditions. The following condition from the Planning Board's approval of DSP-19021 is relevant to this DSP:
6. **Prior to approval of any building-mounted sign permits, except for those proposed on Parcel L for the Sheetz building, obtain approval from the Prince George's County Planning Board, or its designee, of a comprehensive building-mounted signage plan for all Phase 1 commercial tenants.**

The subject DSP is submitted in accordance with this condition. This amendment provides additional building signage for Pad Site 22 (Giant grocery store), and freestanding signage for Pad Sites 15 (Panda Express), 16 (McDonalds), and 17 (Chase Bank). The building-mounted signage included with the architecture for Pad Site 21 is illustrative and does not include all the pertinent details including materials, logos, colors, and lighting. As such this condition will continue to apply for future building-mounted

signage for all Phase 1 commercial tenants.

12. **2010 Prince George's County Landscape Manual:** In accordance with Section 27-548 of the prior Zoning Ordinance, landscaping, screening, and buffering within the M-X-T Zone should be provided pursuant to the provisions of the Landscape Manual. A landscape plan was submitted and approved with DSP-19021 and its companion case AC-21010. This DSP proposes minor changes to the approved landscape plan including the addition of screening details for trash collection facilities and additional site details including combination bench planters. These additions do not change conformance to the Landscape Manual as found with the original approval.
13. **Prince George's County Woodland Conservation and Tree Preservation Ordinance:** The project has an approved Type 2 Tree Conservation Plan, TCP2-126-05, which includes the entire South Lake development. No revisions to the approved TCP2 are included in this application.
14. **Prince George's County Tree Canopy Coverage Ordinance:** A 10 percent tree canopy coverage (TCC) requirement applies to this E-I-A-zoned site, in accordance with the Tree Canopy Coverage Ordinance. The commercial development included in the subject DSP encompasses 59.83 acres, requiring 5.98 acres of TCC, for this portion of the South Lake development. DSP-19021-01 was approved for 6.75 acres of TCC. The subject application does not change the approved TCC to be provided.
15. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. Due to the limited scope of this application, comments were only solicited from the Permit Review Section and external agencies. The referral comments are summarized, as follows:
 - a. **Permit Review**—In a memorandum dated June 6, 2025 (Jacobs to Myerholtz), an analysis of applicable regulations for signage was noted and included technical corrections, which have been incorporated into this resolution.
 - b. **Prince George's County Health Department**—The Health Department did not provide comments on the subject application.
 - c. **Prince George's County Department of Permitting, Inspections and Enforcement**—DPIE did not provide comments on the subject application.
 - d. **Prince George's County Police Department**—The Police Department did not provide comments on the subject application.
 - e. **Prince George's County Fire/EMS Department**—The Fire/EMS Department did not provide comments on the subject application.
 - f. **Washington Suburban Sanitary Commission (WSSC)**—WSSC did not provide comments on the subject application.
 - g. **City of Bowie**—The City of Bowie did not provide comments on the subject application.

16. **Community Feedback:** The Prince George's County Planning Department did not receive any written correspondence from the community regarding the subject DSP.
17. **Planning Board:** The Planning Board held a public hearing on this application on July 10, 2025. At the hearing, and in rendering its decision, the Board considered all written and oral testimony.
18. As required by Section 27-285(b)(1) of the prior Zoning Ordinance, as approved with conditions, this DSP represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince George's County Code without requiring unreasonable cost and without detracting substantially from the utility of the development for its intended use.
19. In accordance with Section 27-285(b)(2), of the prior Zoning Ordinance, this DSP is in general conformance with CSP-02004.
20. Section 27-285(b)(4) of the prior Zoning Ordinance provides the following required finding for approval of a DSP:

(4) The plan shall demonstrate the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130 (b)(5).

In its approval of DSP-19021, the Planning Board found the regulated environmental features (REF) on the subject property had been preserved and/or restored to the fullest extent possible based on the limits of disturbance shown on the DSP and tree conservation plan. There are no changes to the REF included with this application.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED Detailed Site Plan DSP-19021-02 for the above-described land, subject to the following condition:

1. Prior to certification, the applicant and the applicant's heirs, successors, and/or assignees shall revise the detailed site plan (DSP), as follows:
 - a. Label the setback from public rights-of-way for the proposed freestanding signs and ensure the minimum setback for freestanding signs is 10 feet from public rights of way, consistent with Section 27-614(a) of the prior Prince George's County Zoning Ordinance.
 - b. Show accurate and consistent gross floor area for the limits of this DSP.
 - c. Update the title of the Landscape Plan as the -02 amendment.
 - d. Remove the previous approval block from the cover sheet and Sheet 25.

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 Bailey, with Commissioners Washington, Bailey, Geraldo, and Barnes voting in favor of the motion at its regular meeting held on Thursday, July 10, 2025, in Largo, Maryland.

Adopted by the Prince George's County Planning Board this 31st day of July 2025.

Darryl Barnes
Chairman

By 
Jessica Jones
Planning Board Administrator

DB:JJ:DM:rpg

APPROVED AS TO LEGAL SUFFICIENCY



David S. Warner
M-NCPPC Legal Department
Date: July 21, 2025