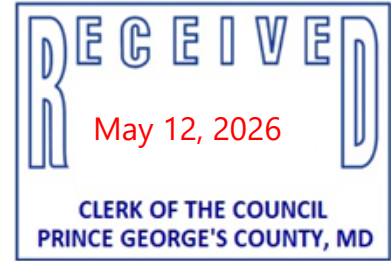




May 12, 2026



Carrollton Oak Creek, LLC
9821 Rhode Island Avenue
College Park, MD 20740

Re: Notification of Planning Board Action on
Comprehensive Design Plan CDP-9902-06
Oak Creek Club

Dear Applicant:

This is to advise you that, on **May 7, 2026**, the above-referenced Comprehensive Design Plan was acted upon by the Prince George's County Planning Board, pursuant to the Transitional Provisions of Section 27-1700 of the Prince George's County Zoning Ordinance and in accordance with the attached Resolution.

Pursuant to Section 27-523 of the prior Zoning Ordinance, the Planning Board's decision will become final 30 calendar days after the date of this final notice (**May 12, 2026**) of the Planning Board's decision, unless:

1. Within the 30 days, a written appeal has been filed with the District Council by the applicant or by an aggrieved person that appeared at the hearing before the Planning Board in person, by an attorney, or in writing and the review is expressly authorized in accordance with Section 25-212 of the Land Use Article of the Annotated Code of Maryland; or
2. Within the 30 days (or other period specified by Section 27-291 of the prior Zoning Ordinance), the District Council decides, on its own motion, to review the action of the Planning Board.

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

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

By: Meng Sun
Reviewer

Attachment: PGCPB Resolution No. **2026-021**

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

PGCPB No. 2026-021

File No. CDP-9902-06

R E S O L U T I O N

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

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

WHEREAS, the applicant, Carrollton Oak Creek, LLC, submitted an application for approval of a comprehensive design plan; and

WHEREAS, pursuant to Section 27-1704(g) of the Prince George's County Zoning Ordinance, property in the LCD Zone may proceed to develop in accordance with the standards and procedures of the Zoning Ordinance effective prior to April 1, 2022 (prior Zoning Ordinance), and subject to the terms and conditions of prior development approvals (Basic Plans A-8427-C-02, A-8578-C-02, A-8579-C-02, CDP-9902, and amendments thereto), which it has received.; and

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

WHEREAS, in consideration of evidence presented at a public hearing on April 16, 2026, regarding Comprehensive Design Plan CDP-9902-06 for Oak Creek Club, the Planning Board finds:

- 1. Request:** The subject Comprehensive Design Plan CDP-9902-06 seeks to amend CDP-9902, along with CDP-9903, revising the land use on an 8.09-acre portion of the site known as Development Parcel M, for development of 28 single-family detached dwelling units in the prior Residential Low Development (R-L) and Local Activity Center (L-A-C) Zones.
- 2. Development and Data Summary:** CDP-9902, along with CDP-9903 (as amended), approved a maximum of 1,148 dwelling units (929 single-family detached and 219 single-family attached) on approximately 923 acres. The Oak Creek Club development is organized into 13 development parcels (areas), which are located on both the east and west sides of Church Road. The R-L-zoned portion of the development is approved for 1,096 dwelling units (877 single-family detached and 219 single-family attached) on approximately 890 acres. The L-A-C-zoned portion of the development is approved for 52 single-family detached dwelling units on approximately 33 acres. The approved CDPs also allowed 26,000 square feet of a retail neighborhood center, an 18-hole golf course, a combination of a golf club and a community center as recreational facilities, preservation of a historic site, a school and park site, and open space which preserves many specimen trees and an existing pond.

The subject CDP-9902-06, along with CDP-9903-05, approved 28 single-family detached dwelling units in approximately 8.09 acres in Development Parcel M, which may include up to 12 additional single-family detached dwelling units in the R-L Zone, and/or up to 24 additional single-family detached dwelling units in the L-A-C Zone. With the subject amendment, the overall development of Oak Creek Club will feature 1,176 dwelling units (957 single-family detached and 219 single-family attached) on the approximate 917.75-acre site. The R-L-zoned

portion of the site is approved for 1,108 dwelling units (889 single-family detached and 219 single-family attached) on approximately 884.75 acres. The L-A-C-zoned portion of the site is now approved for 76 single-family detached dwelling units. The acres of floodplain and land area for the R-L Zone and for the overall development have been updated based on the latest survey. Within the subject amendments, the sum of additional dwelling units in the R-L and L-A-C Zones equals 36 dwelling units, which is 8 units more than the total 28 dwelling units approved. The number of dwelling units approved with the subject CDP amendment is consistent with approved Basic Plans A-8427-C-02, A-8578-C-02, and A-8579-C-02, which provide flexibility in the number of dwelling units in each zone. To avoid confusion for future readers, a condition is included herein to add a note to clearly indicate the additional dwelling units approved by the subject amendments in the Site Data Chart on the CDP.

The following chart shows details of the development data:

	APPROVED	EVALUATED	APPROVED	EVALUATED	APPROVED	EVALUATED
	CDP-9902 as amended	CDP-9902-06	CDP-9903 as amended	CDP-9903-05	Overall Oak Creek Club Development	
Current Zone	LCD					
Prior Zone(s)	R-L		L-A-C		R-L/L-A-C	
Gross track area (acres)	890	884.75*	33	33	923	917.75*
100-year floodplain (acres)	92**	78.5**	0	0	92**	78.5**
Net tract area/ Adjusted Gross Acreage(acres)	844	845.5	33	33	877	878.5
Base density: (units)***	844	845 (1.0 x 845.5 acres)	179	216 (8.0 x 27.1 acres)	1,023	1061
Maximum: density(units)***	1266	1,268 (1.5 x 845.5 acres)	271	327 (12.1 x 27.1 acres)	1,537	1,595
Total approved density(units)	1096	1,108 (1.31 DU/acre)	52	76 (2.3 DU/acre)	1,148	1,176
Single-family detached (SFD) units	877	889	52	76	929	957
Single-family attached (SFA) units	219	219	0	0	219	219

Notes: *In an email dated February 23, 2026, the applicant notes that because of a more accurate field survey data, the gross track area of the R-L-zoned portion of the property measures 884.75 acres, and the overall development land measures 917.75 acres. The revised land areas are used for the evaluated columns above.

**In an email dated December 24, 2025 (Babar to Sun), the floodplain program manager of the Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE) noted that two areas of floodplain were used in prior approvals, namely 92 acres

and 73 acres. In the original 2002 floodplain study, 73 acres were used. It appears that some confusion occurred in 2007, due to a floodplain study, and 92 acres were used in the Site Data Chart in the approved CDP-9902-02, which is the latest approved plan and is used in the approved column. The floodplain program manager of DPIE notes that 73 acres should be used for the existing floodplain, if it is measured correctly by the engineer. However, based on the response letter and revised CDP site plans submitted by the applicant post Subdivision Development Review Committee meeting on December 26, 2025, the floodplain total acreage has been updated to 78.5 acres according to the latest survey. The 78.5 acres is based on the final floodplain study approved after the original CDP was approved and has been used throughout development of the project. The revised floodplain acreage is used for the evaluated columns above.

A condition is included herein to add a note under the Site Data Chart to indicate the gross area and floodplain area are changed due to the latest survey information.

***Per Section 27-486(a) of the prior Prince George's County Zoning Ordinance, residential density determinations in the L-A-C Zone shall be based on an average number of dwelling units per gross residential acre. The gross residential acre for mixed-use land is calculated per Section 27-485 of the prior Zoning Ordinance. The base density for neighborhood centers in the L-A-C Zone is eight dwelling units per gross residential acre, and maximum density is 12.1 dwelling units per gross residential acre. Detailed information can be found on page 29 of the CDP-9903-05 L-A-C Zone text document.

Pursuant to Section 27-486(a), residential density determinations in the R-L Zone shall be based on an average number of dwelling units per gross acre, minus 50 percent of the density attributed to any land located within a 100-year floodplain. The adjusted gross acreage (acres) is calculated as gross tract area minus 50 percent of any land located within a 100-year floodplain. The base density for the R-L Zone is 1.0 dwelling unit per gross acre, and maximum density is calculated as 1.5 dwelling unit per gross acre. Detailed information can be found on page 27 of the CDP-9902-06 R-L Zone text document.

3. **Location:** The overall development, Oak Creek Club, is located at the intersection of Oak Grove Road and Church Road, directly north of Oak Grove Road, and on the east and west sides of Church Road, approximately 3,900 feet south of the intersection of Church Road and MD 214 (Central Avenue). The subject area of amendment, known as Development Parcel M, is located at the northeast area of the intersection of Mary Bowie Parkway and Church Road. Development Parcel M is in Planning Area 74A and Council District 6.
4. **Surrounding Uses:** The 8.09-acre site, known as Development Parcel M, is within the overall 917.75-acre Oak Creek Club development and is bounded to the north by wooded area in the Reserved Open Space (ROS) Zone (prior R-L Zone); to the west by Church Road, with single-family detached homes and a golf course in the Legacy Comprehensive Design (LCD) Zone (prior R-L Zone) beyond; to the south by Mary Bowie Parkway, with wooded area and open

space in the LCD (prior R-L) and L-A-C Zones beyond; and to the east by Bamberg Way, with single-family detached homes in the LCD (prior R-L) and L-A-C Zones beyond.

5. **Previous Approvals:** Zoning Map Amendments (Basic Plans) A-8427, A-8578, and A-8579 for the overall Oak Creek Club property were approved by the Prince George's County District Council on November 26, 1991 (Council Resolution CR-120-1991). The basic plans rezoned the property from the Residential-Agricultural (R-A) and Rural Residential (R-R) Zones to the R-L and L-A-C Zones, respectively. A-8427 and A-8578 are for the R-L-zoned portions, and A-8579 is for the L-A-C-zoned portion of the overall Oak Creek Club development.

The first amendment to Basic Plans A-8427, A-8578, and A-8579, for the overall Oak Creek Club property, was approved by the District Council on July 24, 2000 (Zoning Ordinance No. 11-2000). This amendment introduced an 18-hole golf course, subject to 49 conditions and 10 considerations.

The second amendments, Basic Plans A-8427-C-02, A-8578-C-02, and A-8579-C-02, for the overall Oak Creek Club property, were approved by the District Council on July 8, 2025 (Zoning Ordinance Nos. 2-2025, 3-2025, and 4-2025), to allow additional development of 28 single-family detached dwelling units, subject to 50 conditions and 10 considerations.

CDP-9902 (for the R-L Zone), along with CDP-9903 (for the L-A-C Zone), were approved by the Prince George's County Planning Board on September 6, 2001 (PGCPB Resolution Nos. 01-180 and 01-181 adopted on December 20, 2001). The District Council affirmed the Planning Board's decision and approved CDP-9902 and CDP-9903 on May 13, 2002, to develop a maximum of 1,148 dwelling units on 923 acres of land, including a golf course, a clubhouse, and a recreation center.

Preliminary Plan of Subdivision (PPS) 4-01032 was approved by the Planning Board on September 6, 2001 (PGCPB Resolution No. 01-178(C)(A)). This PPS approved 1,148 lots and 36 parcels for development of 1,148 single-family residential dwelling units, 26,000 square feet of retail use, and an 18-hole golf course on the overall Oak Creek Club property. The amended corrected resolution was approved by the Planning Board on February 15, 2018 (PGCPB Resolution No. 01-178(C)(A)), based on a reconsideration relating to the conversion of a roundabout to a four-way signal-controlled intersection. Further subdivision of the subject property for additional residential lots will require a new PPS.

The first revision to CDP-9902, CDP-9902-01, was approved by the Planning Board on June 22, 2006 (PGCPB Resolution No. 06-150), to reduce the side yard setback for townhouses established in the approved CDP from four feet to zero feet, in order to allow side-entry stoops, entry porches, and chimneys on end-unit townhouses.

The second revision, CDP-9902-02, was approved by the Planning Board on September 13, 2007 (PGCPB Resolution No. 07-172), for a revision to prior approved Condition 27, to combine the community building and golf course clubhouse into a single facility of at least 25,000 square feet, and to amend the location and construction schedule for the recreational facilities.

The third revision, CDP-9902-03, was approved by the District Council on January 30, 2012, for a revision to prior approved Condition 27 regarding the timing for commencing construction of the golf course clubhouse and its attendant parking.

The fourth revision, CDP-9902-05 (there is no CDP-9902-04), was approved by the Planning Board on December 6, 2012 (PGCPB Resolution No. 12-110), for a revision to prior approved Condition 27, to allow the approved clubhouse to be reduced in area from 25,000 square feet to 13,000 square feet.

Numerous specific design plans (SDPs) have been approved for the overall Oak Creek Club development, as covered under the basic plans. Those SDPs include SDP-0303 and amendments thereto; SDP-0304 and amendments thereto; SDP-0306 and amendments thereto; SDP-0308 and amendments thereto; and SDP-0417 and amendments thereto. Future development for the subject site to increase density under this application, if approved, will require SDP approval.

6. **Design Features:** The subject site is split zoned in the prior R-L and L-A-C Zones. The site is made up of a 100-foot buffer from Church Road that will remain, and vacant land in the R-L and L-A-C Zones. The subject amendment CDP-9902-06 is for the R-L-zoned portion. The site is bounded by three roadways, namely Church Road to the west, Mary Bowie Parkway to the south, and Bamberg Way to the east, and is also bounded to the north by Parcel A (the park/school site owned by The Maryland-National Capital Park and Planning Commission (M-NCPPC)). Church Road is identified in the 2009 *Approved Countywide Master Plan of Transportation* as a 90-foot-wide collector road, as well as a scenic and historic road. Mary Bowie Parkway and Bamberg Way are two private roads within the Oak Creek Club development. The development area included in this application is accessed from existing Bamberg Way through the extension of two internal private rights-of-way that coincide with the existing development to the east. The provision of sidewalks along both sides of the private rights-of-way forms the pedestrian circulation for the subject property. A 100-foot-wide buffer area along Church Road is identified on the CDP, in the R-L Zone, and this buffer is consistent with the approved basic plans. Two stormwater management (SWM) areas are included within the development area; one is located within the buffer area abutting Church Road, and the other is central to the subject site. The subject development will be constructed in one phase.

Pursuant to the approved basic plans, the plans show a buffer area for the subject amendment area shall be a minimum of 100 feet wide with trees along Church Road. The Technical Staff Report finding of the approved basic plan (page 7) notes that the buffer is 100 feet wide and shall remain. The established buffer along Church Road, by those development lots facing Church Road by their side yards, is between 90–100 feet. This buffer aligns with approved CDP design guidelines which intend to preserve the rural and historic character of the Church Road Corridor, and to create an environmentally sensitive development. The Buffers and Conservation standards in the CDP-9902-06 R-L Zone text document (page 20) notes “Conservation of existing woodland areas is important to achieve the desired rural character for Oak Creek Club. This is especially important consideration along Church Road and Oak Grove Road. Buffers along these corridors will be established to preserve the road side vegetation and treescape as much as possible. The plan envisions that the existing tree line will be maintained at the proposed right-of-way line, broken only for dual driveway access.” This rural parkway concept for Church Road has been

implemented consistently throughout the overall development of Oak Creek Club. In addition, the 2010 *Prince George's County Landscape Manual* (Landscape Manual) also requires landscaped buffers along Church Road, namely a minimum 20-foot-wide landscaped buffer along a special roadway, and a minimum 35-foot-wide landscaped buffer for a collector road. Both the buffer required by the basic plans and the landscaped buffers required by the Landscape Manual shall be met with the subject development.

However, the submitted CDPs show that the improvements within the 100-foot-wide buffer area consist of a SWM facility, two cul-de-sacs, and a portion of a development lot, with no existing trees to remain. SWM facilities typically comprise grass, shrubs, soil, gravel, and rain gardens. Due to the absence of trees, these areas do not function as a scenic buffer along Church Road. The Planning Board finds that, while SWM facilities might be located in a landscape buffer, it should not interfere with the landscape buffer along Church Road required by the 2010 Landscape Manual.

In addition, the original approved Type 1 Tree Conservation Plan (TCP1-91-92) designated the buffer area as a combination of forest preservation and reforestation area. However, the submitted TCP1 revision (TCP1-2025-0035) seeks the removal of all preserved woodland and specimen trees. According to approved Natural Resources Inventory Plan NRI-136-2023, the subject amendment area contains 3.08 acres of existing forest and 14 specimen trees. Of this, 1.17 acres of mature forest and two specimen trees are located within the required buffer along Church Road. The overall woodland conservation requirement shall be met with a combination of on-site woodland preservation, on-site afforestation, natural regeneration, off-site woodland conservation credits, and fee-in-lieu. Nevertheless, the primary method for meeting woodland conservation requirements should be the conservation of on-site woodland. The Planning Board finds that the submitted TCP1 revision does not maintain the current streetscape on Church Road, fails to preserve existing mature trees and woodland, and does not provide the required landscape buffer along Church Road. As such, a condition is included herein requiring the applicant to revise the CDP to remove all detail regarding development lots and roads from Exhibit B and Figure 25 of the illustrative plan. Another condition is included requiring the applicant to revise the TCP1 to remove the proposed lots and roads within the approximate 100-foot-wide buffer area, to reduce the grading to retain existing trees, and show 35 feet from Church Road unencumbered by proposed SWM, to accommodate future planting within the buffer. However, the applicant may conduct additional studies and provide additional details regarding the buffer area(s) at later stages in the entitlement process, such as the Type 2 tree conservation plan (TCP2). The findings, recommendations, and conditions regarding the TCP1 are not intended to limit the Planning Board's authority to approve revisions of the design of the buffer area(s), including layout, grading, and SWM facilities, at later stages in the entitlement process.

Development Standards

The subject CDP-9902-06 amendment also includes design guidelines governing the development of this project, including Residential Lot Standards, Streetscape Concept, Vehicular Circulation and Access, Utilities, Architectural Guidelines, and Landscape Elements. The amendment shall keep most of the standards, as previously approved, except for one related to on-street parking standards in the Vehicular Circulation and Access guidelines. A detailed discussion is addressed

in Finding 9 below regarding revised Condition 21 of CDP-9902-06. The amendments shall retain Lot Performance Standards for the R-L Zone, as follows:

Lot Performance Standards (R-L Zone)				
Lot Type	Small (Building frontage at Building Line of 65–75 feet)	Mid-Size (Building frontage at Building Line of 80–100 feet)	Large (Building frontage at Building Line of over 100 feet)	Townhouse
Max. Building Coverage	40%	35%	25%	60%
Min. Lot Width at Building Line	65 feet	80 feet	100 feet	20 feet
Min. Lot Width at Street	25 feet	25 feet	25 feet	N/A
Min. Front Setback-Internal Roads	25 feet from right-of-way			8 feet (non-garage) 19 feet (garage)
Min. Front Setback-From Oak Grove and Church Road	50 feet from right-of-way			N/A
Min. Side Yard / Total Side Yard	5/12 feet	7/15 feet	10/20 feet	0 feet
Max. Height (Stories)	3	3	3	3

Notes: *Applicable Fire Codes may require additional building separation to that shown above based on Fire Rating of walls.

**Minor variations to the above standards may be permitted subject to the site-specific review at the time of SDP approval.

***Minimum building separation for the single-family attached units applies to buildings and not to individual units.

****Pursuant to Conditions 1 and 2 of CDP-9902-01 (PGCPB Resolution No. 06-150):

- In the townhouse stick behind single-family Lots 1 and 2, in the northwestern quadrant of the intersection of Mary Bowie Parkway and Bottsford Road, a 4-foot setback inclusive of side-entry stoops, entry porches, and chimneys shall be maintained in the side yard.
- Intrusions into the previously required 4-foot setback shall only apply to units for which side-entry stoops, entry porches, and chimneys on end-unit townhouses are planned.

*****Accessory structures are exempt from setback requirements.

CDP Text Documents

The subject CDP-9902-06 amendment also approved a CDP text document, namely the

CDP-9902-06 R-L Zone text amendment, as an associated document. The CDP text document marks revised language in blue and deletions with strikethrough. The Planning Board has reviewed the document and identified several technical errors requiring correction, which are conditioned herein for revision.

COMPLIANCE WITH EVALUATION CRITERIA

- Zoning Map Amendment (Basic Plan) A-8427, A-8578, and A-8579, first amendment to A-8427, A-8578, and A-8579, and second amendment A-8427-C-02, A-8578-C-02, A-8579-C-02:** Basic Plans A-8427, A-8578, and A-8579 for the overall Oak Creek Club property were approved by the District Council on November 26, 1991 (CR-120-1991). The basic plans rezoned the property from the R-A and R-R Zones to the R-L and L-A-C Zones, respectively, subject to 50 conditions and 4 considerations.

The first amendment to Basic Plans A-8427, A-8578, and A-8579 for the overall Oak Creek Club property was approved by the District Council on July 24, 2000 (Zoning Ordinance No. 11-2000). The amendment included the addition of an 18-hole golf course, changing the roadway design for Church Road and reducing the width, the relocation of the school site, and introducing the golf course amenities into the setting around the Historic Bowieville Mansion. These changes altered the previous design concept, which emphasized the rural character of the area. This amendment revised or deleted some of the prior conditions and considerations based on the applicant's request to reflect the new design. Therefore, this first amendment superseded the original basic plan, subject to 49 conditions and 10 considerations.

The second amendments, Basic Plans A-8427-C-02, A-8578-C-02, and A-8579-C-02, for the overall Oak Creek Club property, were approved by the District Council on July 8, 2025 (Zoning Ordinance No. 2-2025, 3-2025, and 4-2025), to allow for additional development of 28 single-family detached dwelling units on Development Parcel M property, consistent with the subject application, subject to 50 conditions and 10 considerations. This amendment revised Condition 1 and added Condition 50 to the first amendment to Basic Plans A-8427, A-8578, and A-8579 (Zoning Ordinance No. 11-2000). The 10 considerations remained the same as first amendment.

The following analysis reviews the conditions of A-8427-C-02, A-8578-C-02, and A-8579-C-02 approval. Condition 34 pertains to commercial development public assembly structures, which are not included in the subject amendment. Conditions 14–16 and 18–19 are related to regulated environmental features (REF), including wetlands, streams, and drainage, which do not exist within the limit of the subject application. Conditions 22–33 pertain to the Bowieville Historic Site and historic building, and archeological survey, which do not exist within the limit of the subject application. Conditions 48 and 49 pertain to development parcels that are not included in the subject amendment. Conditions 4–7, 9, 21, and 35 are not related to the review of CDP stage. Therefore, the above-mentioned conditions are not applicable to CDP-9902-06. Those conditions of A-8427-C-02, A-8578-C-02, and A-8579-C-02 relevant to the review of CDP-9902-06 are listed below, in **bold** text. Analysis of the project's conformance to the conditions follows each one, in plain text:

- 1. In no event shall the maximum number of dwelling units exceed 1,108 in the R-L Zone, which equates to 1.4 dwelling units per adjusted gross acres and 76 in the L-A-C Zone.**

The subject CDP-9902-06 is in conformance with this condition, which has been addressed above in Finding 2, Development and Data Summary. CDP-9902-06 approved up to 1,108 units in R-L Zone, which equates to 1.31 dwelling units per adjusted gross acres.

- 3. At each access point off of Church Road and Oak Grove Road, the amended Basic Plan will provide entrance buffers 100 feet wide on each side of the access road and 100 feet deep along the access road.**

The subject property is on the north side of the Mary Bowie Parkway, which is one access point off Church Road. An updated basic plan to be certified is submitted along with the CDP submittal. The updated basic plan designates an area measuring 100 feet in width and 100 feet in depth along Mary Bowie Parkway, adjacent to the access road, and marks the entrance buffer area with a diagonal dashed line. The buffer area is consistent with the entrance buffer shown on the approved PPS 4-01032. The submitted CDP shows the diagonal dash line with a label indicating 100 feet entry buffer, without dimensioning the 100-foot width and depth of the entrance buffer on the plan, which is conditioned herein to be dimensioned.

- 8. Prior to the issuance of any building permits for more than 200 dwelling units, the applicant shall bond to construct, at a minimum, a half section of a major collector facility along the realignment of Oak Grove-Leeland Road from the Watkins Park Road/Oak Grove Road intersection through the Church Road/Oak Grove-Leeland Road intersection. The roadway shall be constructed in accordance with Prince George's County Department of Public Works and Transportation requirements.**

This condition is applicable at the time of building permit; however, this condition has been satisfied. The realignment of Oak Grove Road has been partially constructed west of its intersection with Church Road. Oak Grove Road is currently under construction west of the intersection of Whistling Duck Drive and Watkins Park Drive. The improvements are bonded for construction, thereby satisfying the condition.

- 10. On all Preliminary Plats, Final Plats, Site Plans and other Plan documents used to represent the proposed development, on which the A-44 right-of-way appears, the Applicant, his heirs, successors and/or assigns shall identify the right-of-way as a future access-controlled arterial highway facility, in accordance with the approved Bowie- Collington Master Plan.**

The A-44 right-of-way reservation was abandoned on February 11, 2006, pursuant to City of Bowie Council Resolution CR-11-2006. Accordingly, this condition is no longer applicable to CDP-9902-06.

11. **The Applicant shall dedicate the right-of-way for Church Road as a (90-foot maximum) four-lane collector with an open median of varying width as determined by DPW&T. The location of the road shall be finalized at the time of CDP and shall be based on an Inventory of Significant Visual Features prepared according to the “Design Guidelines for Scenic and Historic Roads.” Construction will be in accordance with DPW&T requirements and may utilize the existing roadbed when appropriate.**

This condition was satisfied with the dedication of the Church Road South right-of-way via plat recorded in Plat Book REP 203, Plat 20, on October 12, 2004.

12. **A Woodland Conservation requirement of 25 percent shall be established for the portion of the site zoned R-A, unless it can be shown that the existing woodland is less than that amount. If so, the conservation threshold may be reduced to the percentage of existing woodland down to 20 percent of the net tract area of R-A zoned land. A Woodland Conservation requirement of 15% shall be established for the portion of the site zoned L- A-C. In addition, the Applicant will reforest as required under applicable State and County regulations. All Tree Conservation Plans shall demonstrate how the development will meet this criterion.**

TCP1-2025-0035, which is an amendment to TCP1-91-92, is approved. The prior zoning for the property is actually R-L, not R-A. It is assumed that an error occurred during the typing of this condition. TCP1-2025-0035, as approved, uses an average 25 percent woodland conservation threshold for the R-L portion of this property, in conformance with this condition. The applicant has reforested as required under applicable State and County regulations.

13. **The limits of the existing 100-year floodplain shall be approved by the Watershed Protection Branch of the Department of Environmental Resources prior to the approval of any Specific Design Plan.**

The CDP and TCP1, as submitted, reflect the 100-year floodplain as approved by the County, in conformance with this condition. It should be noted that the 100-year floodplain is now managed by DPIE’s Site Road Division. The subject site does not include existing 100-year floodplain.

17. **Prior to the submittal of the Comprehensive Design Plan, the Applicant and the Technical Staff shall determine if a noise study, which considers the impact of proposed A-44 and Church Road on the Subject Property, is necessary. If it is necessary, the study shall be submitted with the CDP.**

The A-44 right-of-way reservation was abandoned on February 11, 2006, pursuant to City of Bowie Council Resolution CR-11-2006. Church Road is classified as a collector road. Therefore, a noise study is not required.

- 20. As part of the submittal of the CDP, the Applicant shall include a conceptual layout of water and sewerage service to the site and an analysis of the impact of the construction of these facilities. Applicant, Technical Staff, and the WSSC shall work together using their best practical efforts to minimize the impact of water and sewer line construction on the Subject Property.**

The CDP package includes a conceptual layout of water and sewer service as shown on Sheets 10 and 11 of the submitted CDP, which has previously been reviewed and conceptually approved on February 21, 2025, by the Washington Suburban Sanitary Commission (WSSC), pursuant to Letter of Finding No. DA7720Z24. The letter of finding and the concept plan were submitted.

- 36. The Basic Plan shall be amended to show the relocation of the 27-acre park/school site to the east side of Church Road at the northern boundary of the subject parcel as shown on the Department of Parks and Recreation (DPR) exhibit "A". The Applicant shall dedicate this land at such time as requested by the Prince George's County Planning Board.**

Parcel A (approximately 26.46 acres) was recorded in Plat Book REP 201, page 47 and conveyed to M-NCPPC.

- 37. The CDP shall investigate and evaluate an extension of the Planned hiker/biker trail east of Church Road as shown on DPR exhibit "A".**

This condition has been satisfied. The trail shown on Prince George's County Department of Parks and Recreation (DPR) Exhibit A was built.

- 38. The Applicant shall assure the provision of new access to the residents currently served by a driveway traversing M-NCPPC property (the Riley Tract) from the Oak Creek Community.**

The driveway access traversing M-NCPPC property (the Riley Tract) from the Oak Creek community has been recorded among the land records. This condition has been satisfied.

- 39. The floodplain (with the exception of road crossings) and adjoining buffer area along Black Branch shall be dedicated to M-NCPPC.**

The approximately 63 acres of land were conveyed to M-NCPPC and recorded in land records in earlier phases.

- 40. The amended Basic Plan shall show the Class I trail along Church Road, the entire frontage of the Subject Property, and also a Class I trail along the entire Oak Grove Road frontage.**

The amended basic plan to be certified and the approved CDP both show a master plan trail along Church Road for the entire frontage of the subject property, and a master plan trail along the entire frontage of Oak Grove Road. The trail facilities were constructed.

- 41. At the time of Comprehensive Design Plan review, the locations of the trails, paths and sidewalks proposed will be evaluated on their interrelationship within the entire development site with respect to pedestrian movements.**

The subject CDP-9902-06 provides for a pedestrian network that consists of sidewalks and trails as shown on the submitted circulation plan. Sidewalks are planned on both sides of the private roads and will link to existing pedestrian paths and trails, ensuring convenient movement for people walking through the area. Details of these facilities shall be further evaluated at the time of SDP.

- 43. If there is a deficit contribution necessary to fund the extension of sewer and water lines for the project, Applicants shall pay such deficit as determined by the WSSC.**

The WSSC Letter of Finding No. DA7720Z24, dated February 21, 2025, is submitted with the application package. The letter indicates that the project has been conceptually approved; therefore, no deficit contribution is required for the subject site.

- 44. All of the private recreational amenities identified in the amended Basic Plan text shall be listed on the face of the amended Basic Plan.**

The updated amended basic plan to be certified for A-8427-C-02, A-8578-C-02, and A-8579-C-02 is submitted. All the private recreational amenities identified in the amended basic plan are listed on the basic plan, which includes a golf course, a swim/tennis center, a swimming pool, two tennis courts, an 8-foot-wide asphalt trail system, and a golf clubhouse. Those amenities were constructed, bonded, and released.

- 45. The open space element of the amended Basic Plan or its equivalent shall be clearly identified on the face of the Plan.**

The updated amended basic plan to be certified for A-8427-C-02, A-8578-C-02, and A-8579-C-02 is submitted. The open space element of the amended basic plan is clearly identified on the basic plan.

- 47. For those lots with frontages along Church Road or Oak Grove Road, or with an intervening open space parcel between the road and the lot, the minimum lot width shall be 100 feet. Units on these lots may have side entry garages and may have dualized driveways. A 50-foot building setback is required from the street line and the property line.**

Both the basic plan and CDP depict a 100-foot-wide buffer along Church Road, demonstrating that the setback will exceed 50 feet. The CDP application does not assess lotting patterns, but the submitted TCP1 shows no lots are fronting Church Road. The

submitted TCP1 shows four lots with an intervening open space parcel between the road and the lot, which are subject to this condition. A condition is included herein requiring that the buffer width along Church Road shall be further evaluated at subsequent review stages of PPS and SDP. The buffer width should demonstrate conformance to basic plan and comprehensive plan conditions and considerations.

50. Remove the designation of Development Parcel/Landbay T from the Amended Basic Plan.

The updated amended basic plan to be certified for A-8427-C-02, A-8578-C-02, and A-8579-C-02 is submitted. The designation of Landbay T is removed.

Conditions 40, 44, 45, and 50 are imposed by the amended Basic Plan for A-8427-C-02, A-8578-C-02, and A-8579-C-02, which has been approved, but has not been certified. A condition is included herein to certify the amended basic plan, prior to certification of CDP-9902-06.

Considerations

Considerations 1–3 are related to the golf course, and have been satisfied by SDP-0306, Oak Creek Club Golf Course, and are not readily applicable to the subject CDP-9902-06 amendment.

4. To the extent practicable, existing fence rows, isolated trees, or existing agricultural structures occurring in the setback shall be preserved and maintained unless removing such elements can be justified on the grounds of safety. The quality of these features shall be determined by the Planning Board and/or District Council at the time of Comprehensive Design Plan approval. In addition, groves, clusters, or rows of native trees, and shrubs typical of those indigenous to the vicinity of the proposed development shall be encouraged to be planted in the setback in order to enhance the rural character.

As discussed in Finding 6, this consideration is not met. There are existing woodlands and specimen trees on the subject site, and the CDPs do not preserve existing native trees to the extent practicable in order to enhance the rural character. Although considerations are not requirements like conditions, the required buffer area flows from other requirements of the basic plans. Therefore, a condition is included herein requiring the applicant to revise the TCP1 to remove proposed lots and roads within the approximate 100-foot-wide buffer area and reduce grading, so that all existing trees are retained and 35 feet from Church Road is unencumbered by proposed SWM, to accommodate future planting within the buffer.

5. The Comprehensive Design Plan should recognize the A-44 facility. The location of the alignment must be coordinated further with staff in order to match approved rights-of-way on adjacent developments such as the Willowbrook Basic Plan, Collington Manor and Collington Station prior to Comprehensive Design Plan approval.

The A-44 right-of-way reservation was abandoned on February 11, 2006, pursuant to City of Bowie Council Resolution, CR-11-2006. Accordingly, this consideration is no longer applicable.

6. **Primary residential streets will be constructed to provide access to the Planned community park and the park/school. In the event private roadways are permitted in the Planned community, equivalent private roadways will be provided (roadways with two travel lanes and two parking lanes).**

All roadways within the development will be private as previously approved and established. The consideration has been addressed.

7. **An internal loop master Plan trail shall be provided within the proposed development for the Purpose of providing a neighborhood circuit for running, jogging, and biking.**

The trail facilities were constructed. This consideration has previously been addressed.

8. **All the development pods and parks, recreational and historical features shall be connected into the main trail network by feeder trails and sidewalks.**

The approved CDP provides for a pedestrian network that will consist of sidewalks and trails that connect to the main trail network. Details of these facilities shall be further evaluated, at the time of SDP.

9. **The handicapped accessibility of all trails shall be determined during CDP review.**

Issues of handicapped accessibility review are most appropriate at the SDP stage; however, no trails impact the subject site.

10. **For lots with rear yards oriented toward Oak Grove Road or Church Road, there shall be a minimum 300-foot setback requirement for the rear lot lines. The 300-foot buffer may include the golf course, however, within the 300 feet a minimum 50-foot landscaped buffer shall be provided, to be Planted with the amount of Plant materials required for a collector buffer in Section 4. 6 of the Landscape Manual. If there is woodland area or hedgerow within the right-of-way, it may be combined with on-site woodland to contribute toward the 100-foot buffer requirement. Existing woods and/or vegetation may be allowed to substitute for the landscaping, only if it can be demonstrated that the woodland is a minimum of 25 feet wide and is supplemented with evergreen material to provide year-round screening. The landscaped buffer may be located either along the road or along the lots, but in no case shall it be split up into less than 25-foot widths.**

The CDP applications do not assess lotting patterns, but the submitted TCP1 shows a lot layout which does not include lots with rear lot lines oriented towards Church Road. Side lot lines are oriented to Church Road; therefore, the rear yards will still require buffering,

pursuant to the Landscape Manual. A buffer is shown along Church Road, adjacent to the development area. The lot layout, setback, and landscaping required by this condition will be further evaluated, at the time of subsequent review of the PPS and SDP. A condition is included herein requiring that the buffer width along Church Road shall be further evaluated at subsequential review stages of PPS and SDP. The buffer width should demonstrate conformance to basic plan and comprehensive plan conditions and considerations.

8. Prince George's County Zoning Ordinance: This application has been reviewed for conformance with the requirements of the prior Zoning Ordinance governing development in the R-L Zone, as follows:

a. R-L Zone:

- (1) In accordance with Section 27-515(b) of the prior Zoning Ordinance, the residential uses consisting of single-family detached units are permitted in the R-L Zone, pursuant to approved Basic Plans A-8427-C-02 and A-8578-C-02.
- (2) **Density Increments**—In accordance with Section 27-514.10, Regulations, of the prior Zoning Ordinance, for Residential Low 1.0 development, the base density is 1.0 dwelling unit per acre, and the maximum density is 1.5 dwelling units per acre. The base density for the Oak Creek Club development is 845 units (1.0 x 845.5 acres), and the maximum density is 1,268 units (1.5 x 845.5 acres). The maximum 1,108 dwelling units included in the prior R-L Zone are at a density of 1.31 dwelling units per acre, which is above the base density by 31 percent, but still within the maximum allowed density.

In the approval of CDP-9902 by the District Council on May 13, 2002, the District Council adopted the findings and conclusions of Prince George's County Planning Board Resolution No. 01-180, which included a density increment analysis that awarded additional density to the project from public benefits. In this analysis, the applicant requested density increments of 30 percent or 253 dwelling units. Through providing Factors (1), (3), (4) and (5) discussed below, the applicant provided enough public benefits to earn a total of 35 percent in density increments, or 295 dwelling units.

The subject amendment CDP-9902-06 needs a total of 31 percent in density increments, or 263 dwelling units, which falls within the density increment already granted by the prior approved CDP-9902. The subject amendment, CDP-9902-06, maintains all previously approved public benefit features, which have now been fully constructed. In the submitted CDP-9902-06 R-L text document, the applicant is requesting to earn 47.5 percent in density increments, or 401 dwelling units, through providing public benefit Factors (1), (3), and (5). As discussed in detail below, the Planning Board analyzed and supported the request.

- (1) For open space land at a ratio of at least 3.5 acres per 100 dwelling units (with a minimum size of 1 acre), an increment factor may be granted, not to exceed 25% in dwelling units.**

In the original approval of CDP-9902, the applicant requested and was subsequently granted a 10 percent density increment for this factor. The overall development of Oak Creek Club includes a total of approximately 470 acres of open space consisting of homeowners association (HOA) open space (146.7 acres), an 18-hole golf course (225 acres), Black Branch Stream Valley Park (63.14 acres dedicated to M-NCPPC), and Oak Creek Park (35.18 acres dedicated to M-NCPPC). The HOA open space is qualified to be counted towards this factor. Within the 146.7 acres HOA-owned open space area, approximately 127 acres of which will be usable land outside the floodplain and wetland areas. This land consists of HOA areas for active and passive recreation activities. Based on the ratio of 3.5 acres per 100 dwelling units, the subject CDP-9902-06 amendment seeks approval of 1,108 dwelling units in the R-L Zone, which require approximately 39 acres of open space. The dedicated 127 acres is more than three times the required minimum. The 127 acres do not include the land dedicated to M-NCPPC in fulfillment of the requirement for mandatory dedication of parkland, nor do they include any of the 225 acres occupied by the golf course, or the land dedicated as a school site. This analysis is consistent with the original analysis in PGCPB Resolution No. 01-180. Since the applicant requests to earn a 25 percent density increment or 211 dwelling units with the subject CDP amendment, the Planning Board shall grant the full 25 percent density increment for Factor 1.

- (2) For enhancing existing physical features (such as break-front treatment of waterways, sodding of slopes susceptible to erosion action, thinning and grubbing of growth, and the like), an increment factor may be granted, not to exceed 2.5% in dwelling units.**

No density increment was granted for this factor in the original CDP-9902 approval. The applicant is not requesting a density increment using this factor for this CDP-9902-06 amendment.

- (3) For a pedestrian system separated from vehicular rights-of-way, an increment factor may be granted, not to exceed 5% in dwelling units.**

In the original approval of CDP-9902, five percent density increments or 42 dwelling units were granted for this factor. The project includes an extensive system of pedestrian trails as indicated on the CDP and in the text. Several miles of pedestrian trail have been fully constructed along both Oak Grove Road and Church Road, within the Black Branch Stream Valley for the entire length of the property, and provide access to and

around the existing 2-acre pond on the site, for the enjoyment of the residents of Oak Creek Club and the general public. In this CDP-9902-06 amendment, the applicant requests to maintain, and the Planning Board supports, the 5 percent density increment for Factor 3.

- (4) For recreational development of open space (including minimum improvements of heavy grading, seeding, mulching, utilities, off-street parking, walkways, landscaping, and playground equipment), an increment factor may be granted, not to exceed 10% in dwelling units.**

In the original approval of CDP-9902, the applicant requested 10 percent density increment, or 84 dwelling units, and was granted 2.5 percent or 21 dwelling units for this factor. The 2.5 percent density increment was granted for providing at least 5,000 square feet community-oriented facilities in addition to the golf club and swimming pool bathhouse (page 55 of PGCPB Resolution No. 01-180). Subsequent CDP-9902-02 amendment approved that the golf course clubhouse and the community center be combined into a single facility of at least 25,000 square feet. CDP-9902-05 amendment subsequently approved reducing the facility size from 25,000 to 13,000 square feet. The combined clubhouse/community center building was built and is in operation. The community center portion of the building is only open to the residents, and the golf club portion of the building is used both by residents and nonresidents. In the subject amendment CDP-9902-06, the applicant does not request a density increment using this factor. Therefore, no density increment is granted for this factor. However, according to the analysis and findings in the approval of CDP-9902 as amended, the Planning Board finds that a 2.5 percent density increment could be granted for Factor 4, if the applicant had requested it in the subject amendment CDP-9902-06.

- (5) For public facilities (except streets and open space areas), an increment factor may be granted, not to exceed 30% in dwelling units.**

In the original approval of CDP-9902, the applicant requested 30 percent density increment or 253 dwelling units, and was granted 17.5 percent or 148 dwelling units for this factor. The CDP allocated a 35.18-acre parcel for Oak Creek Park, a 63.14-acre parcel for Black Branch Stream Valley Park, and a 26-acre parcel designated as a potential park/school site. All parcels have been officially dedicated to M-NCPPC. Furthermore, the applicant notes, in an email response on February 18, 2026, that all public recreational facilities required by the recreation facilities agreements were constructed; new facilities are not required. The CDP-9902-06 R-L text document includes a list of public recreational facilities constructed in Section VI Public Facilities (pages 41–42) as

follows: 9,200 linear feet of asphalt trail and 730 linear feet of connector trail in Black Branch Stream Valley Trails were constructed; Phase 1 facilities include a combined soccer/football field, a softball field, a parking lot with 155 spaces, a playground for children ages 2–12, and 1,000 linear feet of 8-foot-wide asphalt trails; Phase 2 adds another combined soccer/football field, a 60-space parking lot, two youth soccer fields, a gazebo with 5 picnic tables, and 2,200 linear feet of asphalt trails. In the subject amendment CDP-9902-06, the applicant is requesting to maintain the 17.5 percent density increment or 148 dwelling units using this factor. The parkland dedication and constructed facilities are consistent with the analysis in the original CDP-9902 approval for this factor. Therefore, the Planning Board approved maintaining the 17.5 percent density increment for Factor 5.

- (6) For creating activity centers with space provided for quasi-public services (such as churches, day care centers for children, community meeting rooms, and the like), a density increment factor may be granted, not to exceed 10% in dwelling units.**

No density increment was granted for this factor in the original CDP-9902 approval. The applicant is not requesting a density increment using this factor.

- (7) For incorporating solar access or active/passive solar energy in design, an increment factor may be granted, not to exceed 5% in dwelling units.**

No density increment was granted for this factor in the original CDP-9902 approval. The applicant is not requesting a density increment using this factor.

In summary, the CDP-9902-06 approved a development of up to 1,108 units in R-L Zone. The base density is 845 dwelling units. Density increments of approximately 31 percent, or 263 dwelling units, are needed to reach the 1,108 dwelling units. Enough public benefit features are provided to earn a total of 47.5 percent density increments, which is 401 dwelling units. As a result, the amendment has earned density increments needed, as follows:

Factor Number	Maximum Density Increment	Density Increment Earned (# of units)	
		Approved CDP-9902 as amended (Base density: 844)*	Evaluated CDP-9902-06 (Base density: 845)*
1	25%	84**(10%)	211 (25%)
2	2.5%	-	-
3	5%	42**(5%)	42 (5%)

Factor Number	Maximum Density Increment	Density Increment Earned (# of units)	
		Approved CDP-9902 as amended (Base density: 844)*	Evaluated CDP-9902-06 (Base density: 845)*
4	10%	21**(2.5%)	-
5	30%	148**(17.5%)	148 (17.5%)
6	10%	-	-
7	5%	-	-
Total Bonus Increment Earned		295**(35%)	401 (47.5%)
Total Bonus Increment Requested		253**	263

Notes: *The base residential density for both CDP-9902 and CDP-9902-06 is 1.0 dwelling units per gross acre. The gross acreage of both applications is slightly different based on updated survey information, which results in a slightly different number for the permitted based density.

**There is a discrepancy of the density increment earned between the approved CDP-9902 R-L text document and the approved resolution (PGCPB Resolution No. 01-180). The density increment number shown in the above chart is based on the analysis on pages 53–55 of PGCPB Resolution No. 01-180.

- (3) **Development Standards**—A comprehensive set of development standards for residential uses, including single-family detached/attached dwelling units, and townhouses in R-L Zone, have been provided with this CDP, which are consistent with the approved standards, as discussed in Finding 6 above.
- b. In accordance with Section 27-521(a) of the prior Zoning Ordinance, prior to approving a CDP, the Planning Board must make the following required findings:

- (1) **The plan is in conformance with the Basic Plan approved by application per Section 27-195; or when the property was placed in a Comprehensive Design Zone through a Sectional Map Amendment per Section 27-223, was approved after October 1, 2006, and for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation, is in conformance with the design guidelines or standards intended to implement the development concept recommended by the Master Plan, Sector Plan, or Sectional Map Amendment Zoning Change;**

The second amendment Basic Plans A-8427-C-02, A-8578-C-02, and A-8579-C-02 for the overall Oak Creek Club property were approved by the District Council on July 8, 2025 (Zoning Ordinance Nos. 2-2025, 3-2025, and 4-2025), to allow for additional development of 28 single-family detached dwelling units, subject to 50 conditions and 10 considerations. Based on the

analysis herein, and subject to the conditions of approval, in addition to the evidence filed in conjunction with this amendment, the Planning Board finds that the subject CDP-9902-06 amendment is in conformance with the conditions and considerations set forth in A-8427-C-02, A-8578-C-02, and A-8579-C-02, as discussed in Finding 7 above.

(2) The proposed plan would result in a development with a better environment than could be achieved under other regulations;

The flexibility inherent in comprehensive design zones, such as the prior R-L Zone, will allow the applicant to produce a much better environment and achieve high standards for the development, rather than those constructed in conventional zones. Provisions of open space and public facilities over and beyond what is required allows for the requested increase in density for the R-L Zone. The Planning Board finds that the amendment will not substantially affect the previous finding that the subject plan would result in a development with a better environment than could be achieved under other regulations.

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

A unique mix of recreational facilities and amenities were constructed for the overall development of Oak Creek Club and are discussed in the Section VI Public Facilities section of the CDP text. Public recreational facilities include Black Branch Stream Valley Park and Oak Creek Park, dedicated to M-NCPPC, and public recreational facilities and trails within those parks. Private recreational facilities include a golf course, a swim/tennis center, a swimming pool, two tennis courts, an 8-foot-wide asphalt trail system, and a combination of a golf clubhouse and community center. Aside from those facilities that were constructed, a community service center up to 26,000 square feet in the L-A-C Zone has been approved under original CDPs. As noted on page 27 of the companion case CDP-9903-05 L-A-C Zone text document, the subject amendment removes the original approved church and day care uses. The removal of the church and day care uses in Development Parcel M were approved by Basic Plans A-8427-C-02, A-8578-C-02, and A-8579-C-02. The mixed-use land requirement in the L-A-C Zone applies to vacant land south of Mary Bowie Parkway, near the golf course and recreational facilities. Pursuant to the technical staff report for the basic plan (page 18), the applicant shall retain the church and/or day care uses as an option for the nonresidential component within Oak Creek Club. Other uses serving public, quasi-public, and commercial needs within Oak Creek Club remain grouped together. A condition is included herein requiring the applicant to revise the CDP text to clearly state that the removal of church and day care uses in Development Parcel M were approved by the Basic Plans (A-8407-C-02, A-8578-C-02, and A-8579-C-02); however, the subject CDP amendment shall retain the church and/or day care uses as an option

for the nonresidential component within Oak Creek Club. The Planning Board finds that the amendment will not substantially affect the previous finding that approval is warranted by the way in which the CDP includes design elements, facilities, and amenities and satisfy the needs of the residents, employees, or guests of the project.

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

The development with this CDP is compatible with neighboring properties which were developed with single-family attached and/or detached residential units. Generous setbacks and buffering along Church Road on the development will maintain the scenic and historical character of Church Road. The Planning Board finds that the amendment will not substantially affect the previous finding that the development will be compatible with existing land use, zoning, and facilities in the immediate surroundings, with the conditions of approval.

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

(A) Amounts of building coverage and open space;

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

(C) Circulation access points;

Within the Design Principles section of the CDP text are detailed specifications for building coverage, open space, setbacks, and circulation access points. Each housing type has a separate set of guidelines to guarantee compatibility within and between the different neighborhoods. A minimum 100-foot-wide landscaped buffer along Church Road will ensure development within the subject amendment area to be compatible with surrounding neighborhood and the character of Church Road. The two circulation access points are approved as an extension of the existing roadways. The Planning Board finds that the amendment will not substantially affect the previous finding that land uses and facilities covered by the CDP will be compatible with each other, in relation to circulation access points.

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

The majority of the Oak Creek Club property has been developed in accordance with the original approved staging plan from 2001 to 2005. The subject amendment will be completed in one stage, estimated to be constructed during 2027–2029. With the buffers along Church Road and central open space within

the subject site, this stage of development will exist as a unit, capable of sustaining an environment of continuing quality and stability.

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

PPS 4-01032 was approved by the Planning Board on September 6, 2001 (PGCPB Resolution No. 01-178(C)(A)). PPS 4-01032 approved 1,148 lots and 36 parcels for the development of 1,148 single-family residential dwelling units, 26,000 square feet of retail use, and an 18-hole golf course on the overall Oak Creek Club property. The CDP-9902-06 amendment is approved, raising the number of dwelling units from 1,148 to 1,176 for the overall Oak Creek Club property. Development for the subject amendment area will be subject to a new PPS, at which time adequacy of public facilities will be tested. A new certificate of adequacy will be required to be approved by the Planning Director prior to Planning Board approval of any new PPS. Existing and planned public facilities were analyzed in the approved Basic Plans (A-8427-C-02, A-8578-C-02, and A-8579-C-02) and found to be sufficient. Based on the analysis of the basic plans, the Planning Board finds that the development will not create an unreasonable burden on available public facilities at this time.

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

- (A) The proposed adaptive use will not adversely affect indistinguishing exterior architectural features or important historic landscape features in the established environmental setting;**
- (B) Parking lot layout, materials, and landscaping are designed to preserve the integrity and character of the Historic Site;**
- (C) The design, materials, height, proportion, and scale of a proposed enlargement or extension of a Historic Site, or of a new structure within the environmental setting, are in keeping with the character of the Historic Site;**

The subject CDP amendment does not include any adaptive use of a historic site. Therefore, this provision is inapplicable.

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

Pursuant to PGCPB Resolution No. 01-180 (page 43), the original approved CDP incorporates the applicable design guidelines set forth in Section 27-274 of the

prior Zoning Ordinance (particularly those relating to views and green area) to the degree feasible in the type of general, schematic plan represented by the subject CDP. Development approved with the CDP, as amended, was fully constructed from 2001 to 2005. Based on the analysis herein, and subject to the conditions of approval, in addition to the evidence filed in conjunction with this application, the additional single-family detached dwellings approved under CDP-9902-06 will likewise be developed in accordance with the applicable design guidelines specified in Section 27-274, particularly those relating to views and green area. The subject CDP amendment does not include townhouse development; accordingly, requirements set forth in Section 27-433(d) of the prior Zoning Ordinance do not apply. Conformance to Section 27-274 will be further evaluated at the time of specific design plan (SDP) applications.

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

The CDP is in conformance with TCP1-2025-0035, subject to the conditions of approval.

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

No regulated environmental features (REF) exist on the subject site. Based on the analysis herein, and subject to the conditions of approval, in addition to the evidence filed in conjunction with this application, the Planning Board finds that the plan demonstrates the preservation and/or restoration of the REF in a natural state, to the fullest extent possible, in accordance with the requirement of Section 24-130(b)(5) of the prior Prince George's County Subdivision Regulations.

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

This regulation is not applicable to the subject development.

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

This regulation is not applicable because the subject CDP-9902-06 is not a regional urban community.

9. **Comprehensive Design Plan CDP-9902 and its amendments:** CDP-9902 (for the R-L Zone) and CDP-9903 (for the L-A-C Zone) were approved by the District Council on May 13, 2002, to develop a maximum of 1,148 dwelling units on 923 acres of land, including a golf course, a clubhouse, and a recreation center.

The first revision to CDP-9902, CDP-9902-01, was approved by the Planning Board on June 22, 2006 (PGCPB Resolution No. 06-150), to reduce the side yard setback for townhouses established in the approved CDP from four feet to zero feet, in order to allow side-entry stoops, entry porches, and chimneys on end-unit townhouses, subject to two additional conditions. The two conditions are related to side yard setback standards for townhouses in the R-L Zone. The subject amendment does not include townhouses; therefore, those conditions are not applicable. The conditions are incorporated in the standards in the submitted "Comprehensive Design Plan Amendment – R-L Zone" booklet.

The second revision, CDP-9902-02, was approved by the Planning Board on September 13, 2007 (PGCPB Resolution No. 07-172), for a revision to prior approved Condition 27, to combine the community building and golf course clubhouse into a single facility of at least 25,000 square feet, and to amend the location and construction schedule for the recreational facilities, subject to revised Condition 27 and two additional conditions. Revised Condition 27 is related to the Oak Creek Golf Club, additional Condition 2 was satisfied with certification of CDP-9902-02, and additional Condition 3 is applicable to construction permit. Those conditions are not applicable to the subject CDP-9902-06.

The third revision, CDP-9902-03, was approved by the District Council on January 30, 2012, for a revision to prior approved Condition 27 regarding the trigger for commencing construction of the golf course clubhouse and its attendant parking, subject to revised Condition 27 and three additional conditions. Those conditions are related to the Oak Creek Clubhouse building, which is not included in the subject amendment. Those conditions are not applicable to the subject CDP-9902-06.

The fourth revision, CDP-9902-05 (there is no CDP-9902-04), was approved by the Planning Board on December 6, 2012 (PGCPB Resolution No. 12-110), for a revision to prior approved Condition 27, to allow the approved clubhouse to be reduced in area from 25,000 square feet to 13,000 square feet.

Since no additional conditions from CDP-9902 amendments are applicable to the subject amendment, the following analysis reviews the conditions of the original CDP-9902 approval. Conditions 1 and 50 were satisfied at the time of certificate approval of CDP-9902 and prior TCP1-91-92. Conditions 3 and 4 are related to REF, including wetlands, streams, and drainage, which do not exist within the limits of the subject amendment. Condition 5 pertains to vehicular access to the Beall House, which is not within the limit of subject amendment. Conditions 6–9, 11–13, 17, 18, 20, 22, 24–26, 28, 29, 32, and 42 pertain to review at the SDP stage; Conditions 10, 30, 37, 38, 45–48, and 52 pertain to review at the building permit review stage; Conditions 16, 27, 31, 33, 34, 36, and 39 pertain to review at the final plat stage; Condition 43 pertains to review at the PPS stage; and Condition 40 pertains to review at certificate of occupancy stage, none of which are applicable to CDP review. Conditions 41 and 42 pertain to master plan

right-of-way A-44, which is no longer applicable because the A-44 right-of-way reservation was abandoned on February 11, 2006, pursuant to City of Bowie Council Resolution CR-11-2006. Condition 15 pertains to lots in Parcel A; Condition 49 pertains to the master plan trail in the Black Branch Stream; and Condition 51 pertains to recreational facilities on park property, which are not within the limits of the subject amendment. Conditions 23, 51, and 53–55 are not related to the CDP review stage.

Conditions relevant to the review of this CDP are listed below in **bold** text. Analysis of the project's conformance to the conditions follows each one in plain text:

2. **At each access point off of Church Road and Oak Grove Road, the plans shall provide entrance buffers 100 feet wide on each side of the access road and 100 feet deep along the access road.**

This condition is carried forward from Basic Plan Condition 3, which has been discussed above in Finding 7.

14. **For those lots with frontages along Church Road or Oak Grove Road, or with an intervening open space parcel between the road and the lot, the minimum lot width shall be 100 feet. Units on these lots shall have side-entrance garages and may have dualized driveways. A 50-foot building setback is required from the street line and the property line. Units built on these lots shall have side-entrance garages and may have dualized driveways.**

This condition is carried forward from Basic Plan Condition 47, which has been discussed above in Finding 7.

19. **For lots with rear yards oriented toward Oak Grove Road or Church Road, there shall be a minimum 300-foot setback requirement for the rear lot lines. The 300--foot buffer may include the golf course, however, within the 300 feet a minimum 50-foot landscaped buffer shall be provided, to be planted with the amount of plant materials required for at least a collector roadway buffer in Section 4.6 of the Landscape Manual. If there is woodland area or hedgerows within the right- of-way, it may be combined with on-site woodland to contribute toward the 50- foot buffer requirement. Existing woods may be allowed to substitute for the landscaping, only if it can be demonstrated that the woodland is a minimum of 50 feet wide and is supplemented with evergreen material to provide a complete year-round screen. The landscaped buffer may be located either along the road or along the lots, but in no case shall it be split up into less than 25-foot widths.**

This condition is carried forward from Basic Plan Consideration 10, which has been discussed above in Finding 7.

21. On-street parking shall be prohibited throughout the proposed development.

This CDP-9902-06 amendment approved to amend Condition 21, to allow on-street parking with designated parallel parking spaces along one side of the street, with curb and gutter. Justifications are provided on page 27 of the CDP-9902-06 R-L text document. Additional parking is needed to address concerns by the Oak Creek Club community about insufficient parking in the existing neighborhoods. The designated parallel parking spaces along the private streets within the new development will be located on only one side of the private streets and will be recessed out of the travel lane and located on streets with curb and gutter. In addition, these designated parallel spaces will be striped and will meet County design standards for parallel parking spaces.

A new street cross section (Figure 18, Private Road with Parallel Parking, on page 98 of the CDP-9902-06 R-L Zone text document) is added to demonstrate the dimensions and layout of the private roads, with parallel parking spaces on one side. In addition, the Planning Board has observed prohibited on-street parking on nearby streets by examining both historic and recent aerial images of the community. Based on the applicant's justifications, the new street cross section with parking, and the Planning Board's observations, it was concluded that adding on-street parking, as described above, will address the need for additional parking, help control prohibited parking, and create a reasonable streetscape. As a result, the Planning Board approved the revised condition language.

35. All interior street cross sections associated with the CDPs for the R-L and the L-A-C Zones shall be revised to provide, at a minimum, either a four-foot-wide sidewalk, walkway, or a trail along at least one side of all streets. Location and type shall be determined at Specific Design Plan review.

The subject CDP amendment shows that sidewalks are provided on both sides of the interior streets. The subject CDP text document provided street cross sections for private primary roads with 5-foot-wide sidewalks, and primary secondary roads with 4-foot-wide sidewalks. This condition is met.

44. The applicant and the applicant's heirs, successors and/or assignees shall provide the following:

- a. Construct a Class I hiker-biker trail along the subject property's entire frontage of Church Road, as reflected on the submitted CDP.**

This condition was previously satisfied. The Class I hiker/biker trail has been constructed along Church Road, per prior approved plans and permits.

- b. **Construct a Class I hiker-biker trail along the subject property's entire frontage of Oak Grove Road, as reflected on the submitted CDP.**

This condition was previously satisfied. The Class I hiker/biker trail has been constructed along Oak Grove Road, per prior approved plans and permits.

- c. **Dedicate the land along the Black Branch stream valley to the M- NCPPC Department of Parks and Recreation (DPR), as shown on the submitted preliminary plat, and construct the multi-use, hiker-biker trail the entire length of the stream valley. This trail will ultimately connect to a planned stream valley trail along Collington Branch. This trail shall be staked in the field with DPR and the trails coordinator prior to construction. Appropriate trail connections shall be included to this trail from the development parcels.**

This condition was previously satisfied. The dedication to M-NCPPC is shown on SDP-0308, Phase 1 Oak Creek Club (west of Church Road), and SDP-0411, Phase 2 Oak Creek Club (west of Church Road), and evidenced by the recordation of Parcel I in Plat Book REP 202 at page 99 and Plat Book REP 203 at page 1; Parcel E in Plat Book REP 202 at page 89 and Parcel F in Plat Book PM 220 at page 75.

- d. **The trail networks shall be shown on the preliminary plat and final plat.**

This condition is applicable to preliminary plans and final plats of subdivision and is not applicable to CDP-9902-06.

- e. **All trails shall be assured of dry passage. If wet areas must be traversed, suitable structures shall be constructed.**

This condition was previously satisfied. The trail has been constructed to assure dry passage per prior approved plans and permits.

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

Woodland Conservation Ordinance

Natural Resources Inventory Plan NRI-136-2023 identifies 3.08 acres of woodland and 14 specimen trees on the subject site. This site is subject to the provisions of the 1993 WCO because the project has implemented a Type II tree conservation plan (TCPII), which predates the current WCO and the *Environmental Technical Manual*. Type 1 Tree Conservation Plan TCP1-2025-0035 was submitted with the application and requires revisions to be found in conformance with the prior tree conservation plan approvals and the WCO.

This subject amendment is for a portion of the overall Oak Creek Club development. The TCP1 for the entire development is being revised to reflect the additional development for the area shown as Development Parcel M on the CDP. The overall woodland conservation worksheet shows the clearing of 240.26 acres of woodland on the net tract area, the clearing of 72.23 acres of woodland in the floodplain, and the clearing of 1.06 acres off-site. Based on the calculations, this results in a woodland conservation requirement of 294.07 acres. The requirement is approved to be met with 177.95 acres of on-site woodland preservation, 57.19 acres of on-site afforestation/ reforestation/reforestation, 13.58 acres of natural regeneration, 41.40 acres of off-site woodland conservation credits, and 0.12 acre of fee-in-lieu. The overall site also provides 18.00 acres of off-site woodland conservation preservation being provided for Largo Plaza-Target Store (TCP1I-071-95), and 2.96 acres of off-site afforestation is being provided on-site for TCP1I-126-05.

Technical revisions to the revised TCP1 are required and included in the conditions of approval.

The TCP1 approved the removal of all 14 specimen trees. The TCP1 is grandfathered from the variance requirements established in the current WCO. More specifically, no variance is required to remove these specimen trees because the TCP1I was approved under the 1993 WCO, which did not require a variance for the removal of specimen trees.

Tree Canopy Coverage Ordinance

Subtitle 25, Division 3 of the Prince George's County Code, the Tree Canopy Coverage Ordinance, requires a minimum percentage of the site to be covered by tree canopy for any development projects that include more than 2,500 square feet of gross floor area, or disturbance, and requires a grading permit. Thresholds in the Legacy Comprehensive Design (LCD) Zone shall be as specified by Prince George's County Council Bill CB-27-2010, for the prior zoning of the property (before its designation as a legacy zone). As such, properties in the prior R-L Zone are required to provide a minimum of 20 percent of the gross tract area in tree canopy coverage. At the time of SDP review, the applicant must demonstrate conformance with the relevant requirements of the Tree Canopy Coverage Ordinance.

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

- a. **Historic Preservation**—In a memorandum dated January 2, 2026 (Stabler, Smith, and Chisholm to Sun), it was noted that the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan* (master plan) contains goals and policies related to historic preservation (pages 157–166). One goal (page 158) states: “Historic properties are leveraged as community assets through preservation, restoration, and adaptive reuse.” The Bowieville Historic Site (74A-018) is in proximity to the developing property. The site is privately owned and has been restored. A Phase I archeological study was completed surrounding Bowieville (Historic Site 74A-018) in 1999. A Phase IA archeological reconnaissance survey was conducted on the Oak Creek property in 2002. A Phase IB archaeological shovel test survey was conducted on the Oak Creek Club property between December 2002 and December 2003.

A total of six sites (18PR79, 18PR579, 18PR659, 18PR665, 18PR669, and 18PR677) were identified as potentially National Register-eligible and were recommended for a Phase II archaeological evaluation or preservation in place. The Planning Board agrees with these recommendations. None of the sites identified as potentially National Register-significant are located on the subject property being reviewed in this application; therefore, no further work is recommended. All prior conditions of approval applicable to archeology and historic preservation were satisfied. It was noted that archeological investigations can be required at the time of PPS, if there is a moderate or higher potential for archeological resources on the developing property.

- b. **Community Planning**—In a memorandum dated February, 10, 2026 (Krakhmalnikov and Lester to Sun), it was noted that Section 27-521(a)(1) of the prior Zoning Ordinance is inapplicable, as the subject property was not placed in a comprehensive design zone through a sectional map amendment per Section 27-223 of the prior Zoning Ordinance, was approved after October 1, 2006, and for which a comprehensive land use planning study was conducted prior to initiation. Accordingly, the master plan is treated as guidance, with respect to this application. This amendment conforms to the master plan and the principles and guidelines of the CDP text document, which address design and physical development of the property.

The master plan recommends Residential Low and Neighborhood Mixed-Use land uses on the subject property. The approved use conforms to the master plan and meets the definition for Residential Low by proposing 28 dwelling units on an 8.09-acre portion of the site, with a density of approximately 3.46 dwelling units per acre. The nonresidential use previously approved and recommended by the master plan is to be relocated in the L-A-C Zone, south of Mary Bowie Parkway. This was approved with Basic Plans A-8427-C-02, A-8578-C-02, and A-8579-C-02 by the District Council on July 8, 2025 (Zoning Ordinances No. 2-2025, No. 3-2025, and No. 4-2025). Specifically, the nonresidential uses, community center, golf course, recreational facilities, Bowieville Mansion, and the clubhouse shall be located together on the south side of Mary Bowie Parkway. The location of these facilities satisfies the purposes of the L-A-C Zone, and the master plan recommendation for neighborhood mixed-use on the property.

- c. **Subdivision**—In a memorandum dated February 17, 2026 (Vatandoost to Sun), it was noted that an evaluation was provided including prior approved Basic Plans A-8427, A-8578, and A-8579 and amendments; CDP-9902, CDP-9903, and amendments; and PPS 4-01032 that are related to subdivision review. It was concluded that development of the subject site and the subdivision of land will require approval of a new PPS, a new determination of adequacy of public facilities, and new final plats. The configuration of any new lots and parcels, which will be subject to a future PPS, will be evaluated with that PPS. The circulation pattern will also be reviewed with the future PPS application. Right-of-way widths for any public or private streets in the development will be determined at the time of PPS. The location of public utility easements required along all public or private streets will be determined with the PPS.

- d. **Transportation Planning**—In a memorandum dated February 17, 2026 (Patrick to Sun), it was noted that an analysis was provided, including the application’s conformance with the requirements of the previous approvals, the prior Zoning Ordinance, the 2009 *Approved Countywide Master Plan of Transportation* (MPOT), and the master plan, as follows:

Master Plan Roads

The subject property has frontage on Church Road (C-300), along the western bounds of the site. The MPOT refers to this section of Church Road as MC-300 and recommends a four-lane master collector with an ultimate right of way of 90 feet. The master plan recommends a two-lane collector roadway with an ultimate right of way of 90 feet for this portion of Church Road. The subject amendment does not display the right-of-way along Church Road. The subject amendment does not require right-of-way dedication or other recommendations to this portion of Church Road. Right-of-way dedication for Church Road will be further examined at the time of subsequent development applications. The Planning Board notes that the portion of Church Road that fronts the subject property is currently constructed as a four-lane collector roadway.

The subject property also has frontage along Mary Bowie Parkway, along the southern bounds of the subject site. Neither the MPOT nor the master plan contain right-of-way recommendations. Right-of-way dedication for Mary Bowie Parkway will be further examined at the time of subsequent development applications. The Planning Board notes that the portion of Mary Bowie Parkway that fronts the subject property has been constructed as a four-lane roadway at its intersection with Church Road, which transitions to a two-lane roadway to the east of the subject site.

Master Plan Pedestrian and Bike Facilities

The MPOT recommends the following master-planned facilities and policies:

Planned Side Path: Church Road

Policy 2: All road frontage improvements and road capital improvement projects within the Developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical (page 10).

Policy 4: Develop bicycle-friendly roadways in conformance with the latest standards and guidelines, including the 1999 AASHTO Guide for the Development of Bicycle Facilities (page 10).

Policy 5: Evaluate new development proposals in the Developed and Developing Tiers for conformance with the complete streets principles (page 10).

The master plan recommends a 10-foot-wide minimum shared-use path in both directions (page 247) along this portion of Church Road.

The site's frontage along Church Road has an existing bicycle lane and side path. The site's frontage along Mary Bowie Parkway has an existing sidewalk, which transitions into the side path along Church Road. Additional bicycle and pedestrian recommendations will be further examined and recommended with subsequent development applications.

- e. **Environmental Planning**—In a memorandum dated February 13, 2026 (Rea to Sun), it was noted that a comprehensive analysis was provided, including the CDP's conformance with all applicable environmental-related conditions attached to previous approvals, which have been included in the above findings. Additional comments are as follows:

Regulated Environmental Features

There are no primary management areas (PMAs) on the subject site. The PMA located on the remainder of the development will not be impacted with this application.

Stormwater Management

No stormwater management (SWM) concept plan or approval letter were submitted with the subject application. A site development concept will be reviewed and approved by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE). The SWM concept plan shall be submitted for review with the acceptance of the PPS.

Soils

The predominant soils found to occur, according to the United States Department of Agriculture Natural Resources Conservation Service Web Soil Survey, are Shrewsbury loam and Collington-Wist complex. Marlboro clays occur on a majority of the area for amendment; however, since the site is relatively flat, there are no geotechnical issues. This information is provided for the applicant's benefit, and may affect the architectural design of structures, grading requirements, and SWM elements of the site. A soil study, which identifies the location and extent of the Marlboro clay, shall be submitted with the PPS. DPIE may require a soils report, in conformance with Section 32-130(a)(13) of the County Code, during the permit process review.

Special Roadways

Church Road, which borders the western portion of the site, is designated as a scenic and historic roadway. Appropriate buffering for special roadways should be maintained on future development applications.

- f. **Prince George's County Department of Parks and Recreation (DPR)**—In a memorandum dated February 13, 2026 (Thompson to Sun), it was noted that an evaluation was provided, including applicable conditions of Basic Plans A-8427-C-02, A-8578-C-02, and A-8579-C-02; CDP-9902, CDP-9903 and amendments; and PPS 4-01032 that are related to DPR's review All required community-wide recreation

facilities, parkland dedication, trail, and open space obligations were implemented under earlier phases. The relevant comments have been included in the above findings.

- g. **Special Projects**—In an email dated February 11, 2026 (Walker to Sun), the Special Projects Section notes it has no comments for the subject case.
 - h. **Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated December 18, 2025 (De Guzman to Sun), DPIE provided comments on the major roadways included in this application: Church Road, Mary Bowie Parkway, and Bamberg Way. DPIE also provided comments to revise the approved SWM concept plan and NRI, and a list of comments which will be addressed at the time of permitting.
 - i. **Prince George’s County Fire/EMS Department**—The Fire/EMS Department did not offer comments on the subject CDP.
 - j. **Prince George’s County Police Department**—The Police Department did not offer comments on the subject CDP.
 - k. **Prince George’s County Health Department**—In a memorandum dated December 3, 2025 (Adepoju to Myerholtz), the Health Department provided several comments relating to availability of healthy foods, and comments addressing potential construction activity impacts (noise and dust) extending into adjacent properties during construction. Adherence to construction standards will be required by DPIE during the permitting process.
 - l. **Washington Suburban Sanitary Commission (WSSC)**—WSSC did not offer comments on the subject CDP.
 - m. **Public Utilities**—On February 6, 2026, the subject CDP application was referred to Verizon, Comcast, AT&T, and Washington Gas for review and comments. No correspondence has been received from these public utility companies.
12. **Community Feedback:** On March 16, 2026, the Planning Board received Exhibit 1 with two pages from Mr. Clifton Toulson, regarding the subject CDP. He was in favor of the new housing development, but raised concerns about traffic congestion at the intersection of Church Road and Mary Bowie Parkway. He suggested redesigning the aforementioned intersection to better manage the traffic congestion.
13. **Planning Board:** The Planning Board held a public hearing on this application on April 16, 2026. At the hearing, and in rendering its decision, the Board considered all written and oral testimony, along with all exhibits submitted according to the Planning Board’s procedures.

Prior to the hearing, and in accordance with the Planning Board's procedures, the applicant provided an exhibit, known as Applicant Exhibit 1, which proposed revised findings, the removal of Condition 3b, and revisions to Conditions 3c and 4a. The applicant and staff were in agreement on all revisions.

The hearing began with a technical staff presentation, which addressed written comments submitted by Mr. Clifton Toulson, noting that this development will be required to submit a PPS, at which time traffic adequacy will be evaluated. After the staff presentation, Mr. Stan Brown with the People's Zoning Counsel asked clarifying questions regarding the case record. Commissioner Geraldo asked one further follow-up clarifying question. Staff answered all questions, accordingly.

Following this discussion, the applicant provided a presentation. After the presentation, Commissioner Matthews asked a question regarding the circulation plan and sufficient space for emergency vehicles. The applicant responded that the CDP only evaluates the general circulation of the development. More detailed analysis on circulation will be evaluated at the time of PPS review.

Following the applicant's presentation, Mr. Vincent Sanders, who represents the Oak Creek Club Homeowners Association, provided testimony. The testimony raised further clarifying questions regarding the approximate 100-foot-wide buffer along Church Road and SWM facilities. The applicant answered those questions. In addition, the Board recommended that Mr. Sanders engage in subsequent discussion with the applicant's attorney to address any outstanding inquiries.

Following this discussion, the Planning Board voted to approve Comprehensive Design Plan CDP-9902-06 and Type 1 Tree Conservation Plan TCP1-2025-0035, subject to the recommended conditions of approval within the technical staff report, as modified by Applicant Exhibit 1.

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 1 Tree Conservation Plan TCP1-2025-0035, and further APPROVED Comprehensive Design Plan CDP-9902-06 for the above-described land, subject to the following conditions:

1. Condition 21 of approved Comprehensive Design Plan CDP-9902 shall be amended to read as follows:

"On-street parking shall only be allowed on one-side of the street, with curb and gutter in designated parallel parking spaces."
2. Prior to certification of the comprehensive design plan (CDP) and text documents for CDP-9902-06, revised Zoning Map Amendments (Basic Plans) A-8427-C-02, A-8578-C-02, and A-8579-C-02 shall be certified.
3. Prior to certification, the applicant and the applicant's heirs, successors, and/or assignees shall revise the comprehensive design plan (CDP) and text documents for CDP-9902-06 as follows:

- a. In the text, clearly state that the removal of church and day care uses in Development Parcel M were approved by Zoning Map Amendments (Basic Plans) A-8407-C-02, A-8578-C-02, and A-8579-C-02, but the subject CDP amendments shall retain the church and/or day care uses as an option for the nonresidential component within Oak Creek Club.
 - b. In Exhibit B and Figure 25 of the illustrative plan, remove all detail regarding development lots and roads. The area designated as an approximately 100-foot-wide buffer to be maintained along Church Road may contain SWM, so long as any required landscape buffer is provided. The width of the buffer along Church Road will be further evaluated, based on final lot orientation at the review stages of the preliminary plan of subdivision and specific design plan, to ensure conformance with the basic plan and CDP conditions and considerations applicable to such buffer.
 - c. Dimension the 100-foot-wide and 100-foot-deep entrance buffer.
 - d. Add notes to the Site Data Chart on Sheets 7, 9, and 11 as follows:
 - *The gross area and floodplain area are changed due to the latest survey information.
 - ** Up to 12 additional dwelling units in the Residential Low Development (R-L) Zone, and up to 24 additional dwelling units in the Local Activity Center (L-A-C) Zone, with no more than 28 single-family detached residential dwelling units to be developed in total, pursuant to the CDP-9902-06 and CDP-9903-05 amendments.
 - e. Revise the Recreational Opportunities Plan in the CDP text documents to reflect the proposed development in Parcel M and remove the label “Church/Day Care” from the subject site.
 - f. Revise the justification for Section 27-514.10(b)(5) of the prior Prince George’s County Zoning Ordinance, on page 44 of the CDP-9902-06 R-L Zone text document, to indicate the provided public facilities qualify the applicant for a density increment factor of 17.5 percent in dwelling units in the Residential Low Development (R-L) Zone.
4. Prior to certification, the Type 1 tree conservation plan (TCP1) shall be revised, as follows:
- a. Remove the proposed lots and roads within the approximate 100-foot-wide buffer area and reduce grading, so that all existing trees are retained and 35 feet from Church Road is unencumbered by proposed stormwater management, to accommodate future planting within the buffer.
 - b. Fill in the approval history table.

- c. Add Development Parcel M to the correct column of the “Plan Phase or Name” line of the worksheet.
 - d. Have the revised plan signed and dated by the qualified professional who prepared it.
 - e. Revise the plan number to be TCP1-2025-0035.
5. As part of the submittal of the preliminary plan of subdivision, the applicant shall include a soil study which identifies the location and extent of the Marlboro clay.

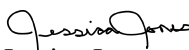
BE IT FURTHER RESOLVED, that an appeal of the Planning Board’s action must be filed with the District Council of Prince George’s County within thirty (30) days following the final notice of the Planning Board’s decision.

* * * * *


This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George’s County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Geraldo, seconded by Commissioner Okoye, with Commissioners Geraldo, Okoye, Jenkins, Matthews, and Barnes voting in favor of the motion at its regular meeting held on Thursday, April 16, 2026, in Largo, Maryland.

Adopted by the Prince George’s County Planning Board this 7th day of May 2026.

Darryl Barnes
Chairman

By 
Jessica Jones
Planning Board Administrator

DB:JJ:MS:ac


Approved for Legal Sufficiency
M-NCPPC Office of General
Counsel

Dated 5/5/26