AGENDA ITEM: 5
AGENDA DATE: 6/18/2026

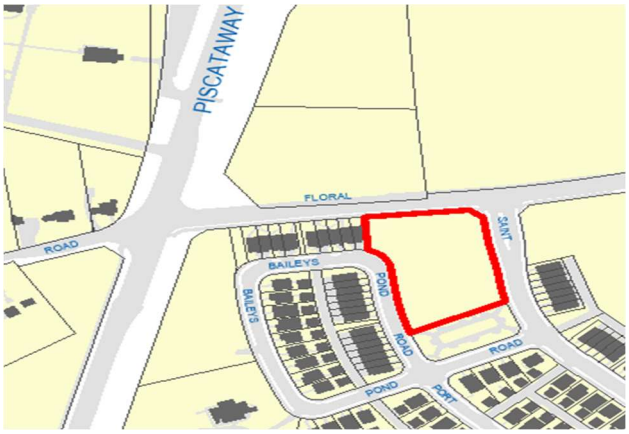
The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

Note: Staff reports can be accessed at https://www.mncppc.org/883/Watch-Meetings

Comprehensive Design Plan CDP-9306-06
Bailey's Village, Lot 10

REQUEST	STAFF RECOMMENDATION
Amendment to reduce the minimum amount of retail/office space to a range of 6,000 to 10,000 square feet within the L-A-C-zoned area and update the associated CDP site plan and text to reflect these changes.	With the conditions recommended herein: • APPROVAL of Comprehensive Design Plan CDP-9306-06 • APPROVAL of Type 1 Tree Conservation Plan TCP1-2026-0006

Location: South of Floral Park Road, at its intersection with Saint Marys View Road.	
Gross Acreage:	858.9
Zone:	LCD
Zone Prior	R-L/L-A-C
Reviewed per prior Zoning Ordinance	Section 27-1704(g)
Dwelling Units:	1,140
Gross Floor Area:	6,000–10,000
Planning Area:	84
Council District:	09
Municipality:	None
Applicant/Address: WYL B FLATS LLC 5718 Tanglewood Drive Bethesda, MD 20817	
Staff Reviewer: Te-Sheng (Emery) Huang **Phone Number:** 301-952-4534 **Email:** Tesheng.Huang@ppd.mncppc.org	



Planning Board Date:	06/18/2026
Planning Board Action Limit:	06/18/2026
Staff Report Date:	06/04/2025
Date Accepted:	04/06/2026
Informational Mailing:	03/28/2025
Acceptance Mailing:	03/13/2026
Sign Posting Deadline:	05/19/2026

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at http://www.mncppcapps.org/planning/Person_of_Record/.
Please call 301-952-3530 for additional information.

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Comprehensive Design Plan CDP-9306-06
Type 1 Tree Conservation Plan TCP1-2026-0006
Bailey's Village, Lot 10

The Urban Design staff have reviewed the subject application and present the following evaluation and findings leading to a recommendation of APPROVAL, with conditions, as described in the Recommendation section of this technical staff report.

EVALUATION CRITERIA

The subject property is within the Legacy Comprehensive Design (LCD) Zone. It was previously located within the Residential Low Development (R-L) and Local Activity Center (L-A-C) Zones. With this comprehensive design plan (CDP) amendment, the applicant proposes to amend CDP-9306, to reduce the minimum amount of retail/office space to a range of 6,000 and 10,000 square feet within the L-A-C-zoned area and update the associated CDP site plan and text to reflect these changes. 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 Plan A-9870 and CDP-9306, and their amendments), which it has received. Accordingly, staff have reviewed the subject CDP under the property's former L-A-C Zone, and the standards and procedures of the prior Zoning Ordinance. Therefore, technical staff considered the following in reviewing this CDP:

a. Zoning Map Amendment (Basic Plan) A-9870;

b. The prior Prince George's County Zoning Ordinance governing development ordinance for the Local Activity Center (L-A-C) Zone;

c. Comprehensive Design Plan CDP-9306 and its amendments;

d. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance and the Prince George's County Tree Canopy Coverage Ordinance;

e. Referral comments; and

f. Community feedback.

FINDINGS

Based upon the evaluation and analysis of the subject comprehensive design plan, the Urban Design staff recommend the following findings:

1. **Request:** Comprehensive Design Plan CDP-9306 is for an 878.9-acre property of the Villages of Piscataway, comprised of property zoned Residential Low Development (R-L) and Local Activity Center (L-A-C). This CDP approved the land uses throughout the project, and specifically within the L-A-C Zone (known as Bailey's Village), which is 19.98 acres and consists of 13.23 acres of residential area and 6.75 acres of commercial/mixed use designated area. The land uses for the L-A-C Zone included up to 140 residential units, a minimum of 20,000 to 30,000 square feet of retail space, and a minimum of 10,000 to15,000 square feet of office space. Among 140 residential units, 106 units have been approved with Specific Deign Plan SDP-0319 within the L-A-C Zone and no nonresidential development has been constructed.

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

2. **Development Data Summary:**

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

Notes: *The total land area of the Villages of Piscataway is approximately 878.9 acres, including 858.9 acres zoned R-L and 19.98 acres zoned L-A-C. This application does not amend the area of the CDP. Therefore, the gross acreage noted is the subject area of the L-A-C Zone and the specific area of amendment, which consists of one lot known as Lot 10, Block E in a subdivision known as The Preserve at Piscataway, Bailey's Village, and recorded among the Prince George's County Land Records in

Plat Book PM 216 Plat No. 75. A condition is included herein requiring the applicant to revise General Note 25 to reflect the correct recording reference for the subject property.

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

3. **Location:** The subject property is located south of Floral Park Road, at its intersection with Saint Marys View Road, in Planning Area 84 and Council District 9.

4. **Surrounding:** The site is bound to the north by Floral Park Road, with undeveloped land in the Agricultural-Residential (AR)and LCD Zones beyond (formerly the Residential-Agricultural (R-A) and R-L Zones). To the east, the site is bound by Saint Marys View Road, with single-family attached homes and undeveloped land in the LCD (formerly L-A-C and R-L) Zones beyond. To the south, the site is bound by the village green and single-family attached and detached homes in the LCD (formerly L-A-C) Zone beyond. To the west, the site is bound by Baileys Pond Road and single-family attached homes in the LCD (formerly L-A-C) Zone.

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

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

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

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

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

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

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

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

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

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

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

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

Note: *The subject site abuts single-family attached (townhouse) dwellings to its west and the village green to its south. To mitigate the impact of the proposed development on the adjacent townhomes and community open space, a condition is included herein requiring the applicant to revise the minimum side yard setbacks to at least 20 feet on one side, and 35 feet on both sides.

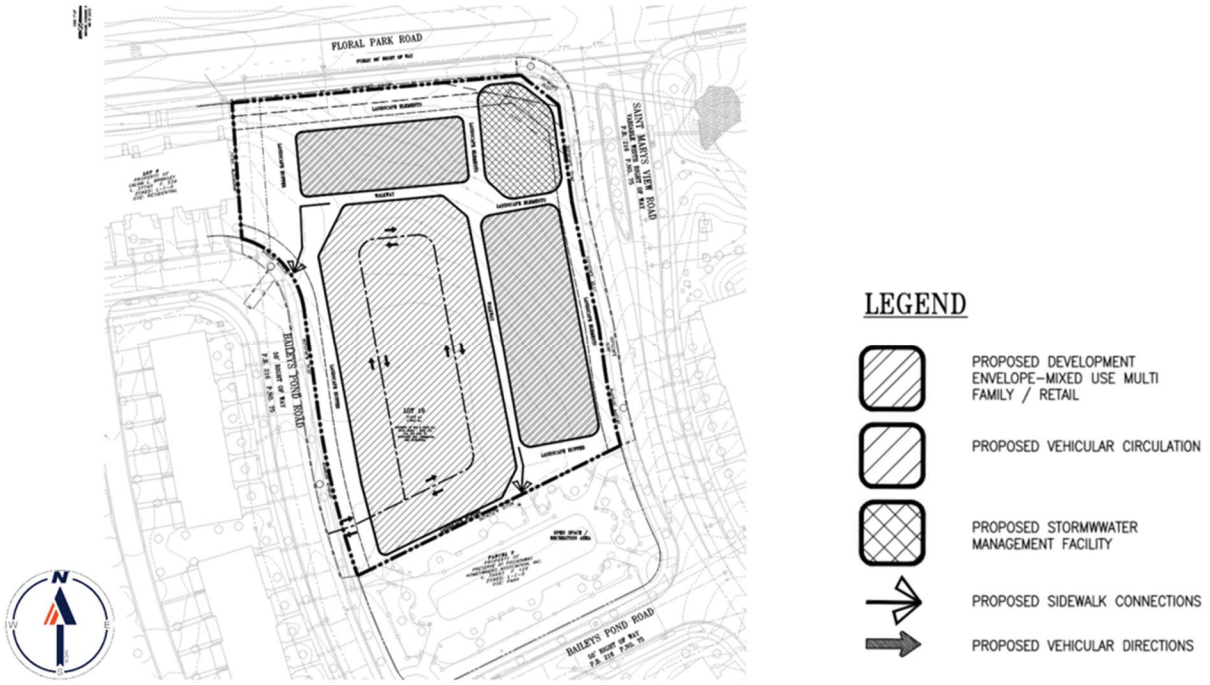


Figure 1: Comprehensive Design Plan

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Map Amendment (Basic Plan) A-9870:** Basic Plan A-9870 was approved by the District Council on September 14, 1993 (Council Resolution CR-60-1993), rezoning the subject property to the L-A-C Zone. The L-A-C Zone is intended for developments with more than one use that include, among other things, public, quasi-public, and commercial uses

grouped together for the convenience of the populations they serve, and dwellings integrated with activity centers in a manner that retains the amenities of the residential development and provides the convenience of proximity to an activity center. The L-A-C Zones are not generally intended to provide for solely residential developments, which are provided for within conventional residential zoning districts.

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

Land Use Types

L-A-C Zone (A-9870)
All permitted uses in the L-A-C Zone.

Land Use Quantities

L-A-C Zone (A-9870)	
Gross Acreage	**19.98**
Commercial Acreage:	**6.75 acres**
Base Intensity of Zone	**0.2 FAR**
Base Commercial Development	**58,806 square feet**
Approved Basic Plan Intensity	**0.238 FAR**
Maximum Commercial Development*	**70,000 square feet**
Residential Acreage:	**13.23 acres**
Base Density of Zone	**10 du/acre**
Base Residential Development	**132 dwelling units**
Approved Basic Plan Density	**10.6 du/acre**
Maximum Residential Development*	**140 dwelling units**

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

As discussed in Finding 2 above, 106 residential dwelling units, approved under SDP-0319, were constructed within both the residential and commercial/mixed use designated areas of the L-A-C-zoned portion of the site. The remaining undeveloped 1.64 acres (Lot 10), which is located within the commercial/mixed use designated area of the L-A-C Zone, is

proposed for the subject CDP amendment to develop a mixture of residential and commercial space (retail/office). Per the regulation, the applicant files this CDP amendment to decrease the total approved square footage of commercial development, with CDP-9306, to range between 6,000 and 10,000 square feet while maintaining the total approved number of 140 residential units for the L-A-C Zone. Subsequently, the floor area ratio (FAR) for the L-A-C-zoned commercial area is approximately 0.034 FAR and the density of the L-A-C-zoned residential area is approximately 4.3 du/acre. A condition is included herein requiring the applicant to revise the density in the residential area and the FAR in the commercial area in General Note 7. The resulting FAR and density comply with the above regulation. The proposed development is consistent with the vision for the L-A-C-zoned portion of Bailey's Village in Basic Plan A-9870. Therefore, staff recommend approval of this request. On the CDP site plan and in the CDP text document, the applicant mistakenly revised the land area for both the residential and commercial area of the L-A-C-zoned area as approved under Basic Plan A-9870, which is conditioned herein for correction. The acreages approved by the basic plan shall be maintained, while the land uses designations and quantities are proposed for amendment under this CDP.

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

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

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

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

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

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

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

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

a. In accordance with Section 27-515(b) of the prior Zoning Ordinance, the proposed commercial/retail, office, dwelling, and multifamily uses are permitted in the L-A-C Zone, pursuant to approved Basic Plan A-9870.

b. **Development Standards**—The development standards for the proposed development have been provided with this CDP amendment. Urban Design staff have reviewed the proposed development standards, as discussed in Finding 6 above.

c. In accordance with Section 27-521(a) of the prior Zoning Ordinance, prior to approving a CDP, the Planning Board must make the following required findings:

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

As part of approval of the master plan in 1993, the District Council approved Basic Plan A-9870 to rezone the subject site to the L-A-C Zone, for a mixture of retail, office, and dwelling units. As discussed in Finding 7 above, the subject CDP amendment is in conformance with the approved basic plan.

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

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

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

The mixture of commercial and residential use proposed with this CDP amendment will provide services or goods catered to residents in the area and offer different types of housing to residents of the County. The proposed revisions to the CDP text document, including the revised square footage of retail and office space and the proposed guidelines for multifamily and

mixed uses buildings (pages 36–37 of the CDP text amendment), are consistent with the uses proposed and ensure the design of the proposed development to be compatible with the neighborhood. All of these align with the vision established with CDP-9306 for Bailey's Village. A condition is included herein requiring the applicant to list the permitted architectural materials and the minimum number of architectural features for high-visible facades in the CDP text document, to be consistent or compatible with those materials and features required for surrounding single-family residential structures. Finally, amenity space will be provided for future residents of the development.

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

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

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

(A) Amounts of building coverage and open space;

The exact percentage of proposed building coverage will be determined at the time of SDP. Buildings will be required to be within approved setbacks, which will naturally limit building coverage to within the building envelope. Open space areas for the overall site have been previously established and no additional open spaces areas are designated on Lot 10, Block E.

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

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

(C) Circulation access points;

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

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

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

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

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

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

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

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

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

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

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

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

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

The CDP amendment is in conformance with Type 1 Tree Conservation Plan TCP1-2026-0006, subject to conditions in the Recommendation section of this technical staff report.

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

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

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

Section 27-226(f)(4) of the prior Zoning Ordinance is the District Council procedure for approving a comprehensive design zone application as part of a sectional map amendment. This regulation is not applicable. While the rezoning of the property to the comprehensive design zone was done through a sectional map amendment (CR-60-1993, Comprehensive Design Zone Amendment 3 for Villages at Piscataway, Basic Plans A-9869 and A-9870), this approval predates the October 1, 2006 applicability date for Section 27-480(g)(1) and (2) of the prior Zoning Ordinance.

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

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

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

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

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

(1) All commercial structures in Bailey Village and all structures on lots adjoining Piscataway Road and Floral Park Road or on lots facing Piscataway Road and Floral Park Road with no intervening structures shall have facades constructed of natural materials (wood, brick, stone, stucco, split-face block, etc.). No vinyl or aluminum siding shall be permitted.

(2) All civic and institutional buildings and all structures facing a village green in any village and those structures in Bailey Village not covered by (1) above shall have facades constructed of the natural materials mentioned in (1) above, or may have facades constructed of Restoration Series vinyl siding, or equal, provided that at the time of Specific Design Plan the applicant submits for approval a special package of architectural details for use on all vinyl-sided buildings. The architectural details in this package shall exceed in number, detail and visual interest the details used on other houses in the Villages and shall include items such as brick foundation walls, bracketed cornices, decorative window caps, brick porch foundations and/or lead walks, and cupolas or belfries.

(3) All buildings shall be designed with special attention to architectural details which evoke the image of a traditional town. At least half of the structures located facing a village green in any village which are also located at the intersection of two streets shall include special architectural details or special treatment of the corners which will distinguish them visually from adjacent houses, such as round turrets, bay windows or wrap-around porches.

(4) All buildings within Bailey Village shall be designed so as to be compatible with Historic Piscataway Village.

(5) Screening of off-street parking areas within Bailey Village from public and private streets (except alleys) and from the play areas of the golf course shall be accomplished through the use of masonry or stone walls, or, where appropriate, existing vegetation, landscaping or painted fences.

(6) Significant architectural elements such as cupolas, towers, bays etc., shall be provided on the facades of buildings which act as focal points to terminate vistas in conformance with sheet 19, Illustrative Bailey Village Plan, and Sheet 16, Potential Public Space and View Corridors.

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

b. The following architectural standards [~~for civic and institutional buildings,~~] for single-family residential, multifamily and mixed-use structures in Bailey Village and for all residential [~~and commercial~~] structures surrounding village greens shall be added to the text.

(1) [~~All commercial structures in Bailey's Village and all~~] All single-family residential structures on lots adjoining Piscataway Road and Floral Park Road, or on lots facing Piscataway Road and Floral Park Road with no intervening structures shall have facades constructed of natural materials (wood, brick, stone, stucco, split-face block, etc.). No vinyl or aluminum siding shall be permitted.

(2) [~~All civic and institutional buildings and all~~] All single-family residential structures facing a village green in any village and not covered by (1) above shall have facades constructed of the natural materials mentioned in (1) above, or may have facades constructed of Restoration Series vinyl siding, or equal, provided that at the time of specific design plan the applicant submits for approval a special package of architectural details for use on all vinyl-sided buildings. The architectural details in this package shall exceed in number, detail, and visual interest the details used on other houses in the Villages and shall include items such as brick foundation walls, bracketed cornices, decorative window caps, brick porch foundations and/or lead walks, and cupolas or belfries.

(3) In Bailey's Village, all multifamily and mixed-use structures located at the intersection of Floral Park Road and Saint Marys View Road shall have facades constructed of either natural materials (wood, brick, stone, stucco, split-face block, etc.), high-quality, durable materials (cement board, fiber cement, wood composite, etc.) that mimic or imitate natural materials, or any combination thereof. No vinyl or aluminum siding shall be permitted.

[~~(3)~~](4) All buildings shall be designed with special attention to architectural details which evoke the image of a traditional

town. At least half of the structures located facing a village green in any village which are also located at the intersection of two streets shall include special architectural details or special treatment of the corners which will distinguish them visually from adjacent houses, such as round turrets, bay windows or wrap-around porches.

~~[(4)]~~(5) All buildings within Bailey Village shall be designed so as to be compatible with Historic Piscataway Village.

~~[(5)]~~(6) Screening of off-street parking areas within Bailey Village from public and private streets (except alleys) and from the play areas of the golf course shall be accomplished through the use of masonry or stone walls, or, where appropriate, existing vegetation, landscaping or painted fences.

~~[(6)]~~(7) Except for multifamily and mixed-use structure, significant ~~[Significant]~~ architectural elements such as cupolas, towers, bays etc., shall be provided on the facades of buildings which act as focal points to terminate vistas in conformance with sheet 19, Illustrative Bailey Village Plan, and Sheet 16, Potential Public Space and View Corridors.

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

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

1. Residential Architectural Guidelines for the Villages and Danville Estates

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

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

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

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

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

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

With this CDP amendment, no civic or retail buildings are proposed to be included in the L-A-C-zoned area. The applicant also revises the architectural guidelines for civic and retail buildings to apply to multifamily and mixed-use buildings, ensuring consistency with the subject application, as listed on pages 36–37 of the CDP text document. Staff recommend approval of these proposed architectural guidelines because these guidelines will ensure compatibility of the proposed development to the overall development of the Villages of Piscataway.

35. The developer will provide free of charge a parcel of land within the Bailey Village to a religious group or other non-profit organization. The land shall be conveyed subject to covenants requiring that the building contain a sanctuary or meeting room large enough to accommodate a minimum of 200 persons seated and that the building shall have the following characteristics:

a. The building shall not exceed thirty-six (36) feet in height. The building shall contain a spire, clocktower, bell tower or similar architectural feature, which may exceed the thirty-six (36) foot height limit.

b. The exterior of the building shall be constructed entirely of natural materials and shall be of a scale, color and architectural style which is compatible with the structures in the Bailey Village and the existing village of Piscataway.

c. Any parking for the institutional/civic use, located along new Piscataway Road, shall be carefully and thoroughly screened from new Piscataway Road with walls and landscaping and shall also be screened per the standards for any other parking lot located in Bailey Village.

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

At the time of SDP submittal for the Bailey's Village, at the time of the application for the first building permit in Bailey's Village, and again at the time of application for the 70th building permit in Bailey's Village

or 20,000 square feet of retail or office, whichever comes first, the applicant shall provide evidence of:

(1) Its efforts to find a group, organization or entity to construct and own the civic/institutional building, or

(2) The efforts of the group, organization or entity to raise money, get permits and complete construction.

This condition has been satisfied. The previous owner/developer of portions of Bailey's Village mailed letters to various civic/institutional organizations on November 11, 2004 (at the time of SDP approval) and on August 7, 2013 (at the time of the 70th building permit) seeking groups interested in the construction and/or use of space for their groups. These letters were included in Attachments 1 and 2 in the SOJ, dated May 8, 2026.

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

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

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

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

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

required to provide a minimum of 10 percent of the gross tract area in tree canopy coverage. At the time of SDP review, the applicant must demonstrate conformance with the relevant requirements of the Tree Canopy Coverage Ordinance.

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

a. **Community Planning**—In a memorandum dated May 15, 2026 (Nair to Huang), Community Planning staff found that, pursuant to Section 27-521(a)(1) of the prior Zoning Ordinance, this application conforms to Basic Plan A-9870 and the design guidelines recommended by the master plan. The master plan recommends "Residential Medium" land use (page 32, Map IV-1: Future Land Use) on the subject property and describes this land use as "Residential areas between 3.5 and 8 dwelling units per acre. Primarily single-family dwellings (detached and attached)" (page 31).

b. **Subdivision**—In a memorandum dated May 18, 2026 (Vatandoost Huang), the Subdivision Section noted that the subject CDP amendment does not propose additional subdivision of Lot 10, Block E or an increase in the residential development previously evaluated by PPS 4-03027. The proposed commercial development is also within the quantity evaluated by the PPS. As such, the Subdivision Section concluded that a new PPS is not required after the approval of this application and indicated that, the subject site, Lot 10, Block E, received an automatic certificate of adequacy (ADQ) associated with PPS 4-03027, pursuant to Section 24-4503(a)(1) of the Prince George's County Subdivision Regulations, effective April 1, 2022. The ADQ remains valid for 12 years from that date, subject to the expiration provisions of Section 24-4503(c).

c. **Transportation Planning**—In a memorandum dated May 14, 2026 (Smith to Huang), the Transportation Planning Section provided an analysis of the application's conformance with the requirements of the previous approvals that are related to this application and noted that the impact of the proposed revision of office/retail use with this CDP amendment remains within the approved trip cap.

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

EXISTING + PROPOSED TRIP GENERATION SUMMARY								
			AM Peak Hour			PM Peak Hour		
Land Use	**Quantity**	**Metric**	**In**	**Out**	**Total**	**In**	**Out**	**Total**
Single Family Housing	57	Units	9	34	43	33	18	51
Townhomes	49	Units	7	27	34	25	14	39
Total Existing			**16**	**61**	**77**	**58**	**32**	**90**
Apartments (garden and mid-rise)	34	Units	4	14	18	13	7	20
General Office	10,000	Square feet	18	2	20	4	15	19
Total Proposed			**22**	**16**	**38**	**17**	**22**	**39**
Total Trips			**115**			**129**		

Master Plan Right of Way

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

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

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

Master Plan Pedestrian and Bike Facilities

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

> Floral Park Road: Side path facility, dual route

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

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

> **Policy 2: All road frontage improvements and road capital improvement projects within the Developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.**
>
> An existing side path is provided along the property frontage of Floral Park Road, to accommodate pedestrians and cyclists, and connects to an internal sidewalk network to meet master plan intent.

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

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

The 2013 master plan recommends the following policies (page 118):

- **Promote pedestrian and bicycle opportunities as part of a multi-modal transportation network.**

- **Promote and encourage cycling and walking for commuting purposes as an alternative to driving a car.**

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

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

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

Stormwater Management
Stormwater Management (SWM) Concept Approval Letter 31844-2021-01 and associated plans were submitted with the application for this site. This approval was initially issued for the subject site only when it was proposed for townhouse units, not the entire Preserve at Piscataway subdivision, on August 28, 2024, from the Prince George County Department of Permitting, Inspections and Enforcement (DPIE). The concept plan approved that the applicant must treat the minimum 1-inch runoff on-site and retrofit the existing Pond 2 to provide the 1-inch water quality volume, channel protection volume, and 100-year Dam Safety. A SWM fee of

$10,244.40 for on-site attenuation/quality control measures is required. The concept plan proposes to construct two micro-bioretention facilities. This SWM approval expires August 28, 2027. No further action regarding SWM is required with this CDP amendment review.

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

e. **Historic Preservation**—In a memorandum dated May 6, 2026 (Stabler, Smith, and Chisholm to Burke), the Historic Preservation Section noted that portions of Bailey's Village are adjacent to the Edelen House, a County-designated Historic Site (84A-023-06), and that a search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low.

f. **Prince George's County Department of Parks and Recreation (DPR)**—In a memorandum dated May 15, 2026 (Thompson to Huang), DPR noted that the required land dedication for public park use, with approval of PPS 4-03027, has been completed.

g. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated April 27, 2026 (Abdullah to Huang), DPIE notes that water and sewer lines are located along Floral Park Road, Baileys Pond Road, and Saint Marys View Road, and indicated that the subject CDP amendment is not consistent with the SWM Concept Plan (31844-2021-01), which will expire on August 28, 2027. Since the subject application is a CDP amendment and does not include building approvals, a revised SWM concept plan will be required at the time of SDP review. Finally, DPIE provide comments related to traffic to be addressed at the time of permitting.

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

i. **Prince George's County Police Department**—At the time of the writing of this technical staff report, the Police Department did not offer comments on this application.

j. **Prince George's County Health Department**—In a memorandum dated April 14, 2026 (Adepoju to Huang), the Health Department noted that noise and dust should not be allowed to adversely impact activities on the adjacent properties during the construction phase. Adherence to construction standards will be required by DPIE.

k. **Washington Suburban Sanitary Commission (WSSC)**—At the time of the writing of this technical staff report, WSSC did not offer comments on this application.

12. Community Feedback: On March 24, 2026, the Planning Director received an inquiry from Mr. James Rockmore regarding this application. On April 15, 2026, staff sent an email to Mr. Rockmore with the summary of the subject CDP amendment, the key dates for the application, and the instructions for participation. At the time of the writing of this technical staff report, staff did not receive other inquiries about this application.

RECOMMENDATION

Based upon the preceding evaluation and analysis, the Urban Design Section recommends that the Planning Board adopt the findings of this report and

A. APPROVE modifications to Condition 1.b and Condition 1.g, and delete Condition 35 of Comprehensive Design Plan CDP-9306, thereby superseding those corresponding conditions in CDP-9306 as follows:

1. Condition 1.b., with modifications, reads as follows:

b. The following architectural standards for single-family residential, multifamily and mixed-use structures in Bailey Village and for all residential surrounding village greens shall be added to the text:

(1) All single-family residential structures on lots adjoining Piscataway Road and Floral Park Road or on lots facing Piscataway Road and Floral Park Road with no intervening structures shall have facades constructed of natural materials (wood, brick, stone, stucco, split-face block, etc.). No vinyl or aluminum siding shall be permitted.

(2) All single-family residential structures facing a village green in any village and not covered by (1) above shall have facades constructed of the natural materials mentioned in (1) above, or may have facades constructed of Restoration Series vinyl siding, or equal, provided that at the time of Specific Design Plan the applicant submits for approval a special package of architectural details for use on all vinyl-sided buildings. The architectural details in this package shall exceed in number, detail and visual interest the details used on other houses in the Villages and shall include items such as brick foundation walls, bracketed cornices, decorative window caps, brick porch foundations and/or lead walks, and cupolas or belfries.

(3) In Bailey Village, all multifamily and mixed-use structure located at the intersection of Floral Park Road and Saint Marys View Road shall have facades constructed of either natural materials (wood, brick, stone, stucco, split-face block, etc.), high-quality, durable materials (cement board, fiber cement, wood composite, etc.) that mimic or imitate natural materials or any combination thereof. No vinyl or aluminum siding shall be permitted.

(4) All buildings shall be designed with special attention to architectural details which evoke the image of a traditional town. At least half of the structures located facing a village green in any village which are also located at the intersection of two streets shall include special architectural details or special treatment of the corners which will distinguish them visually from adjacent houses, such as round turrets, bay windows or wrap-around porches.

(5) All buildings within Bailey Village shall be designed so as to be compatible with Historic Piscataway Village.

(6) Screening of off-street parking areas within Bailey Village from public and private streets (except alleys) and from the play areas of the golf course shall be accomplished through the use of masonry or stone walls, or, where appropriate, existing vegetation, landscaping or painted fences.

(7) Except for multifamily and mixed-use structure, significant architectural elements such as cupolas, towers, bays etc., shall be provided on the facades of buildings which act as focal points to terminate vistas in conformance with sheet 19, Illustrative Bailey Village Plan, and Sheet 16, Potential Public Space and View Corridors.

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

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

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

1. <u>Single-Family</u> Residential Architectural Guidelines for the Villages and Danville Estates.

B. APPROVE Comprehensive Design Plan CDP-9306-06 and Type 1 Tree Conservation Plan TCP1-2026-0006, for Bailey's Village, Lot 10, subject to the following conditions:

1. Prior to certification, the applicant and the applicant's heirs, successors, and/or assignees shall revise the comprehensive design plan (CDP) as follows:

   a. Revise General Note 24 to correct the reference of the property as Lot 10, Block E, Plat Book PM 216 Plat No. 75.

   b. Revise the minimum side yard setbacks to at least 20 feet on one side, and 35 feet on both sides, in order for the subject development to be setback from the existing townhomes to the west of the property and the village green to the south of the property.

   c. Correct the land use designation on Sheet 4 of the CDP to reflect the building envelope for the mixed-use area to indicate single-family attached, multifamily, or commercial/retail. The note indicating a maximum of 140 dwelling units in the Local Activity Center (L-A-C) Zone shall be retained.

   d. Revise "Residential Structures in the Villages" to "Single-Family Residential Structures in the Villages" on page 33 of the CDP text document.

   e. Revise the density in the residential area and the floor area ratio in the commercial/mixed use area in General Note 7, on the cover page of the plan set and in the CDP text document, to reflect the 19.98 acres within the Local Activity Center (L-A-C)-zoned area.

   f. Add the permitted architectural materials and the minimum number of architectural features for high-visible facades to the CDP text document, to be consistent or compatible with those materials and features required for surrounding single-family residential structures.

   g. Correct the land area for both the residential and commercial/mixed use designated areas of the Local Activity Center (L-A-C)-zoned area as approved under Zoning Map Amendment (Basic Plan) A-9870.

   h. Remove a detailed site plan from the plan set for the subject application.

   i. Obtain a revision to the natural resources inventory, which expired on May 3, 2026, to ensure its validity.

2. Prior to certification of the comprehensive design plan, the Type 1 tree conservation plan (TCP1) shall be revised as follows:

   a. Update the worksheet to the 1990/2010 woodland conservation worksheet template provided on the website.

   b. Add the tree conservation plan approval history table filled out with the prior associated TCP1 approvals.

BAILEY'S VILLAGE LOT 10

Comprehensive Design Plan

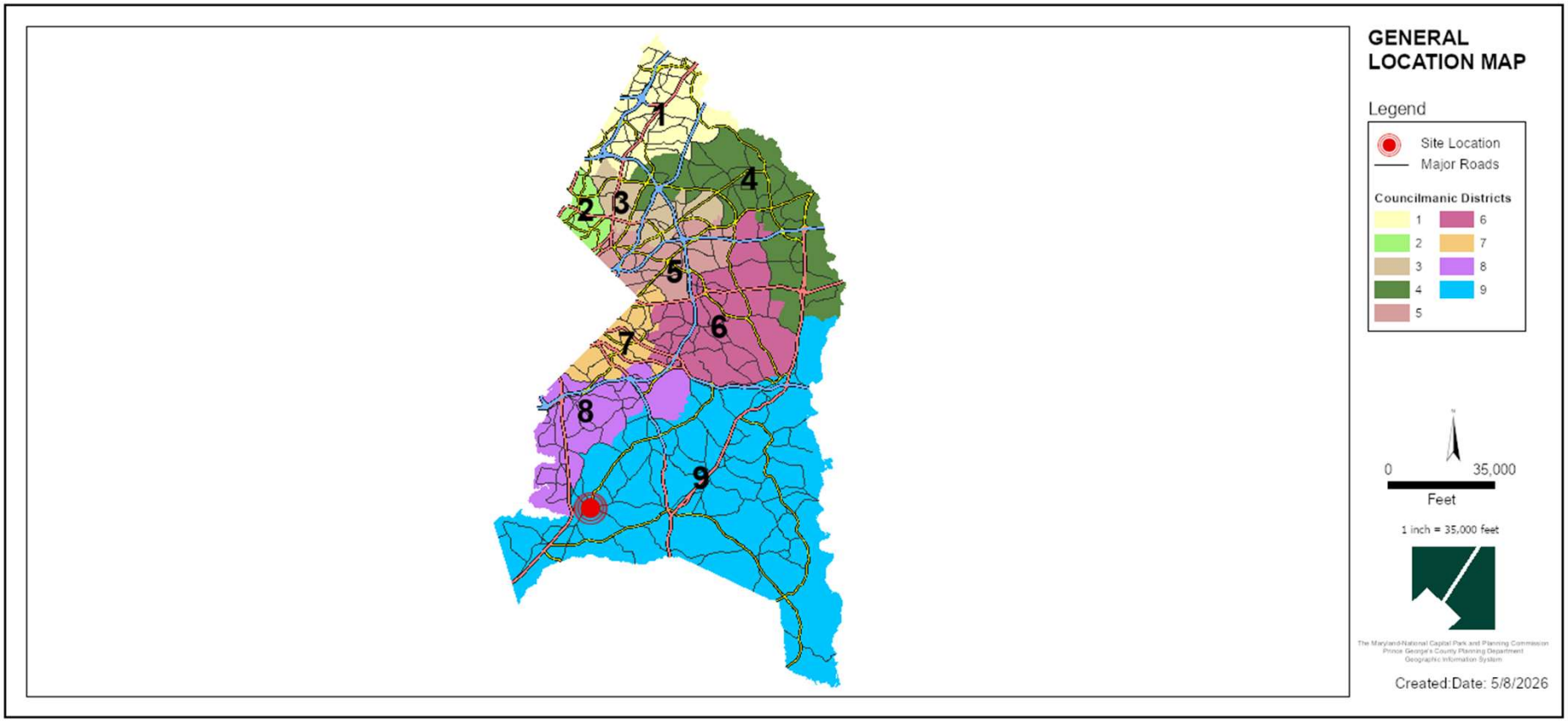
Type 1 Tree Conservation Plan TCP1-2026-0006

Staff Recommendation: APPROVAL with conditions

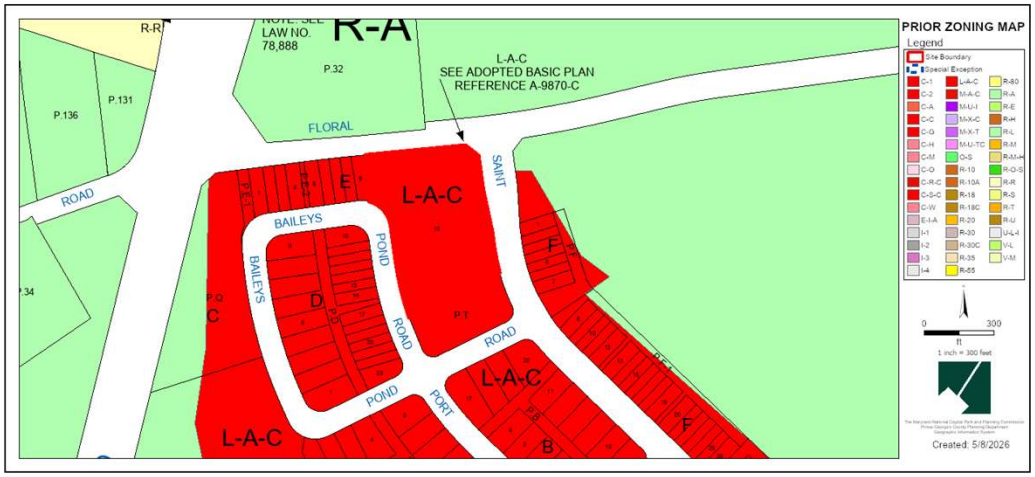
GENERAL LOCATION MAP

Council District: 09

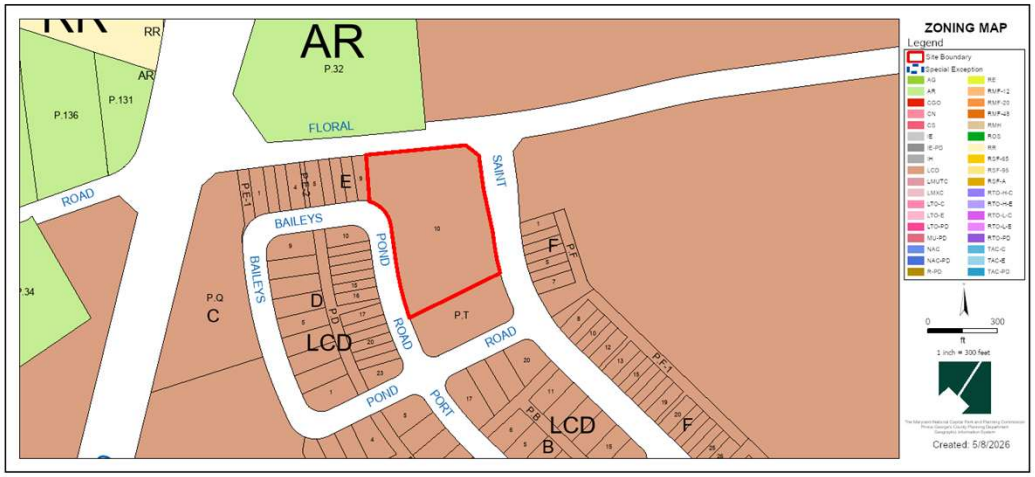
Planning Area: 84



ZONING MAP

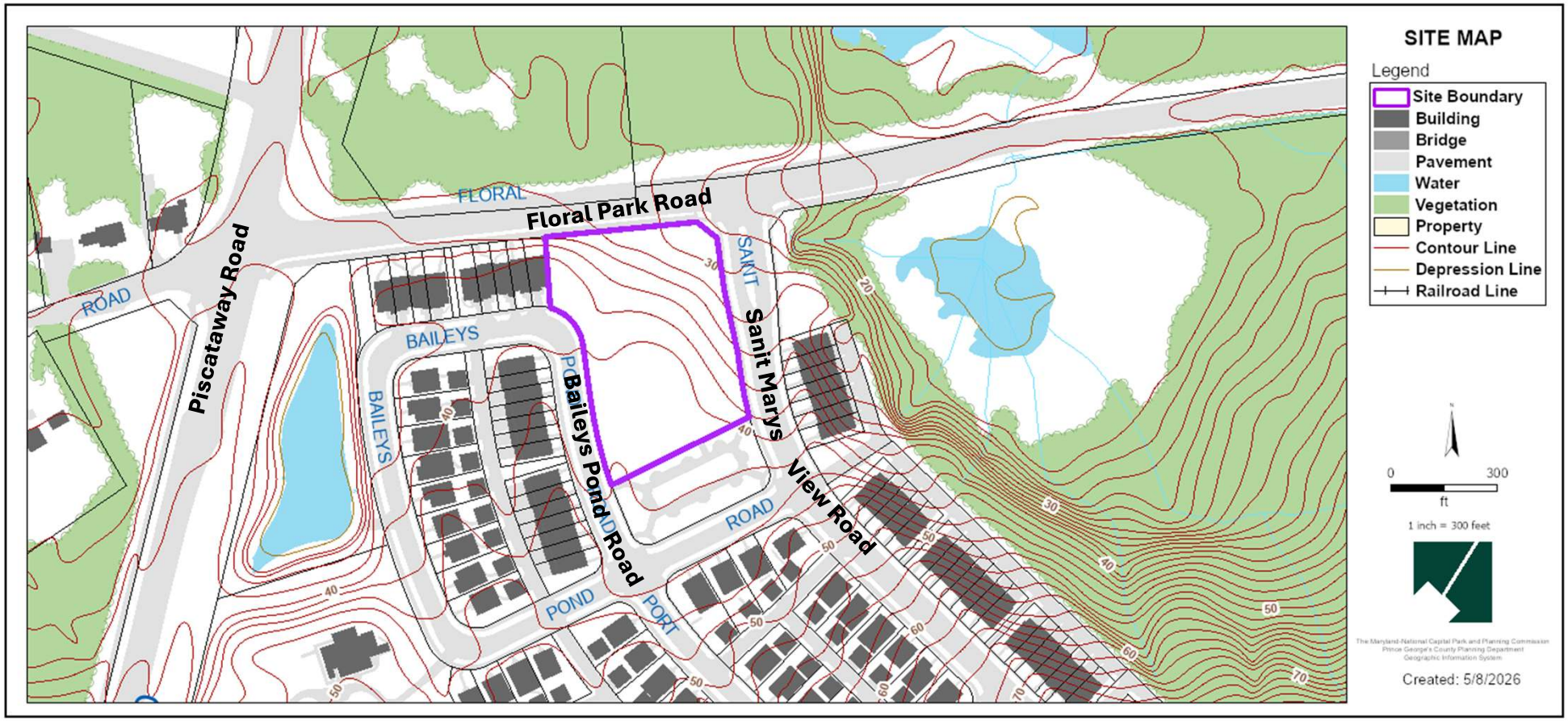


Prior Zoning Map: L-A-C



Current Zoning Map: LCD

SITE MAP


Floral Park Road
Piscataway Road
Baileys Pond Road
Sanit Marys View Road
FLORAL
ROAD
BAILEYS
POND
PORT
SAINT
SITE MAP
Legend
Site Boundary
Building
Bridge
Pavement
Water
Vegetation
Property
Contour Line
Depression Line
Railroad Line
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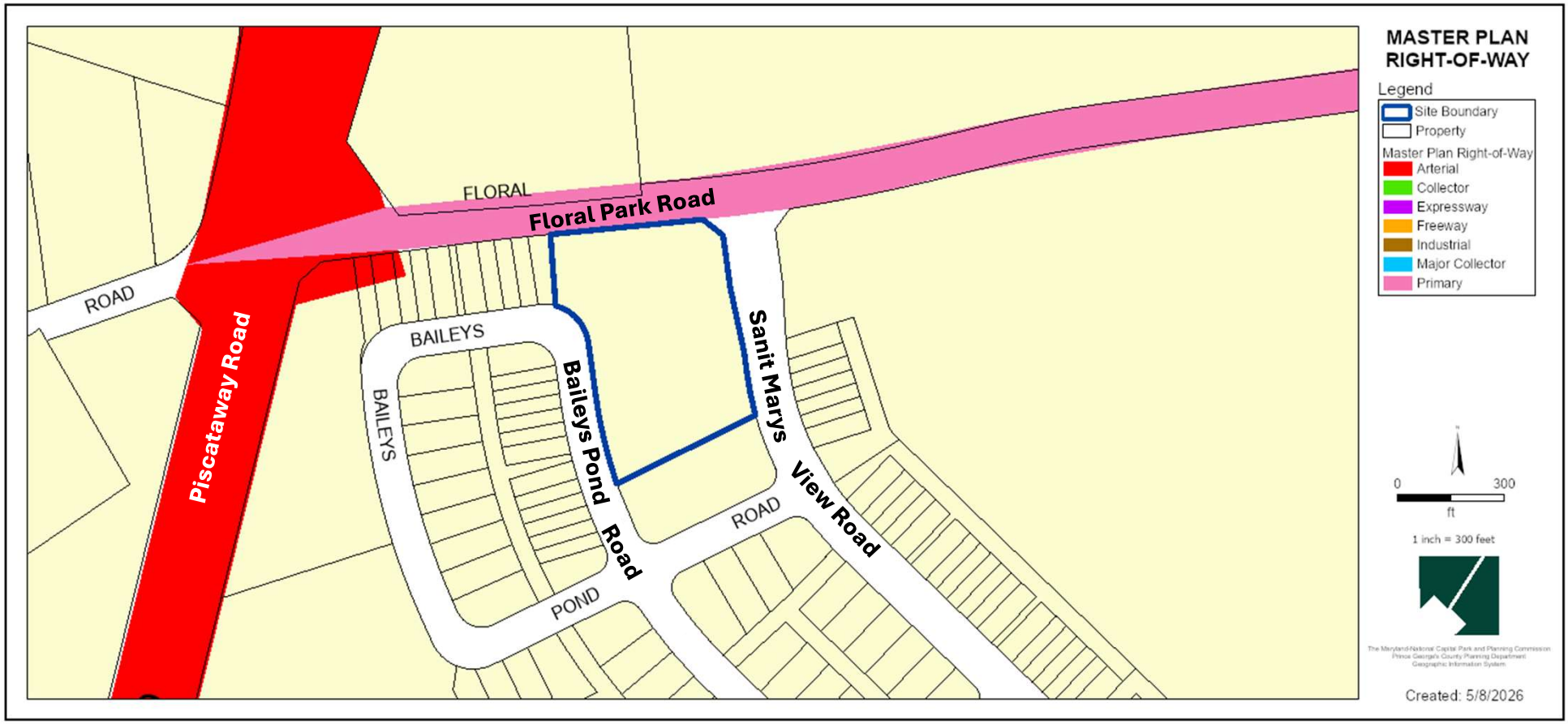
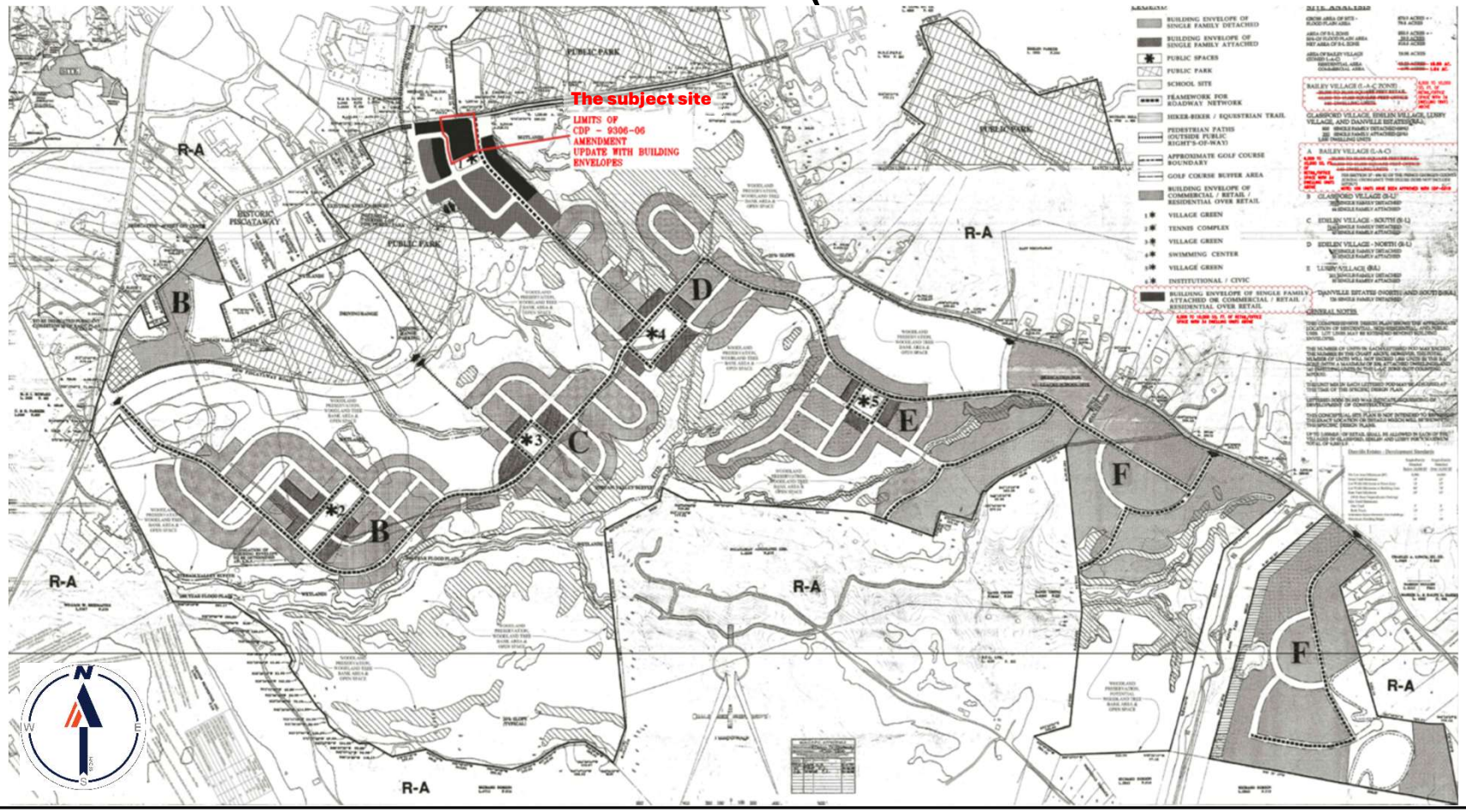
300
ft
1 inch = 300 feet
Created: 5/8/2026

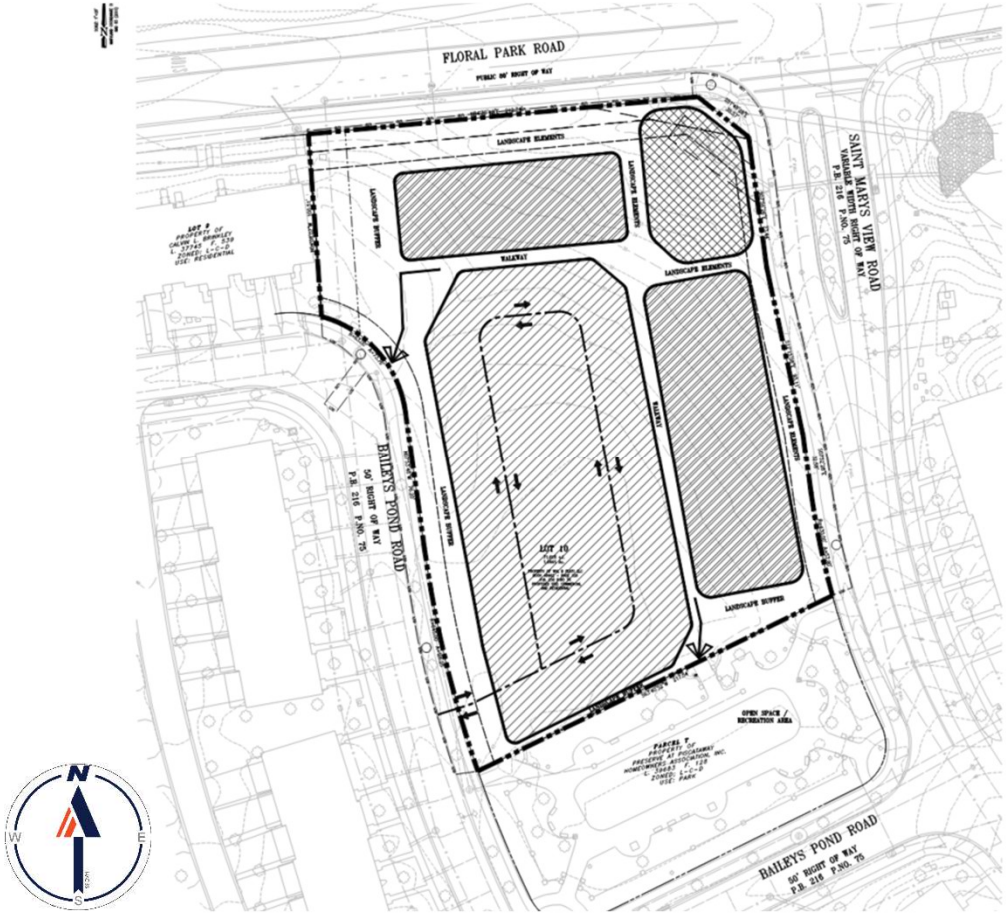
MASTER PLAN RIGHT-OF-WAY MAP



COMPREHENSIVE DESIGN PLAN (VILLAGES OF PISCATAWAY)



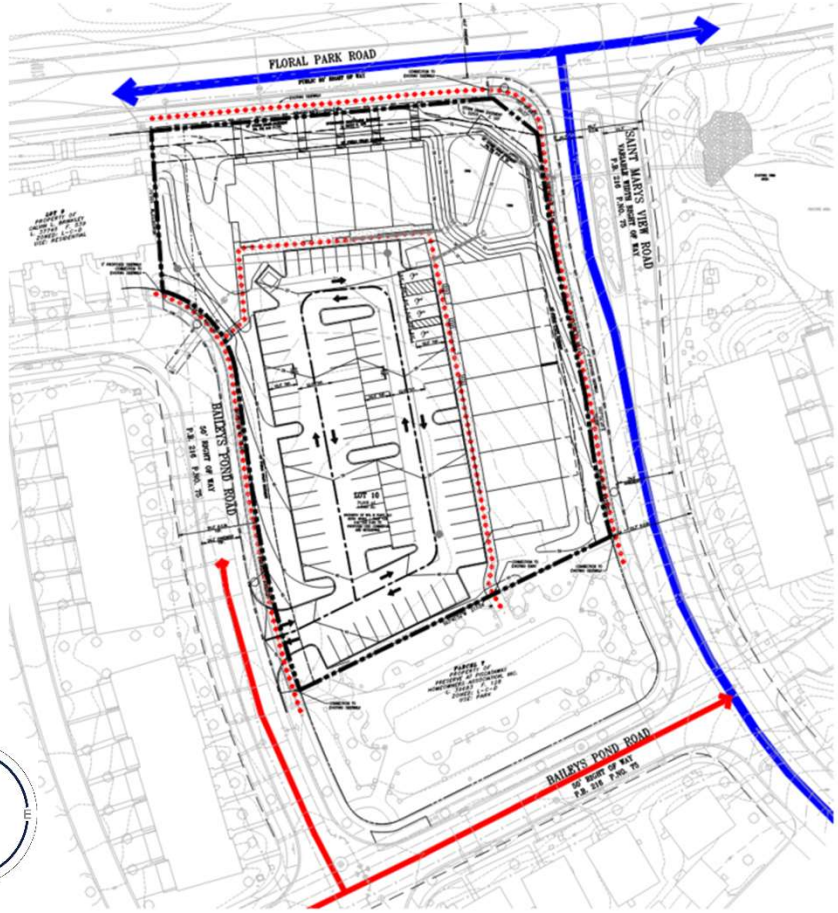
COMPREHENSIVE DESIGN PLAN

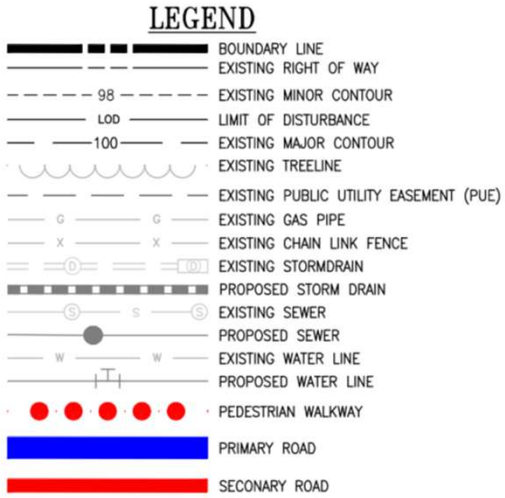


LEGEND

- PROPOSED DEVELOPMENT ENVELOPE–MIXED USE MULTI FAMILY / RETAIL
- PROPOSED VEHICULAR CIRCULATION
- PROPOSED STORMWWATER MANAGEMENT FACILITY
- PROPOSED SIDEWALK CONNECTIONS
- PROPOSED VEHICULAR DIRECTIONS

CIRCULATION PLAN

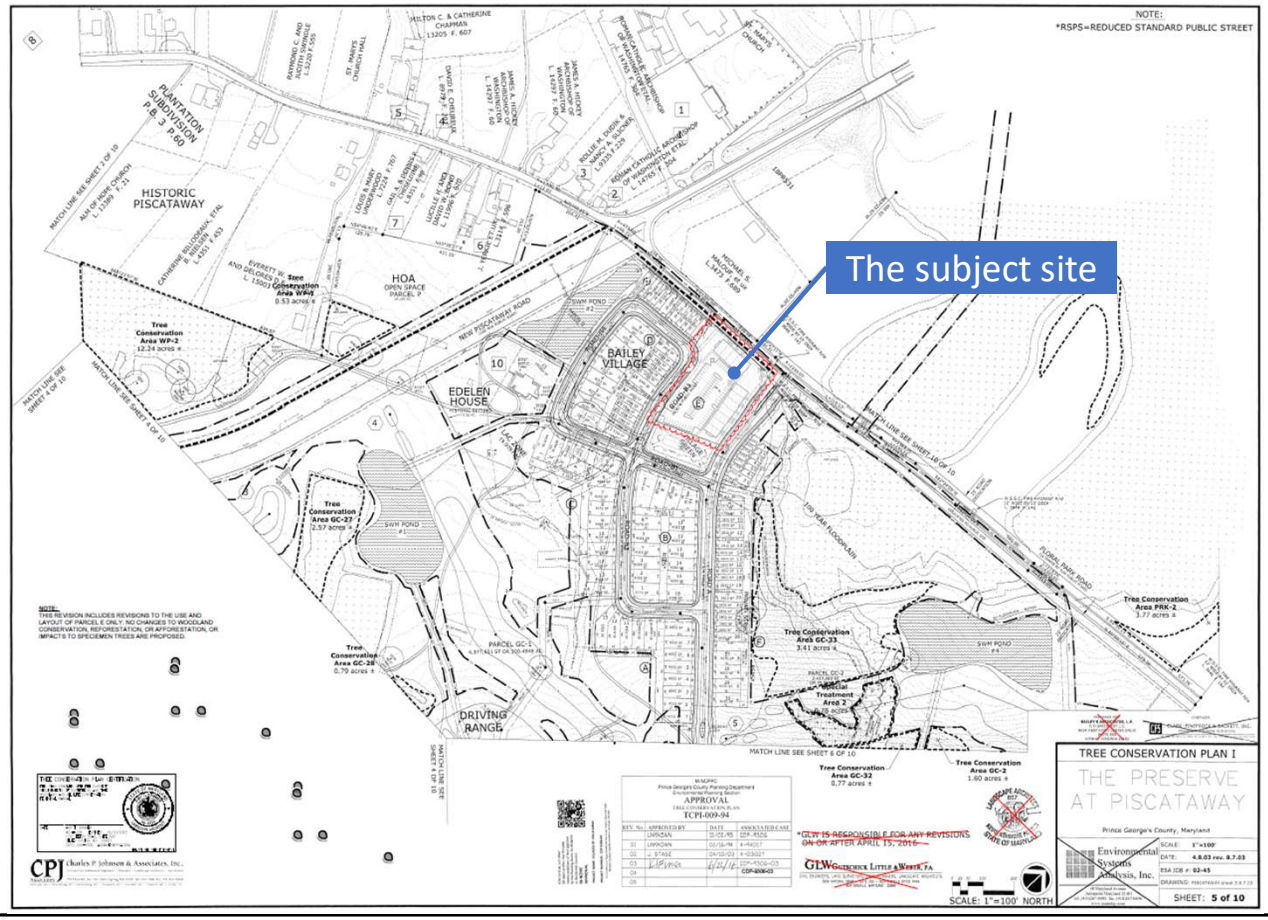




NOTE:

LOT 10 SHALL BE DEVELOPED IN ONE PHASE.

TYPE I TREE CONSERVATION PLAN



STAFF RECOMMENDATION

APPROVAL with conditions

- Comprehensive Design Plan CDP-9306-06
- Type 1 Tree Conservation Plan TC1-2026-0006

Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 03/28/2025
- Acceptance Mailing: 03/13/2026

IN RE:	**COMPREHENSIVE DESIGN PLAN (CDP-9306-06**
APPLICANT:	**WYL B FLATS, LLC**
OWNER:	**WYL B FLATS, LLC**
AGENT/CORRESPONDENT:	Nathaniel Forman, Esquire O'Malley, Miles, Nylen & Gilmore, P.A. 7850 Walker Drive, Suite 310 Greenbelt, MD 20770

May 8, 2026

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I. REQUEST

The Applicant hereby requests approval of Revision 06 to Comprehensive Design Plan No.: CDP-9306 ("CDP") for approximately 1.64 acres at the southwestern quadrant of the intersection of Floral Park Road and Saint Mary's View Road with an address of 2501 Sainty Mary's View Road, and shown as Lot 10, Block E of the "Preserve at Piscataway" Subdivision recorded in Plat Book 26 at Plat 75 among the Land Records of Prince George's County ("Subject Property"). The Subject Property is located within the Bailey's Village Portion of the Villages of Piscataway, which is a large development of approximately 878 acres in the LCD Zone. Prior to being placed in the LCD Zone, the Subject Property consisted of 19.98 acres zoned L-A-C (Local Activity

Center-Village Center) known as "Bailey's Village". The remaining acreage of the Villages of Piscataway were zoned R-L (Residential-Low Development, 1.0-1.5 du/acre).

The portion of the original CDP for Bailey's Village proposed 140 residential units, 20,000-30,000 sq. ft. of retail and 10,000-15,000 sq. ft. of office. Currently, 106 residential units and the village green have been constructed, which occupies all but 1.64 acres of the original 19.98[1] acres. No retail or office space has been constructed. This application is being submitted to: (1) decrease the minimum amount of retail/office space to 6,000 to 10,000 sq. ft. given the minimal space available for development; (2) amend the total amount of residential and commercial property shown on the CDP; and (3) updated the associated CDP to reflect these changes.

If approved, the Subject Property would be developed with two (2) buildings—one (1) building comprising ground floor retail/commercial space with multifamily dwelling units above, while the other will consist of multifamily dwelling units—in conformance with the original design of Bailey's Village.

II. LEGACY COMPREHENSIVE DESIGN ZONES

The Legacy Comprehensive Design (LCD) Zone is described in § 27-4205(c) of the Current Zoning Ordinance. It was created as a holding zone for comprehensive design zones established under the Prior Zoning Ordinance because there was no comparable zone within the Current Zoning Ordinance. Development within the LCD shall comply with the development standards established in the approved Basic Plan, CDP, SDP [specific design plan], in addition to the rules and procedures of the former comprehensive design zone in accordance with the Transitional Provisions under § 27-1700 *et seq*. Pursuant to § 27-1704(a) of the Current Zoning Ordinance, the original CDP remains valid for twenty years from April 1, 2022, and may be amended in accordance with the standards promulgated under the Prior Zoning Ordinance. *See* § 27-1704(g) of the Current Zoning Ordinance.

III. DEVELOPMENT HISTORY

The Subject Property was subject to various approvals when it was zoned L-A-C. On September 14, 1993, the Prince George's County Council, sitting as the District Council for the part of the Maryland-Washington Regional District in Prince George's County, adopted Prince George's County Council Resolution CR-60-1993, approving the 1993 *Subregion 5 Master Plan and Sectional Map Amendment for Subregion V.* CR-60-1993 rezoned 858.7 acres in the Residential-Agriculture (R-A) Zone to the Residential Low Development (R-L) Zone and 19.98 acres to the L-A-C Zone. On March 31, 1994, the Planning Board approved CDP-9306 for the overall development, known then as the Villages of Piscataway, as described in PGCPB Resolution No. 94-98(C)(A), with 36 conditions. The CDP included the entire ±878.9 acres of land zoned R-L and L-A-C, which was to be developed as a golf course community with five distinct villages, one of which was Bailey's Village. A Type I Tree Conservation Plan (TCPI-009-94) was also approved.

[1] Per PGCPB No. 94-98(C)(A) for CDP-9306, the residential area of the L-A-C comprised 13.23 acres, and the commercial area comprised 6.75 acres. As mentioned, only 1.64 acres of Bailey's Village has not been constructed.

The CDP was amended in June 2007, October 2008, March 2016, and July 2021. Except for the 02 Revision, which amended the minimum allowable roof pitch of buildings from 8:12 to 7:12, none of these amendments impact the Subject Property. A fifth revision to the CDP was approved by the Planning Board on January 6, 2022, but reversed by the District Council on April 25, 2022. The 05 Revision, if approved, would have removed the commercial requirement for the Subject Property.

On June 17, 2003, the Planning Board approved PPS 4-03027 (PGCPB Resolution No. 03-122) for 794 lots and 66 parcels, subject to 47 conditions. This approval also included up to 16,000 square feet of commercial/retail uses, up to 6,500 square feet of institutional uses, 57 single-family detached, 49 single-family attached, and 34 multifamily dwelling units in the 19.98-acre L-A-C-zoned Bailey's Village area. The subject PPS will supersede PPS 4-02027 for Lot 10, Block E only, if approved. Additional PPS applications have been approved by the Planning Board for other villages within the Preserve at Piscataway, and those have also superseded PPS 4-03027 for certain areas. Multiple specific design plans (SDPs) have been approved by the Planning Board, which facilitated the development of the Preserve at Piscataway. SDP-0319, as amended, was approved for the existing development within Bailey's Village.

IV. CONFORMANCE WITH PREVIOUS DEVELOPMENT APPROVALS

A. Zoning Map Amendment No.: A-9870

i. The proposed development conforms with the Basic Plan approved in conjunction with A-9870.

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

ii. The subject application conforms with the applicable land use types and quantities, and land use relationships approved in the Basic Plan.

Land Use Types

L-A-C Zone (A-9870)

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

Land Use Quantities

L-A-C Zone (A-9870)

Gross Acreage	19.98
Commercial Acreage:	6.75 acres
Base Intensity of Zone	0.2 FAR
Base Commercial Development	58,806 square feet
Approved Basic Plan Intensity	0.238 FAR
Maximum Commercial Development*	70,000 square feet
Residential Acreage:	13.23 acres
Base Density of Zone	10 du/acre
Base Residential Development	132 dwelling units
Approved Basic Plan Density	10.6 du/acre
Maximum Residential Development*	140 dwelling units

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

The subject application provides the mixture of residential and commercial space envisioned for the L-A-C zoned portion of Bailey's Village in A-9870. Moreover, the Basic Plan ensured that the actual number of dwelling units and commercial square footage would be established during review of the CDP, thus we have submitted the subject request revising the CDP.

iii. The Subject Application conforms with the relevant conditions, considerations imposed by A-9870.

. . .

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

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

. . .

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

If approved, the development will comply with this condition.

. . .

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

Specific details pertaining to the building mass, height, scale, construction materials, and details have been provided as part of previous CDP submissions. The lots adjacent to and visible from Edelen House have already been developed and the proposed lots in the subject application will not be visible from the historic site.

B. Comprehensive Design Plan No.: CDP-9306.

The Applicant requests modifications to certain conditions imposed pursuant to CDP-9306 given the drastic changes that have occurred to this development since initial approval. With adoption of these revised conditions, the subject application conforms for the reasons stated below:[2]

1. The proposed development conforms with the applicable conditions of approval in CDP-9306, described in greater detail below.

. . .

b. The following architectural standards ~~for civic and institutional buildings,~~ for [single-family residential, multi-family and mixed-use] structures in Bailey Village and for all residential ~~and commercial~~ structures surrounding village greens shall be added to the text:

(1) ~~All commercial structures in Bailey Village and all~~ [All single-family residential] structures on lots adjoining Piscataway Road and Floral Park Road or on lots facing Piscataway Road and Floral Park Road with no intervening structures shall have facades constructed of natural materials (wood, brick, stone, stucco, split-face block, etc.). No vinyl or aluminum siding shall be permitted.

[2] ~~Deleted Text~~
[Added Text]

No single-family residential development is proposed.

(2) ~~All civic and institutional buildings and all~~ [All single-family residential] structures facing a village green in any village and ~~those structures in Bailey Village~~ not covered by (1) above shall have facades constructed of the natural materials mentioned in (1) above, or may have facades constructed of Restoration Series vinyl siding, or equal, provided that at the time of Specific Design Plan the applicant submits for approval a special package of architectural details for use on all vinyl-sided buildings. The architectural details in this package shall exceed in number, detail and visual interest the details used on other houses in the Villages and shall include items such as brick foundation walls, bracketed cornices, decorative window caps, brick porch foundations and/or lead walks, and cupolas and belfries.

No single-family residential development is proposed.

(3) [In Bailey Village, all multi-family and mixed-use structures located at the intersection of Floral Park Road and St. Mary's View Road shall have facades constructed of either natural materials (wood, brick, stone, stucco, split-face block, etc.), high-quality, durable materials (cement board, fiber cement, wood composite, etc.) that mimic or imitate natural materials or any combination thereof. No vinyl or aluminum siding shall be permitted.]

The proposed future development will comply.

(4) All buildings shall be designed with special attention to architectural details which evoke the image of a traditional town. At least half of the structures located facing a village green in any village which are also located at the intersection of two streets shall include special architectural details or special treatment of the corners which will distinguish them visually from adjacent houses, such as round turrets, bay windows or wrap-around porches.

The proposed future development will comply.

(5) All buildings within Bailey Village shall be designed so as to be compatible with Historic Piscataway Village.

The proposed future development will comply.

(6) Screening of off-street parking areas within Bailey's Village from public and private streets (except alleys) and from play areas of the golf course shall be accomplished through the use of masonry or stone walls, or where appropriate, existing vegetation, landscaping or painted fences.

The proposed future development on lots adjoining or facing Piscataway Road and Floral Park Road will comply.

(7) [Except for multifamily and mixed-use structures], [S]~~s~~ignificant architectural elements such as cupolas, towers, bays, etc. shall be provided on the facades of buildings which act as focal points to terminate vistas in conformance with sheet 19, Illustrative Bailey Village Plan, and Sheet 16, Potential Public Space and View Corridors.

This revised condition does not apply to the subject application.

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

The proposed future development will comply.

. . .

d. No fences constructed of pressure-treated or other wood left to weather naturally shall be permitted in North Glassford Village, Bailey Village or where visible from public streets, parkland or the golf course. Chain-link fences generally used to enclose recreation facilities shall be black vinyl-coated. All fences shall be painted or stained.

Comment noted. All fences will comply.

. . .

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

1. [Single-family] Residential Architectural Guidelines for the Villages and Danville Estates[3]

The Applicant proposes revising this condition to ensure it applies only to single-family residential development, which has different needs and restrictions compared to the proposed multifamily and mixed-use development.

. . .

6. An eight-foot-wide asphalt trail connection shall be shown (instead of a 4'-0" sidewalk) on CDP Figure 22 along Floral Park Road from Piscataway Road east to the entrance road into Bailey Village. This trail segment and the connecting segment extending north along Piscataway Road to the master plan trail along Piscataway Creek shall be bonded prior to release of any permits for Bailey Village, and shall be constructed prior to release of 50 percent of the residential building permits in Bailey Village, or permits for the first 20,000 square feet of retail or office in Bailey Village, whichever comes first. The Recreational Facilities Agreement encompassing Bailey's Village shall reflect these requirements. If the applicant, his heirs, successors and/or assigness, is unable to obtain easements necessary to construct this trail, the trail or alternative arrangements approved by the Trails Coordinator and the Department of Public Works and Transportation (DPW&T) shall be built in the public right-of-way.

This trail has been constructed.

. . .

28. The design of Bailey Village should be compatible with the height, scale, building mass, directional expression, roof shapes, building materials and architectural details found in the historic village of Piscataway. Particular attention should be given to the view of Bailey Village from Floral Park Road and Piscataway Road. The view from this area shall not be exclusively the view of large blocks of townhouse units, either fronts or backs.

Architectural details will be reviewed at time of SDP, however, the Applicant will ensure future developments conform with this condition.

. . .

34. All stormwater (SWM) ponds shall be designed to fit harmoniously into the site by means of naturalistic and irregular contours and grading in keeping

[3] ~~Deleted Text~~
[Added Text]

with the general topography of the area. All SWM ponds shall be designed as an amenity with special attention to appearance of inlet and outlet structures, to pond edge treatment, landscaping, location of trails, elimination of rip rap channels where possible, and other aesthetic considerations.

SWM facilities are proposed at the southwestern quadrant of the intersection of Floral Park Road and Saint Marys View Road, which is also point with the lowest elevation on the Subject Property.

35. The developer will provide free of charge a parcel of land within the Bailey Village to a religious group or other non-profit organization. The land shall be conveyed subject to covenants requiring that the building contain a sanctuary or meeting room large enough to accommodate a minimum of 200 persons seated and that the building shall have the following characteristics:

    a. The building shall not exceed thirty-six (36) feet in height. The building shall contain a spire, clocktower, bell or similar architectural feature, which may exceed the thirty-six (36) foot height limit.

    b. The exterior of the building shall be constructed entirely of natural materials and shall be of a scale, color and architectural style which is compatible with the structures in the Bailey Village and the existing village of Piscataway.

    c. Any parking for the institutional/civic use, located along new Piscataway Road shall be carefully and thoroughly screened from new Piscataway Road with walls and landscaping and shall also be screened per the standards for any other parking lot located in Bailey Village.

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

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

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

This condition has been satisfied and given the small size of the subject application it is impossible for Applicant to comply with this request, which is not required because it has been satisfied previously. The previous owner/developer of portions of Bailey's Village mailed letters to various civic/institutional organizations on November 11, 2004 (at time of SDP approval) and in August 7, 2013 (at time of 70th building permit) seeking groups interested in the construction and/or use of space for their group. These letters have been provided with this application.[4]

. . .

37. Prior to issuance of the 818th residential building permit for the entire project, and prior to the issuance of any commercial building permits within Bailey's Village, one of the following shall occur:

    a. The golf course shall be fully constructed and open for use.
    b. The Basic Plan shall be amended to delete the golf course and eliminate all conditions relating to the golf course.

    This condition is no longer applicable. On November 17th 2009, the District Council approved Council Bill (CB)-57-2009 that allows a golf course within the R-L Zone to be eliminated during approval of a SDP if certain conditions are fulfilled. Subsequently, the Planning Board approved PGCPB No. 13-02 in Case No.: SDP-0608-01 to remove the golf course requirement from this development. The Planning Board's decision was appealed to the District Council, which affirmed the decision.

C. Amendments to Comprehensive Design Plan No.: CDP-9306.

1. On June 7, 2007, the Planning Board approved Revision 01 to the CDP (PGCPB Resolution No. 07-116), to increase the maximum permissible height of townhouses within the project to 40 feet.

    This is not applicable to this development.

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

    No townhomes are proposed, and the minimum roof pitch allowance is not anticipated to impact this development.

[4] These efforts are attached hereto as "Attachment 1" and "Attachment 2"

3. On March 10, 2016, the Planning Board approved CDP-9306-03 (PGCPB Resolution No. 16-37), an amendment to modify the previously approved layout of the development, to consolidate the development pod previously shown on the west side of the Potomac Electric Power Company right-of-way into the development pod on the east side of the right-of-way, to create a new tree preservation bank as part of the TCP, and to adjust the development standards to allow for smaller lots within the large-lot component (Danville Estates) of the overall project. The overall density of the CDP remained unchanged.

   This is not applicable to this development.

4. On July 29, 2021, the Planning Board approved CDP-9306-04 (PGCBP Resolution No. 2021-90) to amend two conditions relative to design standards governing 14 specific lots in the northern section of Glassford Village.

   This is not applicable to this development.

5. On April 25, 2022, the Prince George's District Council denied the 05 Revision to CDP-9306.

   Comment noted.

V. CONFORMANCE WITH REQUIRED FINDINGS FOR COMPREHENSIVE DESIGN PLAN APPROVAL IN THE LCD ZONE

Sec. § 27-524 of the Prior Zoning Ordinance authorizes amendments to comprehensive design, which must be made in accordance with initial approval. Prior to approval, the Planning Board must make certain required findings under § 27-521 of the Prior Zoning Ordinance. For the reasons stated in greater detail below, this request conforms with these required findings:

A. § 27-515(b). Uses permitted in the L-A-C Zone.

Pursuant to Resolution No.: PGCPB No. 94-98(C)(A), which approved CDP-9306, all uses permitted in the L-A-C Zone are allowed. "Dwelling, multifamily" is permitted in the L-A-C Zone. Moreover, the L-A-C Zone allows various commercial and office uses. Applicant will ensure that any future end user is permitted in this zone.

B. § 27-521. Required findings for approval.

(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 Subject Property was rezoned to the L-A-C in 1993 when the District Council adopted Council Resolution (CR) 60-1993, which approved the 1993 Master Plan and Sectional Map Amendment for Subregion V *("Subregion 5 Plan and SMA"). The Basic Plan proposals, as amended by CR-60-1993, function as the Basic Plan for the Subject Property. The Basic Plan shows the L-A-C Zoned area with a mixture of retail, office and dwelling units. The request to decrease the minimum square footage of commercial, retail, and office space conforms with the Basic Plan because it fulfills the vision of a mixed-use village center on the south side of Floral Park Road east of Piscataway Road. Given that only 1.64 acres of the original 19.98 acres of the L-A-C Zone remain undeveloped, it is impossible to provide the nonresidential square footage promulgated by the Basic Plan.*

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

Decreasing the minimum amount of nonresidential space will allow the development to consist of ground floor retail/commercial with apartments in accordance with the vision for Bailey's Village. The subject request is necessary because it is not practical to construct a minimum of 30,000 sq. ft. of commercial space on a site that is only 1.64 acres, while providing parking, landscaping, stormwater management and other required infrastructure.

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

The proposed 6,000 to 10,000 sq. ft. of commercial/retail space will be used to provide services or goods catered to a small town. This aligns with the CDP's vision for Bailey's Village. Moreover, amenity space will be provided for future residents of the apartments.

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

The requested revision will allow the development of the Subject Property with the diversity of uses approved on the original CDP, adjusted slightly to account for the development that has already occurred and occupied most of the L-A-C zoned area.

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

(A) Amounts of building coverage and open space;

The proposed mass and scale of the residential above ground floor nonresidential is consistent and in harmony with the existing residential uses in the area. The ratio of building coverage to open space is consistent with providing a village center.

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

The proposed buildings and uses will conform to all zoning requirements, which will be reviewed during the specific design plan, if the subject request is approved.

(C) Circulation access points;

The proposed configuration of the future uses will be similar to the layout depicted on Preliminary Plan of Subdivision No.: 4-03027, albeit only one (1) point of ingress/egress is proposed instead of two (2) as shown on the approved preliminary plan of subdivision.

(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;

Although it is anticipated that the development will be constructed simultaneously, the proposed development will consist of two (2) separate buildings that are each capable of sustaining an environment of continuing quality and stability. One (1) building will consist of ground floor commercial/retail space with apartments, while the other building will have apartments and amenity space for future residents.

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

No staging of development is proposed.

(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 distinguishing 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;

No adaptive use of an Historic Site is proposed.

(9) The Plan incorporates the applicable design guidelines set forth in Section 27-274 of PART 3, Division 9, of this Subtitle, and except as provided in Section 27-521(a)(11), where townhouses are proposed in the Plan, with the exception of the V-L and V-M Zones, the requirements set forth in Section 27-433(d);

The proposed Plan will incorporate and conform to the applicable design guidelines set forth in Section 27-274 of the Prince George's County Prior Zoning Ordinance as discussed in Section B, below.

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

The proposed plan is in conformance with the approved Type 1 Tree Conservation Plan

(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 will be affected by the proposed development of this townhouse community. Lot 10 has already been cleared and graded with the construction of the adjacent residential structures and open space village green

(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

Not applicable.

(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.

Not applicable.

C. Conformance with Section 27-521(a)(9) of the Prior Zoning Ordinance.

Section 27-521(a)(9) of the Prior Zoning Ordinance references design guidelines, which are posited under § 27-274 for the generation of Conceptual Site Plans. The vast majority of guidelines under § 27-274 are permissive; however, where a design guideline is mandatory this development application conforms for the following reasons:

(a) The Conceptual Site Plan shall be designed in accordance with the following guidelines:

(1) **General**.

(A) The Plan should promote the purposes of the Conceptual Site Plan.

CDP-9306 through PGCPB Resolution No. 94-98(C)(A) was found to be in conformance with § 27-274 of the Prior Zoning Ordinance and the subject application is in conformance with the approved plans for CDP-9306.

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

No townhomes are proposed.

(2) **Parking, loading, and circulation**.

(A) Surface parking lots should be located and designed to provide safe and efficient vehicular and pedestrian circulation within the site, while minimizing the visual impact of cars. Parking spaces should be located to provide convenient access to major destination points on the site. As a means of achieving these objectives, the following guidelines should be observed:

(i) Parking lots should generally be provided to the rear or sides of structure;

(ii) Parking spaces should be located as near as possible to the uses they serve;

(iii) Parking aisles should be oriented to minimize the number of parking lanes crossed by pedestrians;

(iv) Large, uninterrupted expanses of pavement should be avoided or substantially mitigated by the location of green space and plant materials within the parking lot, in accordance with the Landscape Manual, particularly in parking areas serving townhouses; and

(v) Special areas for van pool, car pool, and visitor parking should be located with convenient pedestrian access to buildings.

CDP-9306 through PGCPB Resolution No. 94-98(C)(A) was found to be in conformance with § 27-274 of the Prior Zoning Ordinance and the subject application is in conformance with the approved plans for CDP-9306.

(B) Loading areas should be visually unobtrusive and located to minimize conflicts with vehicles or pedestrians. To fulfill this goal, the following guidelines should be observed:

(i) The location, number and design of driveway entrances to the site should minimize conflict with off-site traffic, should provide a safe transition into the parking lot, and should provide adequate acceleration and deceleration lanes, if necessary;

(ii) Entrance drives should provide adequate space for queuing;

(iii) Circulation patterns should be designed so that vehicular traffic may flow freely through the parking lot without encouraging higher speeds than can be safely accommodated;

(iv) Parking areas should be designed to discourage their use as through-access drives;

(v) Internal signs such as directional arrows, lane markings, and other roadway commands should be used to facilitate safe driving through the parking lot;

(vi) Drive-through establishments should be designed with adequate space for queuing lanes that do not conflict with circulation traffic patterns or pedestrian access;

(vii) Parcel pick-up areas should be coordinated with other on-site traffic flows;

(viii) Pedestrian access should be provided into the site and through parking lots to the major destinations on the site;

(ix) Pedestrian and vehicular circulation routes should generally be separated and clearly marked;

(x) Crosswalks for pedestrians that span vehicular lanes should be identified by the use of signs, stripes on the pavement, change of paving material, or similar techniques; and

(xi) Barrier-free pathways to accommodate the handicapped should be provided.

CDP-9306 through PGCPB Resolution No. 94-98(C)(A) was found to be in conformance with § 27-274 of the Prior Zoning Ordinance and the subject application is in conformance with the approved plans for CDP-9306.

(3) **Lighting**.

(A) For uses permitting nighttime activities, adequate illumination should be provided. Light fixtures should enhance the site's design character. To fulfill this goal, the following guidelines should be observed:

(i) If the development is used at night, the luminosity, orientation, and location of exterior light fixtures should enhance user safety and minimize vehicular/pedestrian conflicts;

(ii) Lighting should be used to illuminate important on-site elements such as entrances, pedestrian pathways, public spaces, and property addresses. Significant natural or built features may also be illuminated if appropriate to the site;

(iii) The pattern of light pooling should be directed on-site;

(iv) Light fixtures fulfilling similar functions should provide a consistent quality of light;

(v) Light fixtures should be durable and compatible with the scale, architecture, and use of the site; and

(vi) If a variety of lighting fixtures is needed to serve different purposes on a site, related fixtures should be selected. The design and layout of the fixtures should provide visual continuity throughout the site.

CDP-9306 through PGCPB Resolution No. 94-98(C)(A) was found to be in conformance with § 27-274 of the Prior Zoning Ordinance and the subject application is in conformance with the approved plans for CDP-9306.

(4) **Views**.

(A) Site design techniques should be used to preserve, create, or emphasize scenic views from public areas.

CDP-9306 through PGCPB Resolution No. 94-98(C)(A) was found to be in conformance with § 27-274 of the Prior Zoning Ordinance and the subject application is in conformance with the approved plans for CDP-9306.

(5) **Green Area**

(A) On-site green area should be designed to complement other site activity areas and should be appropriate in size, shape, location, and

design to fulfill its intended use. To fulfill this goal, the following guidelines should be observed

(i) Green area should be easily accessible in order to maximize its utility and to simplify its maintenance;
(ii) Green area should link major site destinations such as buildings and parking areas;
(iii) Green area should be well-defined and appropriately scaled to meet its intended use;
(iv) Green area designed for the use and enjoyment of pedestrians should be visible and accessible, and the location of seating should be protected from excessive sun, shade, wind, and noise;
(v) Green area should be designed to define space, provide screening and privacy, and serve as a focal point;
(vi) Green area should incorporate significant on-site natural features and woodland conservation requirements that enhance the physical and visual character of the site; and
(vii) Green area should generally be accented by elements such as landscaping, pools, fountains, street furniture, and decorative paving.

CDP-9306 through PGCPB Resolution No. 94-98(C)(A) was found to be in conformance with § 27-274 of the Prior Zoning Ordinance and the subject application is in conformance with the approved plans for CDP-9306.

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

No regulated environmental features will be disturbed.

(6) **Site and Streetscape amenities**.

(A) Site and streetscape amenities should contribute to an attractive, coordinated development and should enhance the use and enjoyment

of the site. To fulfill this goal, the following guidelines should be observe:

(i) The design of light fixtures, benches, trash receptacles, bicycle racks and other street furniture should be coordinated in order to enhance the visual unity of the site;
(ii) The design of amenities should take into consideration the color, pattern, texture, and scale of structures on the site, and when known, structures on adjacent sites, and pedestrian areas;
(iii) Amenities should be clearly visible and accessible, and should not obstruct pedestrian circulation;
(iv) Amenities should be functional and should be constructed of durable, low maintenance materials;
(v) Amenities should be protected from vehicular intrusion with design elements that are integrated into the overall streetscape design, such as landscaping, curbs, and bollards;
(vi) Amenities such as kiosks, planters, fountains, and public art should be used as focal points on a site; and
(vii) Amenities should be included which accommodate the handicapped and should be appropriately scaled for user comfort.

CDP-9306 through PGCPB Resolution No. 94-98(C)(A) was found to be in conformance with § 27-274 of the Prior Zoning Ordinance and the subject application is in conformance with the approved plans for CDP-9306.

(7) **Grading**.

(A) Grading should be performed to minimize disruption to existing topography and other natural and cultural resources on the site and on adjacent sites. To the extent practicable, grading should minimize environmental impacts. To fulfill this goal, the following guidelines should be observed:

(i) Slopes and berms visible from streets and other public areas should appear as naturalistic forms. Slope ratios and the length of slopes should be varied if necessary to increase visual interest and relate manmade landforms to the shape of the natural terrain;
(ii) Excessive grading of hilltops and slopes should be avoided where there are reasonable alternatives that will preserve a site's natural landforms;
(iii) Grading and other methods should be considered to buffer incompatible land uses from each other;

(iv) Where steep slopes cannot be avoided, plant materials of varying forms and densities should be arranged to soften the appearance of the slope; and

(v) Drainage devices should be located and designed so as to minimize the view from public areas.

CDP-9306 through PGCPB Resolution No. 94-98(C)(A) was found to be in conformance with § 27-274 of the Prior Zoning Ordinance and the subject application is in conformance with the approved plans for CDP-9306.

(8) **Service Areas**.

(A) Service areas should be accessible, but unobtrusive. To fulfill this goal, the following guidelines should be observed:

(i) Service areas should be located away from primary roads, when possible;

(ii) Service areas should be located conveniently to all buildings served;

(iii) Service areas should be effectively screened or enclosed with materials compatible with the primary structure; and

(iv) Multiple building developments should be designed to form service courtyards which are devoted to parking and loading uses and are not visible from public view.

CDP-9306 through PGCPB Resolution No. 94-98(C)(A) was found to be in conformance with § 27-274 of the Prior Zoning Ordinance and the subject application is in conformance with the approved plans for CDP-9306.

(9) **Public Spaces**.

(A) A public space system should be provided to enhance a large-scale commercial, mixed-use, or multifamily development. To fulfill this goal, the following guidelines should be observe:

(i) Buildings should be organized and designed to create public spaces such as plazas, squares, courtyards, pedestrian malls, or other defined spaces;

(ii) The scale, size, shape, and circulation patterns of the public spaces should be designed to accommodate various activities;

(iii) Public spaces should generally incorporate sitting areas, landscaping, access to the sun, and protection from the wind;

(iv) Public spaces should be readily accessible to potential users; and

(v) Pedestrian pathways should be provided to connect major uses and public spaces within the development and should be scaled for anticipated circulation.

CDP-9306 through PGCPB Resolution No. 94-98(C)(A) was found to be in conformance with § 27-274 of the Prior Zoning Ordinance and the subject application is in conformance with the approved plans for CDP-9306.

(10) **Architecture**.

(A) When architectural considerations are referenced for review, the Conceptual Site Plan should include a statement as to how the architecture of the buildings will provide a variety of building forms, with a unified, harmonious use of materials and styles.

(B) The guidelines shall only be used in keeping with the character and purpose of the proposed type of development and the specific zone in which it is to be located.

(C) These guidelines may be modified in accordance with § 27-277.

CDP-9306 through PGCPB Resolution No. 94-98(C)(A) was found to be in conformance with § 27-274 of the Prior Zoning Ordinance and the subject application is in conformance with the approved plans for CDP-9306.

(11) **Townhouses and three-family dwellings**.

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

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

(C) Recreational facilities should be separated from dwelling units through techniques such as buffering, differences in grade, or preservation of

existing trees. The rears of buildings, in particular, should be buffered from recreational facilities.

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

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

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

No townhome or three-family homes are proposed.

VI. CONCLUSION

For all the above-stated reasons, the Applicant respectfully requests approval of 06 Revision to Comprehensive Design Plan No.: CDP-9306 to decrease the total amount of commercial/retail space to 6,000 to 10,000 sq. ft. from the previously approved 20,000-30,000 sq. ft. of retail and 10,000-15,000 sq. ft. of office.

Respectfully submitted,

O'MALLEY, MILES, NYLEN & GILMORE, P.A.

By:

Nathaniel Forman, Esquire
7850 Walker Drive, Suite 310
Greenbelt, MD 20770

Attorney for Applicant

Attachment 1

GINGLES, LLC

11785 Beltsville Drive

Suite 1350

Calverton, MD 20705

301-572-5009

301-572-5007 fax

andre@ginglesllc.com

November 11, 2004

Ms. Susan Lareuse
Maryland-National Capital
Park and Planning Commission
Development Review Division
County Administration Building, 4th Floor
Upper Marlboro, Maryland 20772

Re: SDP for Bailey's Village

Dear Susan:

Please recall the CDP for The Preserve (formerly Villages of Piscataway) includes Condition No. 35, which condition requires the Developer to undertake efforts to identify a "group, organization or entity" to construct and/or own the "civic/institutional" space at Bailey's Village. Further, the condition requires the Developer document its efforts and provide this information at the time of its Bailey Village SDP submission (as well as at subsequent permit stages).

Pursuant to that condition, I am providing copies of the letters used to contact various organizations whose efforts and activities occur in the Southern portion of the County or somewhat proximate to the Piscataway area. In many instances, the letters are follow-ups to calls I made seeking interest. In other instances, we commenced by mailing information to the various groups we identified and contacted other area citizens with whom we have communicated throughout the development approval process.

To date, we have had some positive response, and we anticipate having a meeting before the end of the year with those groups that have expressed an interest. We also remain open to any reasonable suggestions the Commission may have as well.

Should you have questions, feel free to contact me.

Sincerely,

André J. Gingles, Esquire

Enclosures (15)

cc: Adam Hayes
Nelson Clark

Civic Organizations
Bailey's Village Civic Building

Kathy Hunter, Executive Director
International Rett Syndrome Association
9121 Piscataway Road, Suite 2B
Clinton, MD 20735-2561
(301) 856-3334

Martha Williams, Executive Director
Network Counseling Services, Inc.
8307 Thunder Court
Clinton, MD 20735-2264
(301) 868-2924

Tarsha L. Proctor, Executive Director
TAROTE
(The Arts Reaching Out Through Education)
PO Box 10
Clinton, MD 20735
(301) 877-8922

Tina Wilson, Executive Director
Visionary Leadership Development
5801 Butterfield Drive
Clinton, MD 20735
(301) 580-2656

Bob Curran, Public Relations Director
Southern Maryland Western Dance Association
P.O. Box 1077
Clinton, MD 20735-5077
(301) 843-3476

Joe Brice, President
South County Coalition
10506 Westwood Drive
Cheltenham, MD 20632
(202) 606-4656 (w) or (301) 372-8862 (h)

Natalie Proctor, Director
American Indian Cultural Center &
Piscataway Indian Museum
16816 Country Lane
Waldorf, MD 20601
(physically located in Brandywine)
(301) 372-1932 or (301) 782-7622

Rev. Sherita M. Seawright, Executive Director
~~Bethel House~~
6810 Floral Park Road
Brandywine, MD 20613
(301) 372-1700

Unity Economic Development Corp

Melvin Richards
Brandywine Lion's Club
11585 Cherry Tree Crossing Rd.
Brandywine MD 20613
(301) 782-7900 or (301) 627-4010 (h?)

Robert Proctor
Brandywine North Keys Citizens Association
PO Box 115
Brandywine MD 20613
(301) 372-6709

Native Indian Sacred Earth Society
11400 Cedarville Road
Brandywine, Maryland
(301) 888-1198

St. Philip's House
15721 Baden Naylor Road
Brandywine, MD 20613
301-888-2711
NOTE:
This is an Outreach Program of
St. Philip's Episcopal Church
Elson Johnson, Vice-Chair
13801 Baden Westwood Road
Brandywine, MD 20613
(301) 888-1536

Karne Haynes, Program Coordinator
Prince George's County
Pets on Wheels, Inc.
6701 Burch Hill Rd
Brandywine, MD 20613
(301) 853-3330

Freddie & Patricia Jones, Founders
Maryland Prevention Institute
1012 Colleen Court
Ft. Washington, MD 20744
(301) 292-2800

Landings of Piscataway Civic Association
P.O. Box 44926
Ft. Washington, MD 20744

GINGLES, LLC

MEMORANDUM

TO:

FROM: André Gingles

DATE: 11/3/2004

RE: The Preserve-Meeting Space for Civic Organizations

As previously noted, I serve as Counsel to a development company, Greenvest L.C., which is developing The Preserve. This community, located near the historic village of Piscataway, is being developed as several villages. One of the villages will be named Bailey's Village and will include a mixture of commercial and residential uses, a village green and be proximate to the historic Edelen House. An additional feature of Bailey's Village is our concept of including a "civic/institutional" building that would be owned or leased by a civic, charitable or some other institutional group. This endeavor is the result of a master plan concept so as to make Bailey's Village the center of the community.

Bailey's Village is slated to commence construction in late 2005. Thus, we are beginning to seek possible organizations that may be interested in working with us on the construction and/or use of the space for their organization. Should your organization have an interest, please respond via letter to Mr. Adam Hayes, Greenvest L.C., 8614 Westwood Center Drive, Suite 900, Vienna Virginia, 22182.

11785 Beltsville Drive
(301) 572-5009

Suite 1350
andre@ginglesllc.com

Calverton, MD 20705
(301) 572-5007 fax

GINGLES, LLC

MEMORANDUM

TO:

FROM: André Gingles

DATE: 9/2/2004

RE: The Preserve-Meeting Space for Civic Organizations

As previously noted,
~~By way of introduction~~, I ~~am an attorney and~~ serve as Counsel to a development company, Greenvest L.C., which is developing The Preserve. This community, located near the historic village of Piscataway, is being developed as several villages. One of the villages will be named Bailey's Village and will include a mixture of commercial and residential uses, a village green and be proximate to the historic Edelen House. An additional feature of Bailey's Village is our concept of including a "civic/institutional" building that would be owned or leased by a civic, charitable or some other institutional group. This endeavor is the result of a master plan concept so as to make Bailey's Village the center of the community.

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GINGLES, LLC

MEMORANDUM

TO: Landings of Piscataway Civic Association

FROM: André Gingles

DATE: 11/4/2004

RE: The Preserve-Meeting Space for Civic Organizations

As previously noted, I serve as Counsel to a development company, Greenvest L.C., which is developing The Preserve. This community, located near the historic village of Piscataway, is being developed as several villages. One of the villages will be named Bailey's Village and will include a mixture of commercial and residential uses, a village green and be proximate to the historic Edelen House. An additional feature of Bailey's Village is our concept of including a "civic/institutional" building that would be owned or leased by a civic, charitable or some other institutional group. This endeavor is the result of a master plan concept so as to make Bailey's Village the center of the community.

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GINGLES, LLC

MEMORANDUM

TO: Native Indian Sacred Earth Society

FROM: André Gingles AJG

DATE: 11/4/2004

RE: The Preserve-Meeting Space for Civic Organizations

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andre@ginglesllc.com

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GINGLES, LLC

MEMORANDUM

TO: Kathy Hunter

FROM: André Gingles

DATE: 11/4/2004

RE: The Preserve-Meeting Space for Civic Organizations

As previously noted, I serve as Counsel to a development company, Greenvest L.C., which is developing The Preserve. This community, located near the historic village of Piscataway, is being developed as several villages. One of the villages will be named Bailey's Village and will include a mixture of commercial and residential uses, a village green and be proximate to the historic Edelen House. An additional feature of Bailey's Village is our concept of including a "civic/institutional" building that would be owned or leased by a civic, charitable or some other institutional group. This endeavor is the result of a master plan concept so as to make Bailey's Village the center of the community.

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GINGLES, LLC

MEMORANDUM

TO: Martha Williams

FROM: André Gingles

DATE: 11/4/2004

RE: The Preserve-Meeting Space for Civic Organizations

As previously noted, I serve as Counsel to a development company, Greenvest L.C., which is developing The Preserve. This community, located near the historic village of Piscataway, is being developed as several villages. One of the villages will be named Bailey's Village and will include a mixture of commercial and residential uses, a village green and be proximate to the historic Edelen House. An additional feature of Bailey's Village is our concept of including a "civic/institutional" building that would be owned or leased by a civic, charitable or some other institutional group. This endeavor is the result of a master plan concept so as to make Bailey's Village the center of the community.

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andre@ginglesllc.com

Calverton, MD 20705
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GINGLES, LLC

MEMORANDUM

TO: Tarsha Proctor

FROM: André Gingles AJG

DATE: 11/4/2004

RE: The Preserve-Meeting Space for Civic Organizations

As previously noted, I serve as Counsel to a development company, Greenvest L.C., which is developing The Preserve. This community, located near the historic village of Piscataway, is being developed as several villages. One of the villages will be named Bailey's Village and will include a mixture of commercial and residential uses, a village green and be proximate to the historic Edelen House. An additional feature of Bailey's Village is our concept of including a "civic/institutional" building that would be owned or leased by a civic, charitable or some other institutional group. This endeavor is the result of a master plan concept so as to make Bailey's Village the center of the community.

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GINGLES, LLC

MEMORANDUM

TO: Tina Wilson

FROM: André Gingles

DATE: 11/4/2004

RE: The Preserve-Meeting Space for Civic Organizations

As previously noted, I serve as Counsel to a development company, Greenvest L.C., which is developing The Preserve. This community, located near the historic village of Piscataway, is being developed as several villages. One of the villages will be named Bailey's Village and will include a mixture of commercial and residential uses, a village green and be proximate to the historic Edelen House. An additional feature of Bailey's Village is our concept of including a "civic/institutional" building that would be owned or leased by a civic, charitable or some other institutional group. This endeavor is the result of a master plan concept so as to make Bailey's Village the center of the community.

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Calverton, MD 20705
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GINGLES, LLC

MEMORANDUM

TO: Bob Curran

FROM: André Gingles

DATE: 11/4/2004

RE: The Preserve-Meeting Space for Civic Organizations

As previously noted, I serve as Counsel to a development company, Greenvest L.C., which is developing The Preserve. This community, located near the historic village of Piscataway, is being developed as several villages. One of the villages will be named Bailey's Village and will include a mixture of commercial and residential uses, a village green and be proximate to the historic Edelen House. An additional feature of Bailey's Village is our concept of including a "civic/institutional" building that would be owned or leased by a civic, charitable or some other institutional group. This endeavor is the result of a master plan concept so as to make Bailey's Village the center of the community.

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GINGLES, LLC

MEMORANDUM

TO: Joe Brice

FROM: André Gingles

DATE: 11/4/2004

RE: The Preserve-Meeting Space for Civic Organizations

As previously noted, I serve as Counsel to a development company, Greenvest L.C., which is developing The Preserve. This community, located near the historic village of Piscataway, is being developed as several villages. One of the villages will be named Bailey's Village and will include a mixture of commercial and residential uses, a village green and be proximate to the historic Edelen House. An additional feature of Bailey's Village is our concept of including a "civic/institutional" building that would be owned or leased by a civic, charitable or some other institutional group. This endeavor is the result of a master plan concept so as to make Bailey's Village the center of the community.

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Calverton, MD 20705
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GINGLES, LLC

MEMORANDUM

TO: Natalie Proctor

FROM: André Gingles

DATE: 11/4/2004

RE: The Preserve-Meeting Space for Civic Organizations

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GINGLES, LLC

MEMORANDUM

TO: Rev. Sherita M. Seawright

FROM: André Gingles

DATE: 11/4/2004

RE: The Preserve-Meeting Space for Civic Organizations

As previously noted, I serve as Counsel to a development company, Greenvest L.C., which is developing The Preserve. This community, located near the historic village of Piscataway, is being developed as several villages. One of the villages will be named Bailey's Village and will include a mixture of commercial and residential uses, a village green and be proximate to the historic Edelen House. An additional feature of Bailey's Village is our concept of including a "civic/institutional" building that would be owned or leased by a civic, charitable or some other institutional group. This endeavor is the result of a master plan concept so as to make Bailey's Village the center of the community.

Bailey's Village is slated to commence construction in late 2005. Thus, we are beginning to seek possible organizations that may be interested in working with us on the construction and/or use of the space for their organization. Should your organization have an interest, please respond via letter to Mr. Adam Hayes, Greenvest L.C., 8614 Westwood Center Drive, Suite 900, Vienna Virginia, 22182.

11785 Beltsville Drive
(301) 572-5009

Suite 1350
andre@ginglesllc.com

Calverton, MD 20705
(301) 572-5007 fax

GINGLES, LLC

MEMORANDUM

TO: Melvin Richards

FROM: André Gingles

DATE: 11/4/2004

RE: The Preserve-Meeting Space for Civic Organizations

As previously noted, I serve as Counsel to a development company, Greenvest L.C., which is developing The Preserve. This community, located near the historic village of Piscataway, is being developed as several villages. One of the villages will be named Bailey's Village and will include a mixture of commercial and residential uses, a village green and be proximate to the historic Edelen House. An additional feature of Bailey's Village is our concept of including a "civic/institutional" building that would be owned or leased by a civic, charitable or some other institutional group. This endeavor is the result of a master plan concept so as to make Bailey's Village the center of the community.

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GINGLES, LLC

MEMORANDUM

TO: Robert Proctor

FROM: André Gingles

DATE: 11/4/2004

RE: The Preserve-Meeting Space for Civic Organizations

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GINGLES, LLC

MEMORANDUM

TO: Elson Johnson

FROM: André Gingles

DATE: 11/4/2004

RE: The Preserve-Meeting Space for Civic Organizations

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andre@ginglesllc.com

Calverton, MD 20705
(301) 572-5007 fax

GINGLES, LLC

MEMORANDUM

TO: Karne Haynes

FROM: André Gingles

DATE: 11/4/2004

RE: The Preserve-Meeting Space for Civic Organizations

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andre@ginglesllc.com

Calverton, MD 20705
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GINGLES, LLC

MEMORANDUM

TO: Freddie & Patricia Jones

FROM: André Gingles AJG

DATE: 11/4/2004

RE: The Preserve-Meeting Space for Civic Organizations

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Suite 1350
andre@ginglesllc.com

Calverton, MD 20705
(301) 572-5007 fax

Civic Organizations
Bailey's Village Civic Building

Kathy Hunter, Executive Director
International Rett Syndrome Association
9121 Piscataway Road, Suite 2B
Clinton, MD 20735-2561
(301) 856-3334

Martha Williams, Executive Director
Network Counseling Services, Inc.
8307 Thunder Court
Clinton, MD 20735-2264
(301) 868-2924

Tarsha L. Proctor, Executive Director
TAROTE
(The Arts Reaching Out Through Education)
PO Box 10
Clinton, MD 20735
(301) 877-8922

Tina Wilson, Executive Director
Visionary Leadership Development
5801 Butterfield Drive
Clinton, MD 20735
(301) 580-2656

Bob Curran, Public Relations Director
Southern Maryland Western Dance Association
P.O. Box 1077
Clinton, MD 20735-5077
(301) 843-3476

Joe Brice, President
South County Coalition
10506 Westwood Drive
Cheltenham, MD 20632
(202) 606-4656 (w) or (301) 372-8862 (h)

Natalie Proctor, Director
American Indian Cultural Center &
Piscataway Indian Museum
16816 Country Lane
Waldorf, MD 20601
(physically located in Brandywine)
(301) 372-1932 or (301) 782-7622

Rev. Sherita M. Seawright, Executive Director
~~Bethel Ho~~use Unity Econ. Dev't Corp.
6810 Floral Park Road
Brandywine, MD 20613
(301) 372-1700

Melvin Richards
Brandywine Lion's Club
11585 Cherry Tree Crossing Rd.
Brandywine MD 20613
(301) 782-7900 or (301) 627-4010 (h?)

Robert Proctor
Brandywine North Keys Citizens Association
PO Box 115
Brandywine MD 20613
(301) 372-6709

Native Indian Sacred Earth Society
11400 Cedarville Road
Brandywine, Maryland
(301) 888-1198

St. Philip's House
15721 Baden Naylor Road
Brandywine, MD 20613
301-888-2711
NOTE:
This is an Outreach Program of
St. Philip's Episcopal Church
Elson Johnson, Vice-Chair
13801 Baden Westwood Road
Brandywine, MD 20613
(301) 888-1536

Karne Haynes, Program Coordinator
Prince George's County
Pets on Wheels, Inc.
6701 Burch Hill Rd
Brandywine, MD 20613
(301) 853-3330

Freddie & Patricia Jones, Founders
Maryland Prevention Institute
1012 Colleen Court
Ft. Washington, MD 20744
(301) 292-2800

Landings of Piscataway Civic Association
P.O. Box 44926
Ft. Washington, MD 20744

Civic Organizations

International Rett Syndrome Association
9121 Piscataway Road, Suite 2B
Clinton, MD 20735-2561
(301) 856-3334

Network Counseling Services, Inc.
8307 Thunder Court
Clinton, MD 20735-2264
(301) 868-2924

TAROTE (The Arts Reaching Out Through Education)
PO Box 10
Clinton, MD 20735
(301) 877-8922

Visionary Leadership Development
5801 Butterfield Drive
c/o Tina Wilson
Clinton, MD 20735
(301) 580-2656

Bethel House
6810 Floral Park Road
Brandywine, MD 20613
(301) 372-1700

American Indian Cultural Center
Brandywine, Maryland
301-782-7622

Brandywine Lion's Club
Rt. 301 & Cherry Tree Crossing Rd.
Brandywine MD
301-782-~~7936~~ 7900

Brandywine/North Key Civic Association
PO Box 321
Brandywine MD 20613

Native Indian Sacred Earth Society
11400 Cedarville Road
Brandywine, Maryland
301-888-1198

Piscataway Indian Museum
Brandywine, Maryland
(301) 782-7622 or 372-1932

St. Philip's House
15721 Baden Naylor Road
Brandywine, MD 20613
301-888-2711

Southern Maryland Western Dance Association
P.O. Box 1077
Clinton, MD 20735-5077

Prince George's County
Pets on Wheels, Inc.
Program Coordinator
Karne Haynes
6701 Burch Hill Rd
Brandywine, MD 20613
301-853-3330

Landings of Piscataway Civic Association
P.O. Box 44926
Fort Washington, MD 20744

The Maryland Prevention Institute, Inc.
7801 Old Branch Avenue, Suite 201
Clinton, MD 20735
Substance Abuse Prevention
301-877-0212

South County Coalition
Joe Brice, President
10506 Westwood Drive
Cheltenham, MD 20623

Kathy Hunter Exec. Dir
Founder

Martha Wms E.D.

E.D. Tarsha L. Proctor

E.D.

Rev. Sheila M. Seawright E.D.

20613

11585 Cherry Tree Crossing Rd

Director outreach

President 627-4010

3/782-7900

Elsie out of town

Rbt Proctor

Coalition Comm Tina 3/982-9407

back between asphalt + fence yellow cinderblock bldg 2nd.

2:00 pm 5450 Branchville Rd.

95 → Chef's Secret Lafayette Asphalt

F-5 Beat:
Cpl. Kenny Seibert
301-877-1467 or 301-627-9301
Brandywine Country Homeowners Assoc. (BCHA)
Brandywine Townhouse Assoc. (BSTA)
Croom Citizens Association
Marlton (Citizens Assoc. of Marlton)
Stonegate of Marlton
Woods of Marlton Apartments
Willow Creek Homeowner's

F6 Beat:
Cpl. Joe Hudson
301-877-6266
Baden
Brandywine/North Keys Citizens Association
Danville/Floral Park Citizens Assoc.

F-7 Beat:
Cpl. Joe Hudson
301-877-6266
Aquasco Baden Assoc.
Aquasco Civic Association
Eagle Harbor Assoociation
Simms Lane Group

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Contact Us | Privacy Policy | Acce

PG Community Foundation
MD Assoc for
Dfc of Comm Affairs
952-4729
PG Comm Foundation
301-464-6706
Dfc of Comm Affairs
952-4729
go princegeorges county

Civic Associations
District V

We have listed a number of the Communities that have developed a Neighborhood Watch program or some other partnership with the members of our staff. If you want additional information or would like to join with us and the members of your Neighborhood Association in making the neighborhoods a safer place to live, please contact the listed COPs officer.

F1 Beat:
Pfc. Rodney Gause
301-877-0539 or 301-248-7807
Camp Springs Civic Assoc
Clinton View II
Mansfield Manor
Maplewood Subdivision
Oaklawn Estates
Westchester Watch /Coolridge Acres

F-2 Beat:
Cpl. Stephanie Frankenfield
301-877-0539 or 301-877-1365
Cambridge Estates
Chris Mar Manor
East Clinton Street Group
Highland Meadows II
North Clinton Community Patrol/Watch
Rodgers Drive
Queens Wood Neighborhood Watch
Wildwood Estates Civic Association

F3 Beat:
Cpl. Clark Martens
301-877-0539 or 301-877-2248
Brook Jane (Crestview Assoc.)
Canberra Woods
Clinton Vista (Fox Run)
Clinton Wood (Crestview Assoc.)
Crestview Citizens Assoc.
Crestview Manor Association
Den Lee (Crestview Assoc.)
Fox Run
Helen Lee Dr. NWP
Kastle Estate's Citizen Association
Legend Meadwos
Penny Estates Neighborhood Watch
Pennyton Estates Watch
Summitt Creek
Willow Creek Homeowner's Assoc.

F-4 Beat:
Pl. Clark Martens
301-877-0539 or 301-877-2248
Carroll of Maryvale
Cheltenham Forest Watch
Cheltenham Woods
Crotona Park Homeowner Assoc.
Estonia Estates
Holloway Estates
Marlboro South
Mellwood Springs Civic Assoc.
Mellwood Springs Watch
Perrywood of Mellwood
Williamsburg Drive Civic Assoc

Related Topics

Commander's Message
Community Calender[PDF]
Mission Statement
COPs Unit
Civic Associations
Crime News
Beat Map
Newsletters

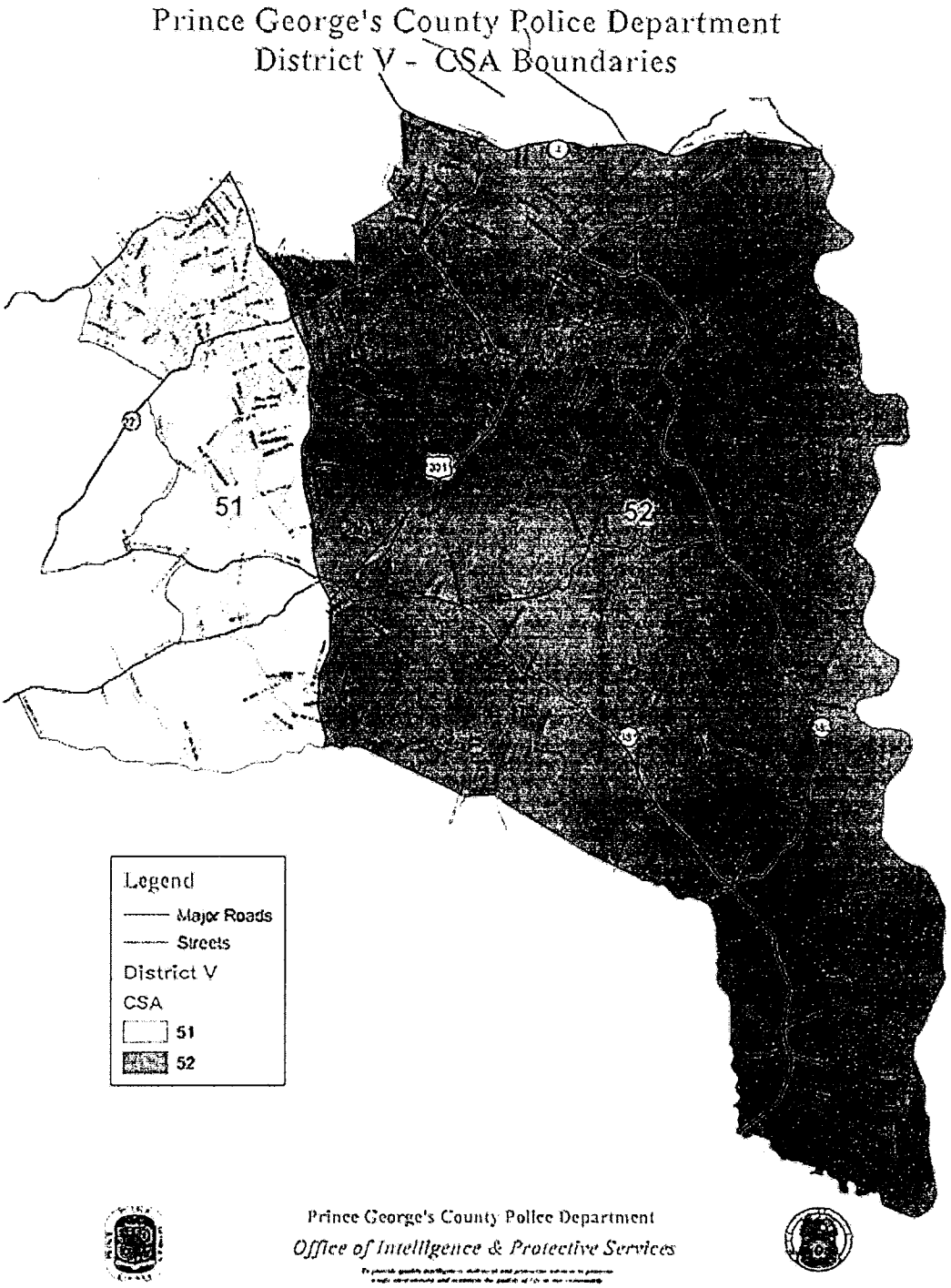
Police Department

> About the Police
> In Your Neighborhood
> Patrol Services Bureau
> District I
> District II
> District III
> District IV
> District V
> District VI
> Special Operations Division
> Support Services Bureau
> Strategic Management Bureau
> Bureau of Professional Responsibility
> Community Outreach Programs
> Youth Education Programs
> Victim Assistance Program
> Crime Prevention & Education
> Join the Department
> News
> Phone List

Quick Links

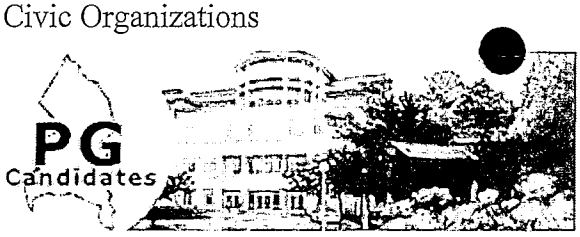
> Buckle UP - BE SAFE
> Crime Mapping
> False Alarm Reduction Unit[PDF]
> Fingerprinting Locations and Times
> Reporting Complaints
> Rape Prevention Tips
> Sex Offender Registry
> U.S. Most Wanted Criminals

District V CSA Map



Related Topics

Command Message
Mission Statement
COPs Unit
Crime New
Beat Map
Newsletter



Campaign sites within 12 hours?

- Home
- About PG's County
- Lobby on a Cause
- Do a Survey
- Elections in PG County
- Elected Officials
- Candidates
- Helpful Links
- Contact Us

Elected Officials

Zip: Zip Code GO

Voter Resources

Voter Verification

Voting Instructions

Votes Demonstration

Civic Organizations

Prince George's County Civic Federation

President: Earl White

Work: 202-546-3304

10222 Chautauqua Ave.

Lanham, Md. 20706

nacohhssorg@aol.comse

South County Coalition

President: Joe Brice

Home: 301-372-8862

Work: 202-606-4656

10506 Westwood Dr.

Cheltenham, Md. 20632

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POWERED BY V-EMPOWER INC Empowering the People

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By Authority of Friends of Ahmed, David W. Whyte, Treasurer

Designed and Developed by V-Empower Inc.

Maryland Nonprofits

Member Profile

Back

International Rett Syndrome Association

Address: 9121 Piscataway Rd Ste 2B, Clinton, MD 20735-2561

Phone: (301) 856-3334

Fax: (301) 856-3336

Website: www.rettsyndrome.org

Description

Supports and encourages efforts to determine the cause, treatment and cure for Rett Syndrome and to provide information and emotional support to families of children with Rett Syndrome.

Key Personnel

Board Chair:	Diana Ross
Executive Director:	Kathy Hunter
Development Director:	Susan Rosenbaum
Finance Director:	Elaine Gales
Human Resource Director:	Elaine Gales
Public Policy Director:	Kathryn Shanen Kissam
Public Relations Director:	Kathryn Shanen Kissam
Volunteer Coordinator:	Elaine Gales

Maryland Nonprofits

Member Profile

Back

Network Counseling Services Inc.

Address: 8307 Thunder Ct,
Clinton, MD 20735-2264

Phone: (301) 868-2924

Description

Key Personnel

Executive Director: Martha Williams

Finance Director: Linda McLaughlin

Maryland Nonprofits

Member Profile

Back

TAROTE, Inc. (The Arts Reaching Out Through Education)

Address: PO Box 10,
Clinton, MD 20735-0010

Phone: (301) 877-8922

Fax: (301) 372-8907

Website: www.TAROTE.org

Email: tproctor@tarote.org

Description

Designed to help young people ages 7 - 17 develop their talents in cultural and performing arts through theatre and film.

Key Personnel

Board Chair:	Mary R. Proctor
Executive Director:	Tarsha L. Proctor
Finance Director:	Carmen Wilson
Human Resource Director:	Nykisha Cleveland
Public Relations Director:	Nykisha Cleveland

Maryland Nonprofits

Member Profile

Back

Visionary Leadership Development

Address: 5801 Butterfield Dr,
C/o Tina Wilson, Clinton, MD 20735-2280

Phone: (301) 580-2656

Fax: (301) 877-3153

Email: vldnonprofitmd@aol.com

Description

Empowers people to a deeper commitment of individual strategic planning and provide the necessary skills, talents, and resources to fulfill individual destiny. Focus is individual strategic planning, personal development training, and entrepreneurial creation and implementation.

Key Personnel

Executive Director: Tina Y. Wilson

Maryland Nonprofits

Member Profile

Back

Bethel House

Address: 6810 Floral Park Rd,
Brandywine, MD 20613-9003

Phone: (301) 372-1700

Fax: (301) 372-1796

Description

Place of help and healing for residents of Southern Prince George's County by providing an array of services through an effective and uplifting community outreach center that will nurture each individual's potential for growth. Program services provided are emergency housing, food, and utility, counseling and seminars on domestic violence, youth mentoring programs, health education awareness programs, and employment training and placement agency.

Key Personnel

Board Chair:	Diane Armstrong
Executive Director:	Rev. Sherita M. Seawright
Development Director:	Jacqueline Rooth
Finance Director:	William Thomas
Volunteer Coordinator:	Hestor Pryor

Maryland Nonprofits

Member Profile

Back

Top Banana Home Delivered Groceries

Address: 14100 Brandywine Rd,
Brandywine, MD 20613-3002

Phone: (301) 372-3663

Fax: (301) 372-3662

Website: www.topbananagroceries.org

Email: topbananagrocer@aol.com

Description

Key Personnel

Board Chair: Larry Taub

Executive Director: Jean E. Guiffre

Finance Director: Bob Best

Maryland Nonprofits

Maryland Association of Nonprofit Organizations Membership Directory

Start New Search

All member organizations of Maryland Nonprofits are listed in this directory. To join Maryland Nonprofits click here

Search Group: Search All

City:

County: Prince Georges
Statewide
Allegany
Hold down the <CTRL> key (<Cmd> key for Macs) to multi-select

State: Inside Maryland

Keyword:

ZIP: 20601

Company:

Nonprofit Type: Search All
Search All
Arts & Culture and Humanities
Education
Environmental Quality & Protection and Beautification
Animals
Health
Mental Health & Crisis Intervention
Diseases & Disorders and Medical Disciplines
Medical Research
Hold down the <CTRL> key (<Cmd> key for Macs) to multi-select

search | reset

Use of addresses for commercial solicitation is prohibited.

= Standards for Excellence Certified Nonprofit

Company Name	City	County

Your search produced no results, please refine your search.

André Gingles

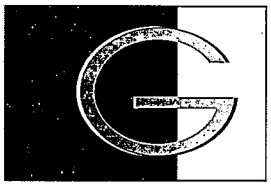
From: André Gingles [andre@ginglesllc.com]
Sent: Wednesday, September 01, 2004 5:40 PM
To: 'Adam Hayes'
Cc: 'Jennifer Erickson'
Subject: civic space memo

Attached is a proposed memo to be sent to the civic organizations relative to space at Bailey's Village. Condition no. 35 actually says Greenvest has to offer the space to the organization for it to construct. I recall, we discussed having the space be part of a building Greenvest would construct. If this type of memo is Ok, I also thought we should send something talking about the community. Do you have something that is not expensive which we could include in the mailing?

Jennifer is compiling a list of perspective folks to whom we will mail the information.

Andre J. Gingles
Gingles, LLC
(301) 572-5009
(301) 572-5007 fax

Attention: The information in this transmittal is privileged and confidential and is intended solely for the use of the addressee(s). If the reader of this message is not the intended recipient(s), you are hereby notified that any reading, dissemination, distribution, copying, or other use of this message or its attachments is strictly prohibited. If you have received this message in error, please notify the sender immediately by telephone (301) 572-5009 or by return e-mail, and delete this message and all copies and backups thereof. Thank you.



GINGLES, LLC

MEMORANDUM

TO:

FROM: André Gingles

DATE: 9/1/2004

RE: The Preserve-Meeting Space for Civic Organizations

By way of introduction, I am an attorney and serve as Counsel to a development company, Greenvest, which company is developing The Preserve. This community located near the historic village of Piscataway is being developed as several villages. One of the villages will be named Bailey's Village and will include a mixture of commercial and residential uses, a village green and be proximate to the historic Edelen House. An additional feature of Bailey's Village is our concept of including a "civic/institutional" building that would owned or leased by a civic, charitable or some other institutional group. This endeavor is the result of a master plan concept so as to make Bailey's Village the center of the community.

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11785 Beltsville Drive
(301) 572-5009

Suite 1350
andre@ginglesllc.com

Calverton, MD 20705
(301) 572-5007 fax

Attachment 2

NVR MS Cavalier Preserve, LLC
Woodlawn Development Group
11700 Plaza America Drive, Suite 310
Reston, Virginia 20190

August 7, 2013

Accokeek Foundation
Attn: Laura Ford
Accokeek, Maryland 20607-9676

Re: The Preserve at Piscataway
Conceptual Design Plan No. 3906
Civic/Institutional Group Notification

Woodlawn Development Group (Woodlawn), on behalf of NVR MS Cavalier Preserve, LLC, is developing The Preserve at Piscataway project located near the historic village of Piscataway. The master plan concept defines eight distinct villages with Bailey's Village serving as the center of the community. Bailey's Village includes a mixture of commercial and residential uses with a central village green. An additional feature of Bailey's Village is the inclusion of a 'civic/institutional' building that would be owned or leased by a civic, charitable or some other institutional group. The 'civic/institutional' building is a requirement of the approved Conceptual Design Plan No. 3906 (CDP-3906). Condition 35 of CDP-3906 states:

35. *The developer will provide free of charge a parcel of land within the Bailey Village to a religious group or other non-profit organization. The land shall be conveyed subject to covenants requiring that the building contain a sanctuary or meeting room large enough to accommodate a minimum of 200 persons seated and that the building have the following characteristics:*

a. *The building shall not exceed thirty-six (36) feet in height. The building shall contain a spire, clock tower, bell tower or similar architectural feature, which may exceed the thirty-six (36) foot height limit.*

b. *The exterior of the building shall be constructed entirely of natural materials and shall be of a scale, color and architectural style which is compatible with the structures in the Bailey Village and the existing village of Piscataway.*

c. *Any parking for the institutional/civic use, located along new Piscataway Road, shall be carefully and thoroughly screened from new Piscataway Road with walls and landscaping and shall also be screened per the standards for any other parking lot located in Bailey Village.*

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

At the time of SDP submittal for the Bailey's Village, at the time of application for first building permit in Bailey's Village, and again at the time of application for the 70th

building permit in Bailey's Village, or 20,000 square feet of retail or office, whichever comes first, the applicant shall provide evidence of:

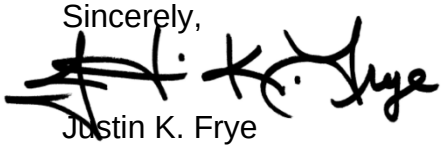
(I) Its efforts to find a group, organization or entity to construct and own the civic/institutional building, or
(2) The efforts of the group, organization or entity to raise money, get permits and complete construction.

The residential portion of Bailey's Village is currently under construction and approaching the 70th building permit trigger referenced above. At this time, there is no timeline for the commercial and civic/institutional construction. In accordance with Condition No. 35, Woodlawn is seeking possible organizations that may be interested in working with Woodlawn on the construction and/or use of the space for their organization. If applicable, please include a summary of this notice in your organization's newsletter. Should your organization have an interest, please respond via letter to both of the following parties:

Justin K. Frye
Woodlawn Development Group
11700 Plaza America Drive, Suite 310
Reston, Virginia 20190

Susan Holm Lareuse, RLA, ASLA,
Urban Design Section
Development Review Division
Prince George's County Planning Department
Maryland-National Capital Park & Planning Commission
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

Sincerely,



Justin K. Frye
Woodlawn Development Group

Cc: Susan Lareuse, MNCPPC

NVR MS Cavalier Preserve, LLC
Woodlawn Development Group
11700 Plaza America Drive, Suite 310
Reston, Virginia 20190

August 7, 2013

Alice Ferguson Foundation
2001 Bryan Point Road
Accokeek, Maryland 20607-9794

Re: The Preserve at Piscataway
Conceptual Design Plan No. 3906
Civic/Institutional Group Notification

Woodlawn Development Group (Woodlawn), on behalf of NVR MS Cavalier Preserve, LLC, is developing The Preserve at Piscataway project located near the historic village of Piscataway. The master plan concept defines eight distinct villages with Bailey's Village serving as the center of the community. Bailey's Village includes a mixture of commercial and residential uses with a central village green. An additional feature of Bailey's Village is the inclusion of a 'civic/institutional' building that would be owned or leased by a civic, charitable or some other institutional group. The 'civic/institutional' building is a requirement of the approved Conceptual Design Plan No. 3906 (CDP-3906). Condition 35 of CDP-3906 states:

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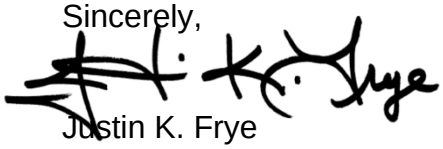
Justin K. Frye
Woodlawn Development Group
11700 Plaza America Drive, Suite 310
Reston, Virginia 20190

Susan Holm Lareuse, RLA, ASLA,
Urban Design Section
Development Review Division
Prince George's County Planning Department
Maryland-National Capital Park & Planning Commission
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

Sincerely,



Justin K. Frye
Woodlawn Development Group

Cc: Susan Lareuse, MNCPPC

NVR MS Cavalier Preserve, LLC
Woodlawn Development Group
11700 Plaza America Drive, Suite 310
Reston, Virginia 20190

August 7, 2013

Ryan Odelle Mance Memorial Scholarship Foundation
PO Box 725
Accokeek, Maryland 20607-0725

Re: The Preserve at Piscataway
Conceptual Design Plan No. 3906
Civic/Institutional Group Notification

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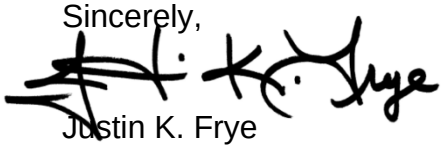
Woodlawn Development Group
11700 Plaza America Drive, Suite 310
Reston, Virginia 20190

Susan Holm Lareuse, RLA, ASLA,
Urban Design Section
Development Review Division
Prince George's County Planning Department
Maryland-National Capital Park & Planning Commission
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

Sincerely,



Justin K. Frye
Woodlawn Development Group

Cc: Susan Lareuse, MNCPPC

NVR MS Cavalier Preserve, LLC
Woodlawn Development Group
11700 Plaza America Drive, Suite 310
Reston, Virginia 20190

August 7, 2013

Unity Economic Development Corporation
6810 Floral Park Rd
Brandywine, Maryland 20613-9003

Re: The Preserve at Piscataway
Conceptual Design Plan No. 3906
Civic/Institutional Group Notification

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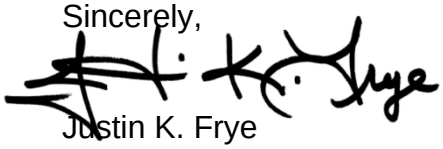
Woodlawn Development Group
11700 Plaza America Drive, Suite 310
Reston, Virginia 20190

Susan Holm Lareuse, RLA, ASLA,
Urban Design Section
Development Review Division
Prince George's County Planning Department
Maryland-National Capital Park & Planning Commission
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

Sincerely,



Justin K. Frye
Woodlawn Development Group

Cc: Susan Lareuse, MNCPPC

NVR MS Cavalier Preserve, LLC
Woodlawn Development Group
11700 Plaza America Drive, Suite 310
Reston, Virginia 20190

August 7, 2013

The Community Foundation for Prince George's
8181 Professional Place, Suite 275
Landover, Maryland 20785

Re: The Preserve at Piscataway
Conceptual Design Plan No. 3906
Civic/Institutional Group Notification

Woodlawn Development Group (Woodlawn), on behalf of NVR MS Cavalier Preserve, LLC, is developing The Preserve at Piscataway project located near the historic village of Piscataway. The master plan concept defines eight distinct villages with Bailey's Village serving as the center of the community. Bailey's Village includes a mixture of commercial and residential uses with a central village green. An additional feature of Bailey's Village is the inclusion of a 'civic/institutional' building that would be owned or leased by a civic, charitable or some other institutional group. The 'civic/institutional' building is a requirement of the approved Conceptual Design Plan No. 3906 (CDP-3906). Condition 35 of CDP-3906 states:

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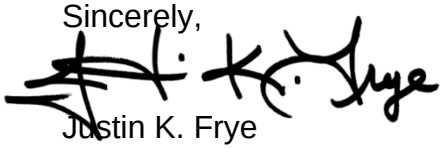
Woodlawn Development Group
11700 Plaza America Drive, Suite 310
Reston, Virginia 20190

Susan Holm Lareuse, RLA, ASLA,
Urban Design Section
Development Review Division
Prince George's County Planning Department
Maryland-National Capital Park & Planning Commission
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

Sincerely,



Justin K. Frye
Woodlawn Development Group

Cc: Susan Lareuse, MNCPPC

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City, State, ZIP+4: ACCOKEEK MD 20607

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Sent To: ALICE FERGUSON FOUNDATION
Street, Apt. No.; or PO Box No.: 2001 BRYAN POINT RD
City, State, ZIP+4: ACCOKEEK. MD 20607

PS Form 3800, August 2006 — See Reverse for Instructions

Member View

Org Name			Primary Contact
Accokeek Foundation Attn: Laura Ford Accokeek	MD	20607-9676	Lisa Hayes President (301) 283-2113
Alice Ferguson Foundation 2001 Bryan Point Rd Accokeek	MD	20607-9794	Tracy Bowen (301) 292-5665
Ryan Odelle Mance Memorial Scholarship Foundation P.O. Box 725 Accokeek	MD	20607-0725	Patricia Daniels Chair/President (301) 283-0287
Vivian Mills 1170 Overlook Dr Accokeek	MD	20607-3516	Vivian Mills Principal (301) 283-2410

CONSULTANT FOR NON-PROFITS, NOT A NON-PROFIT ORGANIZATION

Unity Economic Development Corporation
6810 Floral Park Rd
Brandywine, MD 20613-9003 Zoom
EIN: 753047401
County: Prince George's
Web Site: www.unityedc.org

The Community Foundation for Prince George's
8181 Professional Place, Suite 275
Landover, MD 20785
Phone: (301) 918-8480

NOTE: The list above is from Maryland Nonprofits:
http://www.marylandnonprofits.org/dnn/Membership/OurMembers.aspx
The Community Foundation for Prince George's County was included per Susan Lareuse's email dated July 11, 2014.

VILLAGES AT PISCATAWAY

Prince George's County, Maryland

CDP-9306-06
May 8, 2026

The following pages have been amended for 06 Revision: 11, 15, 16, 24, 27, 31, 36, 37, 39, 41, 43, 50, 56, 57, 63, 65, and 66.

Comprehensive Design Plan

VILLAGES AT PISCATAWAY

Comprehensive Design Plan

December 1993

APPLICANT:
Bailey's Corporation
8401 Connecticut Avenue
Chevy Chase, MD 20815

ATTORNEY:
Fossett & Brugger, Chartered
10210 Greenbelt Road, Suite 900
Seabrook, Maryland 20706

APPLICANT:
Bailey's Plantation Joint Venture
Associated Investment Company
7979 Old Georgetown Road
Bethesda, Maryland 20814

PLANNER:
CHK Architects & Planners
1300 Spring Street, Suite 500
Silver Spring, Maryland 20910

Bailey's Corporation
8401 Connecticut Avenue 9th Floor
Chevy Chase, Maryland 20815

December 1, 1993

The Honorable John W. Rhoads, Chairman
Prince George's County Planning Board
Maryland-National Capital Park and Planning Commission
County Administration Building
Upper Marlboro, Maryland 20772

Re: Villages at Piscataway
Comprehensive Design Plan

Dear Chairman Rhoads:

We are pleased to submit for review and approval by the Planning Board the Comprehensive Design Plan (Phase II submittal) and supporting documents for the mixed-use development known as The Villages at Piscataway.

The Villages at Piscataway development has been designed comprehensively with four villages nestled into the center of the site surrounded by a Championship Golf Course. The Community is designed to be sensitive to the nearby historic village of Piscataway and to the natural features of the land, offering a variety of residential opportunities. The traditional town planning principles for the development of the Villages at Piscataway, which were introduced during the Basic Plan, have been enhanced in this step of the development process; the fulfillment of which will achieve a distinctive visual character and identity for the Villages at Piscataway and display excellence in physical, social and economic planning.

Your favorable consideration of this Comprehensive Design Plan will allow residential development in the traditional town planning mold to forge new paths within Prince George's County.

Your approval will send a positive message to the development community expressing the Board's support and desire for quality residential development within the southern portion of Prince George's County.

Sincerely,

BAILEY'S CORPORATION

By: _____
Dennis M. Coombe, Vice President

BAILEY'S PLANTATION JOINT VENTURE
By: Associated Investment Company, Inc.

By: _____
Arthur G. Rosenberg, Vice President

December 1, 1993

Ms. Faroll Hamer
Supervisor, Urban Design
Maryland-National Capital
Park and Planning Commission
County Administration Building
Upper Marlboro, Maryland 20772

Re: Comprehensive Design Plan for
The Villages at Piscataway

Dear Ms. Hamer:

We, the design team, hereby respectfully submit for review and recommendation, the Comprehensive Design Plan for the Villages at Piscataway. The design team looks forward to working with the M-NCPPC staff during the consideration of this Plan. Each member of the team will be available to you and the staff to answer any questions and provide additional information about this Plan.

OWNER:

Dennis M. Coombe, Vice. Pres.
Bailey's Corporation
8401 Connecticut Avenue
Chevy Chase, Maryland 20815
(301) 986-7501

Arthur G. Rosenberg, Vice. Pres.
Bailey Plantation Joint Venture
Associated Investment Company, Inc.
7979 Old Georgetown Road
Bethesda, Maryland 20814
(301) 656-7041

ATTORNEYS:

Nancy L. Slepicka, Esquire
Fossett & Brugger, Chartered
10210 Greenbelt Road, Suite 900
Seabrook, Maryland 20706
(301) 794-6900

George A. Brugger, Esquire
Fossett & Brugger, Chartered
10210 Greenbelt Road, Suite 900
Seabrook, Maryland 20706
(301) 794-6900

TOWN PLANNER:

Steve Gang, ASLA
CHK Architects & Planners
1300 Spring Street, Ste. 500
Silver Spring, Maryland 20910

ENGINEER:

G. Nelson Clark, P.E.
Clark, Finefrock & Sackett
7135 Minstrel Way, Suite 201
Columbia, Maryland 21045

TRAFFIC ENGINEER:

John W. Guckert
The Traffic Group
40 W. Chesapeake Avenue
Suite 600
Towson, Maryland 21204
(410) 583-8405

GOLF COURSE ARCHITECT:

William R. Love
Ault, Clark & Associates, Inc.
3821 Farragut Avenue
Kensington, Maryland 20895
(301) 942-0716

ENVIRONMENTAL CONSULTANT:

Kevin Kelly
ESA, Inc.
48 Maryland Avenue
Annapolis, Maryland 21401
(301) 261-1454

HISTORIC PRESERVATION CONSULTANT:

R. Christopher Goodwin, Ph.D.
R. Christopher Goodwin & Associates
337 East Third Street
Frederick, Maryland 21701
(301) 694-0428

GEOTECHNICAL ENGINEER:

Rene L. Herbst, Jr.
Herbst & Associates
414 Main Street
Reisterstown, Maryland 21136
(410) 526-7200

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APPENDIX I

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Forest Stand Delineation Report
Golf Course Environmental Mitigative Features
Soils Report

APPENDIX II

Traffic Impact Anaylsis

I. INTRODUCTION

THE VILLAGES AT PISCATAWAY
COMPREHENSIVE DESIGN PLAN

Section I
INTRODUCTION

This text is submitted for the purpose of providing the Maryland-National Capital Park and Planning Commission with information needed to evaluate the Comprehensive Design Plan for the Villages at Piscataway.

The Comprehensive Design Plan for the Villages at Piscataway retains the same focus that was described in the Basic Plan: ..."a comprehensively designed community of carefully crafted villages, placed strategically within the forested ridges and open fields of the former Bailey Plantation...." This new community will be nestled into the site, while maintaining the rural character of the surrounding countryside, by locating a championship, 18-hole golf course along the major roadways and in a design that meanders through the site. The golf course separates and defines the four villages by surrounding them with open green space. These villages - Bailey Village, Edelen Village, Glassford Village, and Lusby Village - have been designed as a neo-traditional town.

A number of changes were made to the original Basic Plan, through amendments and approval conditions. The primary change is the relocation of the future extension of Piscataway Road ("New Piscataway Road") through the site. The Basic Plan originally located New Piscataway Road along the western edge of the property, west of the Edelen house, an historic house located within the property near Floral Park Road. It was originally proposed that New Piscataway Road would be somewhat hidden from the view of historic Piscataway by depressing the road and that a pedestrian overpass would be provided to connect the Edelen house, then-located within the Bailey Village, to historic Piscataway. The approved Basic Plan locates New Piscataway Road to the east of the Edelen house, a modification which no longer proposes to depress the road, which no longer proposes a pedestrian bridge, and which drastically reduces the practical size of the Bailey Village.

The uses on that portion of the site now located west of New Piscataway Road have also been modified as a result of the road alignment. The Edelen House is no longer an integral element of the Bailey Village and is no longer planned for adaptive re-use as part of the Villages at Piscataway. Additional parkland, a golf practice area and a possible ambulance/medic unit station are new uses proposed for this area. Residential dwelling units may also be located in this area, since the school site location has been moved to Danville Road.

The road realignment also significantly affected the design of the golf course and the location of the club house. The "back nine" of the golf course now proceeds further south into the area formerly designated as Glassford Estates. The Glassford Village has been reconfigured along with the redesign of the golf course.

Additional changes to the original Basic Plan provide dedication of approximately 75 acres north of Floral Park Road to the Maryland National Capital Park and Planning Commission as parkland and further dedication of approximately 25 acres near the Edelen house to the Maryland National Capital Park and Planning Commission. The dedication of a school site was proposed for a parcel west of New Piscataway Road; however, Maryland National Capital Park and Planning Commission staff indicated that an area along Danville Road in the southern portion of the site would be preferable and such a site is shown in the Comprehensive Design Plan.

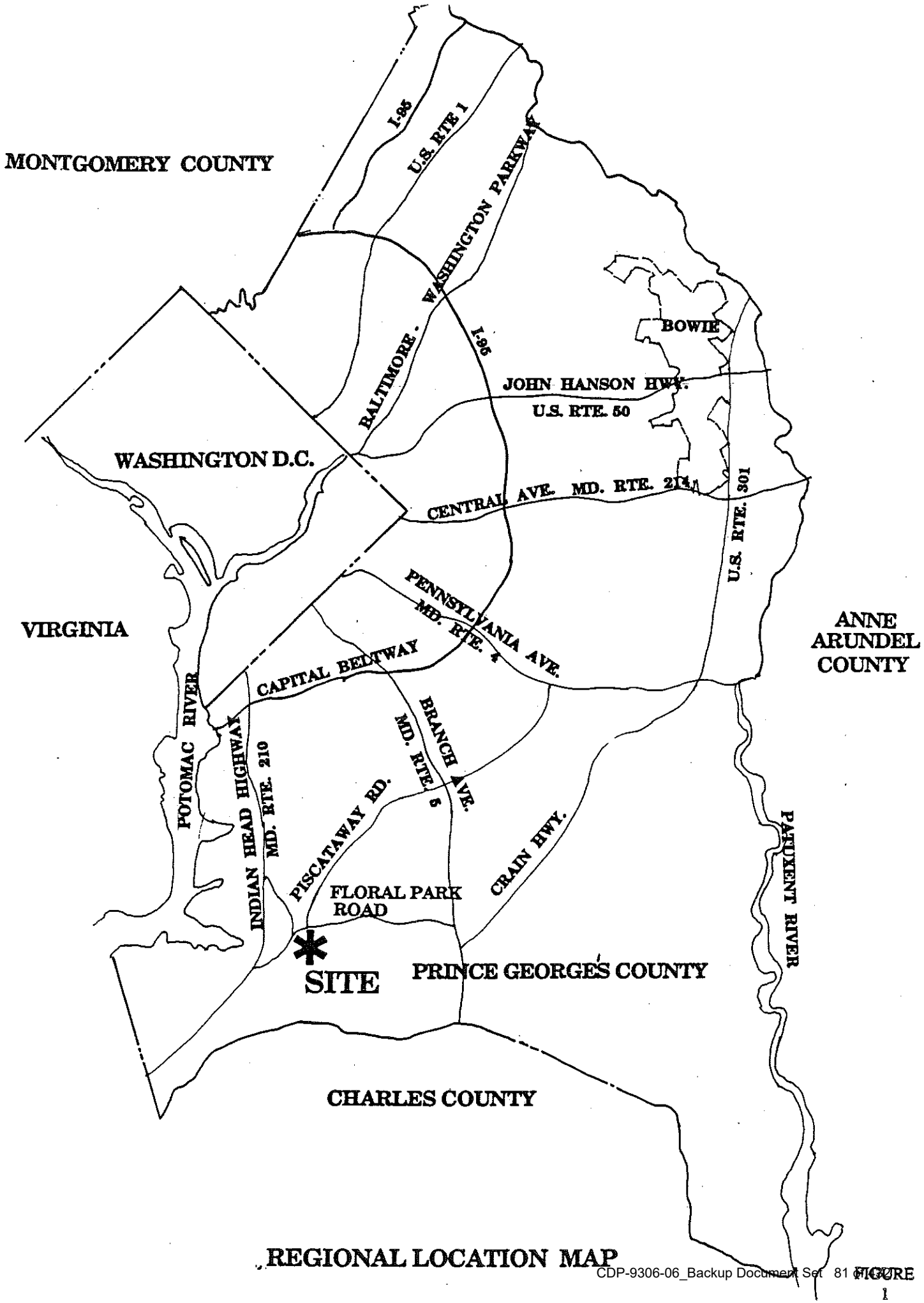
A. SITE DESCRIPTION

The Villages at Piscataway development is proposed for an 878.7± acre tract of land in the Piscataway area of southern Prince George's County, Maryland, located south of the intersection of Floral Park and Piscataway Roads. (See Regional Vicinity Map, Figure 1). The property is bordered by Floral Park Road along the north and by Danville Road along the east. (See Local Vicinity Map, Figure 2). The historic village of Piscataway is located along both sides of Floral Park Road, west of Piscataway Road, with the Villages at Piscataway property adjoining the properties of historic Piscataway south of Floral Park Road.

The site lies approximately one mile east of Indian Head Highway, four and a half miles west of the intersection of Branch Avenue and Floral Park Road, and five miles southwest of the intersection of Branch Avenue and Piscataway Road. Both Branch Avenue and Indian Head Highway are major access roads to I-95 (the Capital Beltway) and to Washington, D.C., as depicted on the Regional Vicinity Map, Figure 1.

The properties immediately adjoining the site are generally vacant, maintained in large land holdings, or in two acre and larger individual lots. To the west of the subject parcel, west and southwest of the intersection of Floral Park Road and Livingston Road and on either side of Floral Park Road, is the historic town of "colonial" Piscataway. Lot sizes within the "Historic Town" range in size from 3/4 acre to over 16 acres. To the west of Piscataway Road and north of Floral Park Road is located St. Mary's Church, an integral part of historic Piscataway and one of the major focal points used within the view corridors of the proposed plan. East of Piscataway Road and at the northern boundary of the subject site is Piscataway Creek. Much of Piscataway Creek's accompanying flood plain and wetlands is owned by the M-NCPPC. Floral Park Road leaves the subject site at its intersection with Danville Road. Danville Road traverses south and southeast away from the Floral Park Road intersection. To the east side of Danville Road, opposite the subject site, are platted a series of single family lots of varying sizes.

From the extreme eastern end of the property, traveling west along the entire irregular southern property boundary to its intersection with Livingston Road, the point of beginning of this description, all land outside of the property boundary is vacant and unplatted. This vacant land is held in large tracts of land with the exception of the thirteen 30,000-40,000 square foot lots in the Subdivision of Whitehall Terraces, Section No. 2, fronting on Gardner Road. Some existing houses are to be found on both sides of Gardner Road. An undeveloped parcel on which a comprehensive development is proposed lies to the south of the property, touching the property at one small point.



REGIONAL LOCATION MAP

FIGURE 1

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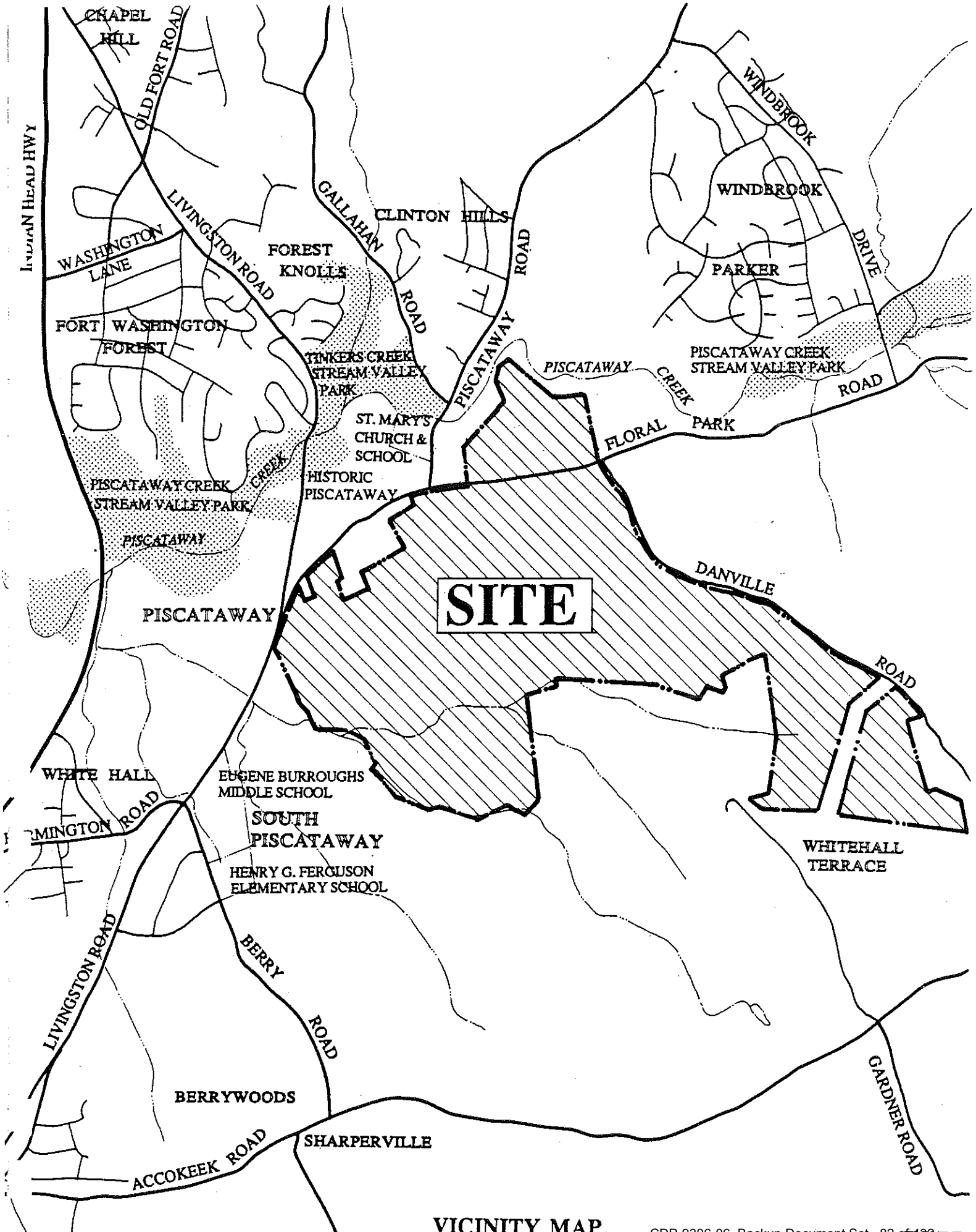


VICINITY MAP

SCALE: 1" = 2000'

FIGURE 2

B. ZONING SUMMARY

The Master Plan for the southwestern portion of Prince George's County, the Subregion V Master Plan, adopted and approved in September, 1993, (the "Master Plan"), places the subject property within Planning Area 84, the Piscataway Planning Area and recommends the following land uses for the site: an activity center for the L-A-C zoned portion, suburban estate/ low density planned neighborhood uses for the portion of the site generally located north of Piscataway Creek Tributary Branch 'B' (WSSC designation), and semi-rural land use for the "estate" living areas generally south of Tributary Branch 'B'.

The zoning for the Villages at Piscataway property was changed from the R-A (Rural-Agricultural) Zone to a combination of the R-L (Rural-Low Density) Comprehensive Design Zone and the L-A-C (Local-Activity-Center) Comprehensive Design Zone by the Subregion V Sectional Map Amendment which was approved and adopted simultaneously with the Master Plan in September, 1993. The Resolution approving the Sectional Map Amendment (CR-60-1993) specifically approved the Basic Plan for the Villages at Piscataway subject to 39 conditions and 11 Considerations, in accordance with the Prince George's County Zoning Ordinance Section 27-226(a).

C. SIGNATURES OF DESIGN TEAM

Since the introduction of Comprehensive Design Zones by the County, it has become necessary to implement certain guidelines during Phase II and III of the process in order to evaluate the Comprehensive Design Plan and Specific Design Plan for each zone. Further, the purpose of the processing procedures is "to insure that the applicant has demonstrated...adequate attention to environmental relationships, building design, landscaping, engineering factors, and...traffic factors." The signatures of the design team for the Villages at Piscataway, as required by § 27-518 of the Prince George's County Code, are provided below:

ARCHITECT:

John Torti, A.I.A.
CHK Architects & Planners
1300 Spring Street, Suite 500
Silver Spring, Maryland 20910

LANDSCAPE ARCHITECT:

Stephen Gang, A.S.L.A.
CHK Architects & Planners
1300 Spring Street, Suite 500
Silver Spring, Maryland 20910

PROFESSIONAL ENGINEER:

G. Nelson Clark, P.E.
Clark, Finefrock & Sackett
7135 Minstrel Way, Suite 201
Columbia, Maryland 21045

TRAFFIC ENGINEER:

John W. Guckert
The Traffic Group
40 W. Chesapeake Avenue
Suite 600
Towson, Maryland 21204

ENVIRONMENTAL CONSULTANT

Kevin Kelly
ESA, Inc.
48 Maryland Avenue
Annapolis, Maryland 21401

II. SITE ANALYSIS

Section II
SITE ANALYSIS

A. WATER AND SEWER

The Villages at Piscataway is located within the Washington Suburban Sanitary District which falls under the jurisdiction of the Washington Suburban Sanitary Commission (WSSC).

The subject property has water service available now. There are existing 16-inch diameter water mains in Floral Park Road, Danville Road and also in Livingston Road. The development of this site would be accomplished by extending the public water mains through the proposed on-site roadways as necessary to service all lots and/or units. (See Conceptual Water Main Layout, Figure 3.)

Sewer service for this site would be provided by an existing 36-inch diameter trunk sewer and a recently constructed 54-inch diameter relief sewer along Piscataway Creek. Discussions with WSSC staff have determined that there are currently no restrictions on the addition of sewerage flows to the existing trunk sewers or to the Piscataway Treatment Facility. From Piscataway Creek, routine sewer extensions would be required to reach the limits of the property. (See Conceptual On-Site Sewer Extension Layout, Figure 4.)

The community will be served by connection to public sewers. All sewer extensions will be designed and constructed in accordance with WSSC standards.

B. STORMWATER MANAGEMENT

The entire site drains to Piscataway Creek, by way of either Horse Pond Run in the southern area or along smaller streams and swales in the northern portion. The watershed has been designated by the Maryland Department of Environment (M.D.E.) as Class I Waters, which are maintained for water contact, recreation, aquatic life, and water supply.

To satisfy present M.D.E. criteria, stormwater management for this project will be provided outside of existing wetlands, deep stream valleys and other natural features by the use of smaller and more localized facilities. These smaller facilities will provide both quality and quantity control for runoff generated by development and will be designed in accordance with applicable criteria of Prince George's County. Storm runoff will be conveyed to these facilities by storm drain systems also designed in accordance with Prince George's County criteria.

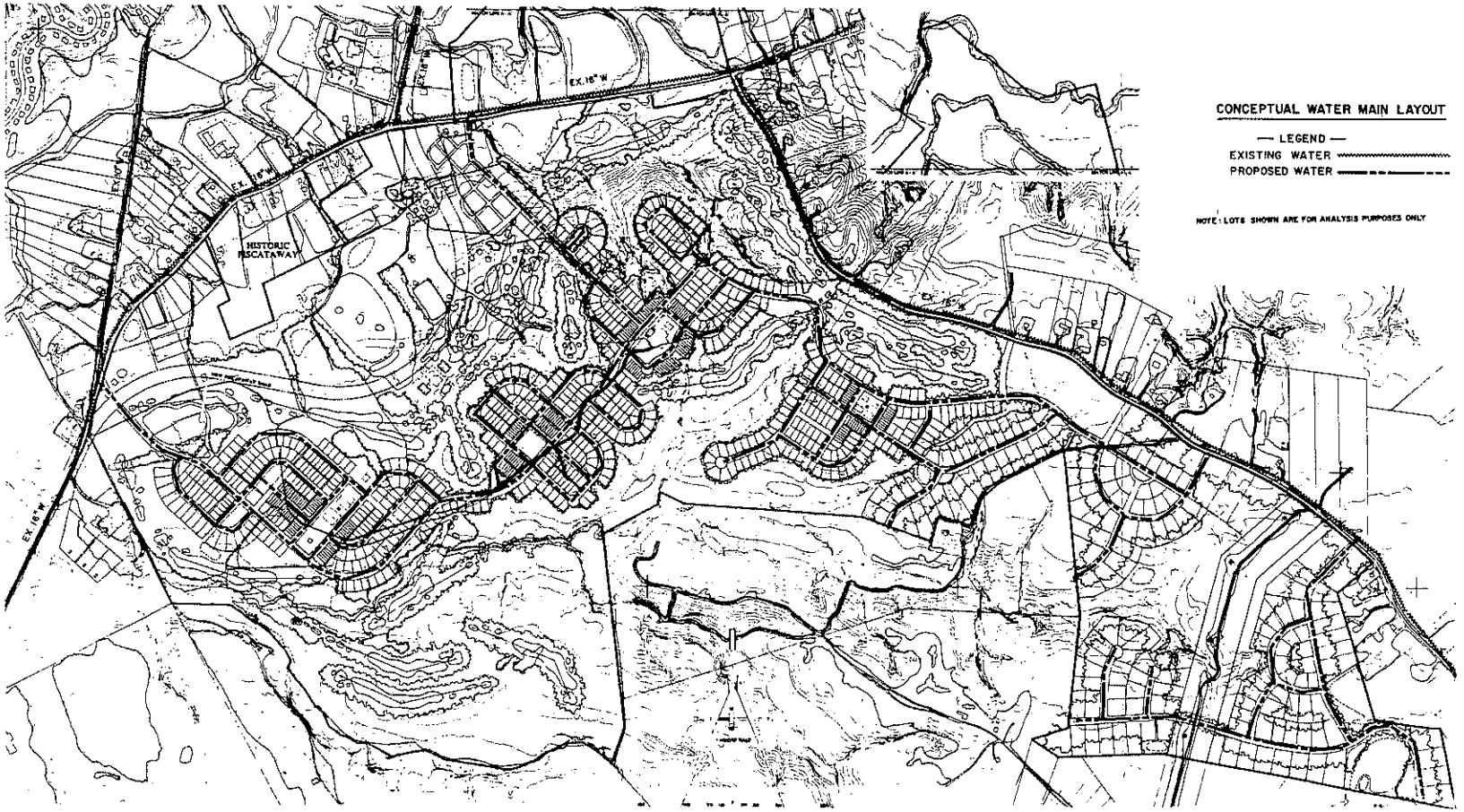
Two regional stormwater management facilities were planned on the subject property as part of the 1991 Prince George's County Stormwater Management Program. However, given the current M.D.E. requirements of providing pre-treatment of storm runoff prior to entering existing streams and wetlands, such facilities no longer conform with M.D.E. policies. Obtaining permits to construct these two facilities will prove to be difficult, if not impossible. (See Conceptual Storm Water Management Design, Figure 5.)

C. SEDIMENT CONTROL

Prior to commencement of any clearing, grading or other construction, sediment and erosion control measures will be implemented in accordance with the Standards and Specifications for Soil Erosion and Sediment Control in current use by Prince George's Soil

VILLAGES AT PISCATAWAY

PRINCE GEORGE'S COUNTY



CONCEPTUAL WATER MAIN LAYOUT

THE TRAFFIC GROUP TRAFFIC CONSULTANT | CLARK, FINEFROCK & SACKETT CIVIL ENGINEERING | AULT, CLARK & ASSOCIATES, LTD. GOLF COURSE CONSULTANT | POSSETT & BRUGGER ATTORNEYS | THE ASSOCIATED COMPANIES DEVELOPER | CHK ARCHITECTS & PLANNERS PLANNING AND ARCHITECTURE | HERBST & ASSOCIATES GEOTECHNICAL CONSULTANT | ESA, INC. ENVIRONMENTAL CONSULTANT | R. CHRISTOPHER GOODWIN & ASSOCIATES HISTORIC CONSULTANT

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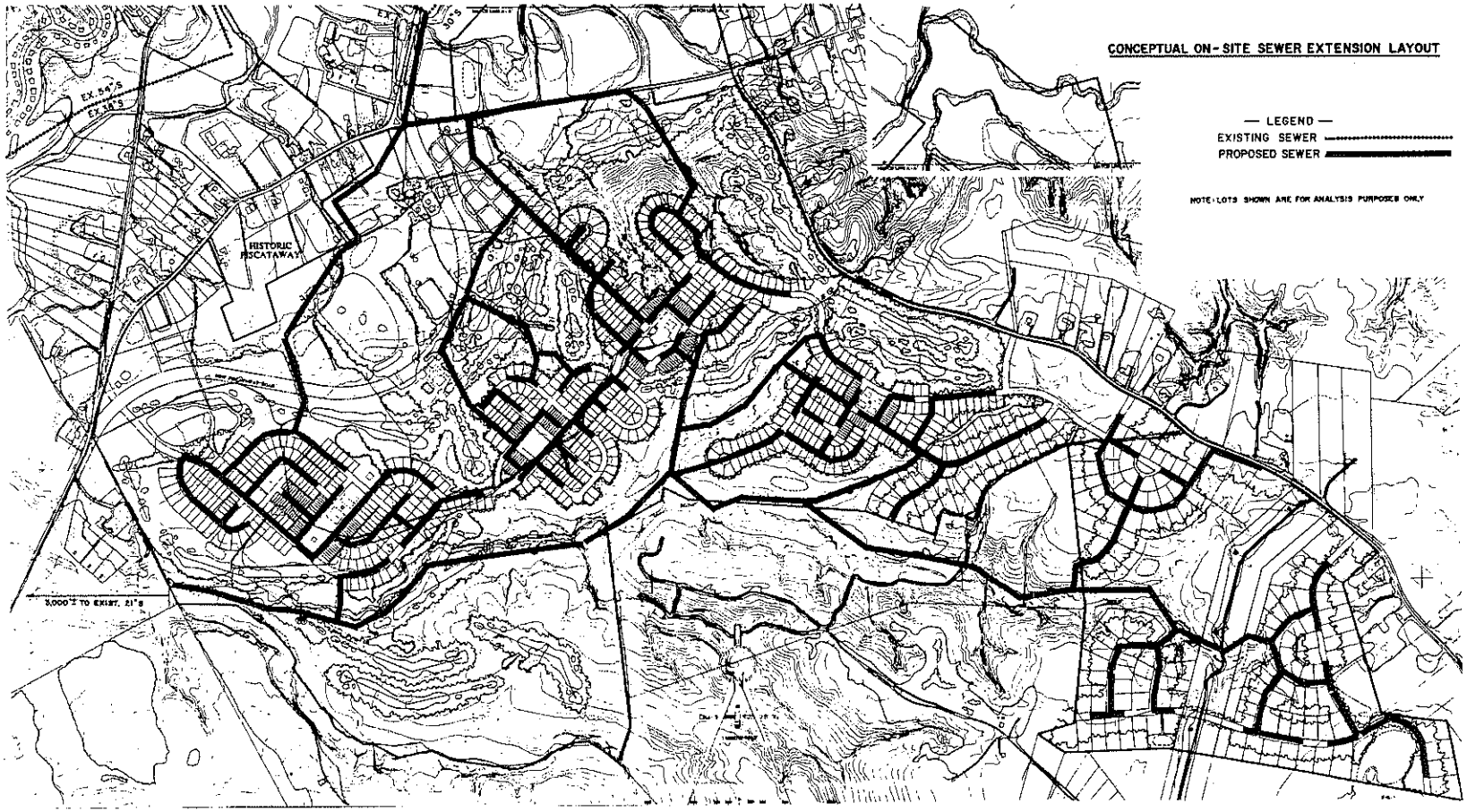
VILLAGES AT PISCATAWAY

PRINCE GEORGE'S COUNTY



CONCEPTUAL ON-SITE SEWER EXTENSION LAYOUT

THE TRAFFIC GROUP — TRAFFIC CONSULTANT | CLARK, FINEFROCK & SACKETT — CIVIL ENGINEERING | AULT, CLARK & ASSOCIATES, LTD. — GOLF COURSE CONSULTANT | POSSETT & BRUGGER — ATTORNEYS | THE ASSOCIATED COMPANIES — DEVELOPER | CHK ARCHITECTS & PLANNERS — PLANNING AND ARCHITECTURE | HERRST & ASSOCIATES — GEOTECHNICAL CONSULTANT | ESA, INC. — ENVIRONMENTAL CONSULTANT | H. CHRISTOPHER GOODWIN & ASSOCIATES — HISTORIC CONSULTANT

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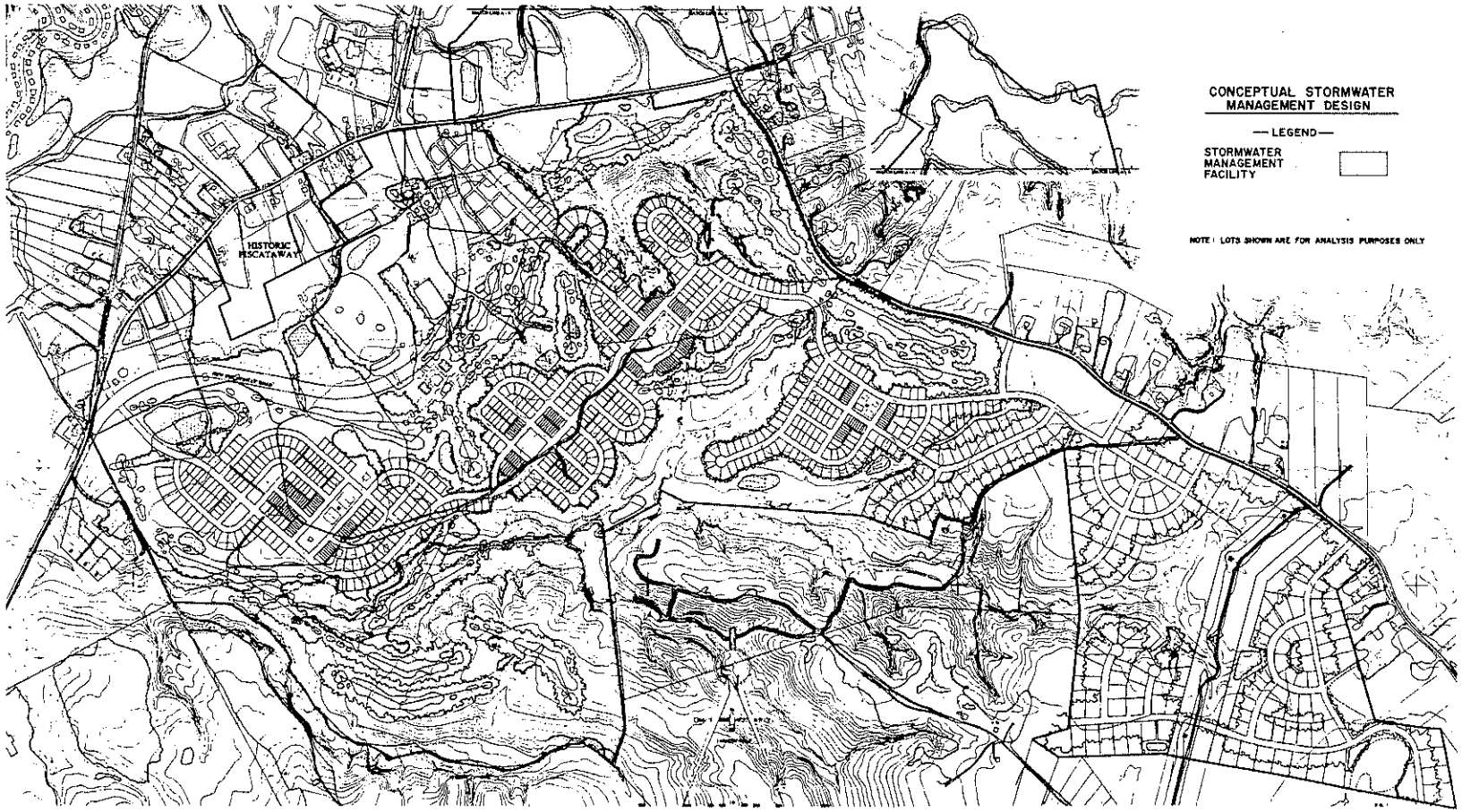
VILLAGES AT PISCATAWAY

PRINCE GEORGE'S COUNTY



CONCEPTUAL STORMWATER MANAGEMENT DESIGN

THE TRAFFIC GROUP — TRAFFIC CONSULTANT | CLARK, FINEFROCK & SACKETT — CIVIL ENGINEERS | AULT, CLARK & ASSOCIATES, LTD. — GOLF COURSE CONSULTANT | POSSETT & BRUGGER — ATTORNEYS | THE ASSOCIATED COMPANIES — DEVELOPER | CHK ARCHITECTS & PLANNERS — PLANNING AND ARCHITECTURE | HERST & ASSOCIATES — GEOTECHNICAL CONSULTANT | ESA, INC — ENVIRONMENTAL CONSULTANT | R. CHRISTOPHER GOODWIN & ASSOCIATES — HISTORIC CONSULTANT

Conservation District.

It is not anticipated that special or unusual sediment control measures will be needed for this project. Sediment traps and basins will be used wherever possible, since they are the most effective means of control. Special emphasis will be placed on controlling sediment runoff where land disturbing activities are near existing wetlands and streams.

D. FLOODPLAIN

Limits to the 100-year floodplains are based on elevations taken from Prince George's County Stormwater Management Technical Group Flood Hazard Boundary Maps to the extent covered by them. For the stream systems in the southern portions of the site, floodplain limits are approximated as they proceed upstream beyond the map study limits. Such floodplains are located in deep ravines where development will not take place due to the steep slopes.

See the Natural Resources Inventory Plan III for floodplain location (Figure 8) and the Appendices for the floodplain report prepared by Clark, Finefrock and Sackett.

E. WETLANDS

Environmental Systems Analysis identified and mapped several wetland areas on the site. For purposes of describing the wetlands and stream systems on The Villages at Piscataway site, Environmental Systems Analysis divided the site into the following three separate sections, each with its own character.

Mattawoman Watershed. The far eastern corner of the site drains southward into an unnamed tributary of the Mattawoman Creek.

Unnamed Tributary to Piscataway Creek. A large unnamed tributary of Piscataway Creek drains the southeastern half of the site, and exits the site near Livingston Road.

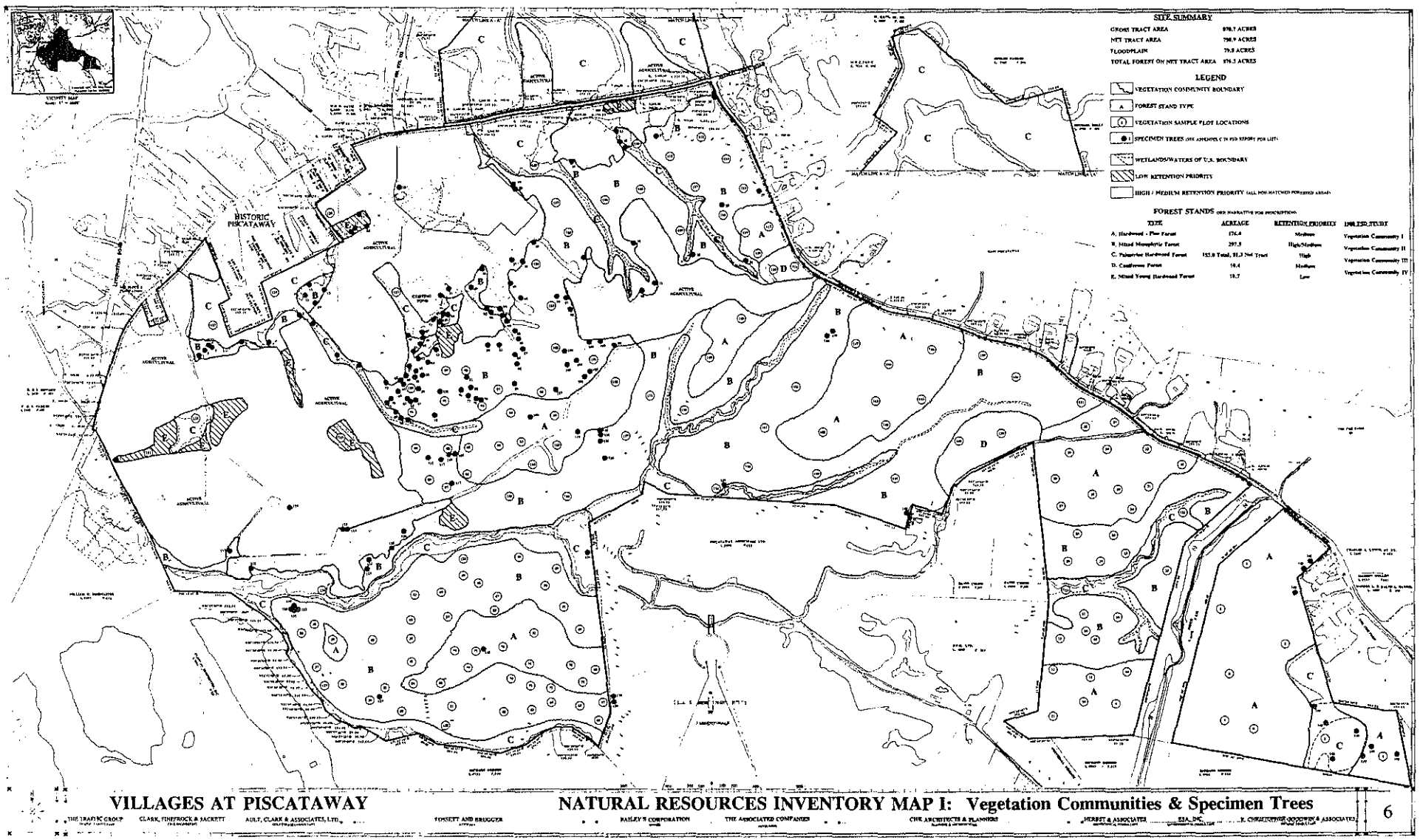
Drainage Area to Piscataway Creek. The northwestern half of the site drains northward towards the main stem of Piscataway Creek through a series of drainage ways.

The areas wetlands and unvegetated "waters of the U.S." are depicted on the site plan contained in the Appendices to this report. Final determination of the boundaries of wetlands and waters is the responsibility of the U.S. Army Corps of Engineers and the State of Maryland, working through the Prince George's County Department of Environmental Resources.

Environmental Systems Analysis, Inc. prepared a Nontidal Wetlands Report for The Villages at Piscataway site, which is contained in the Appendices section of this report. See the Natural Resources Inventory Plan II for wetlands location (Figure 7).

F. VEGETATION AND TREE CONSERVATION

Environmental Systems Analysis, Inc. has field surveyed and mapped the location and extent of the various forest stands on site. The forest communities found on site include: Hardwood-Pine Forest, Mixed Mesophytic Forest, Palustrine Hardwood Forest, Coniferous Forest, and Mixed Young Hardwood Forest. Based on the present conceptual plan (the Comprehensive Design Plan), it appears that more than 35% of the trees presently existing on site will be saved.



VILLAGES AT PISCATAWAY

NATURAL RESOURCES INVENTORY MAP I: Vegetation Communities & Specimen Trees

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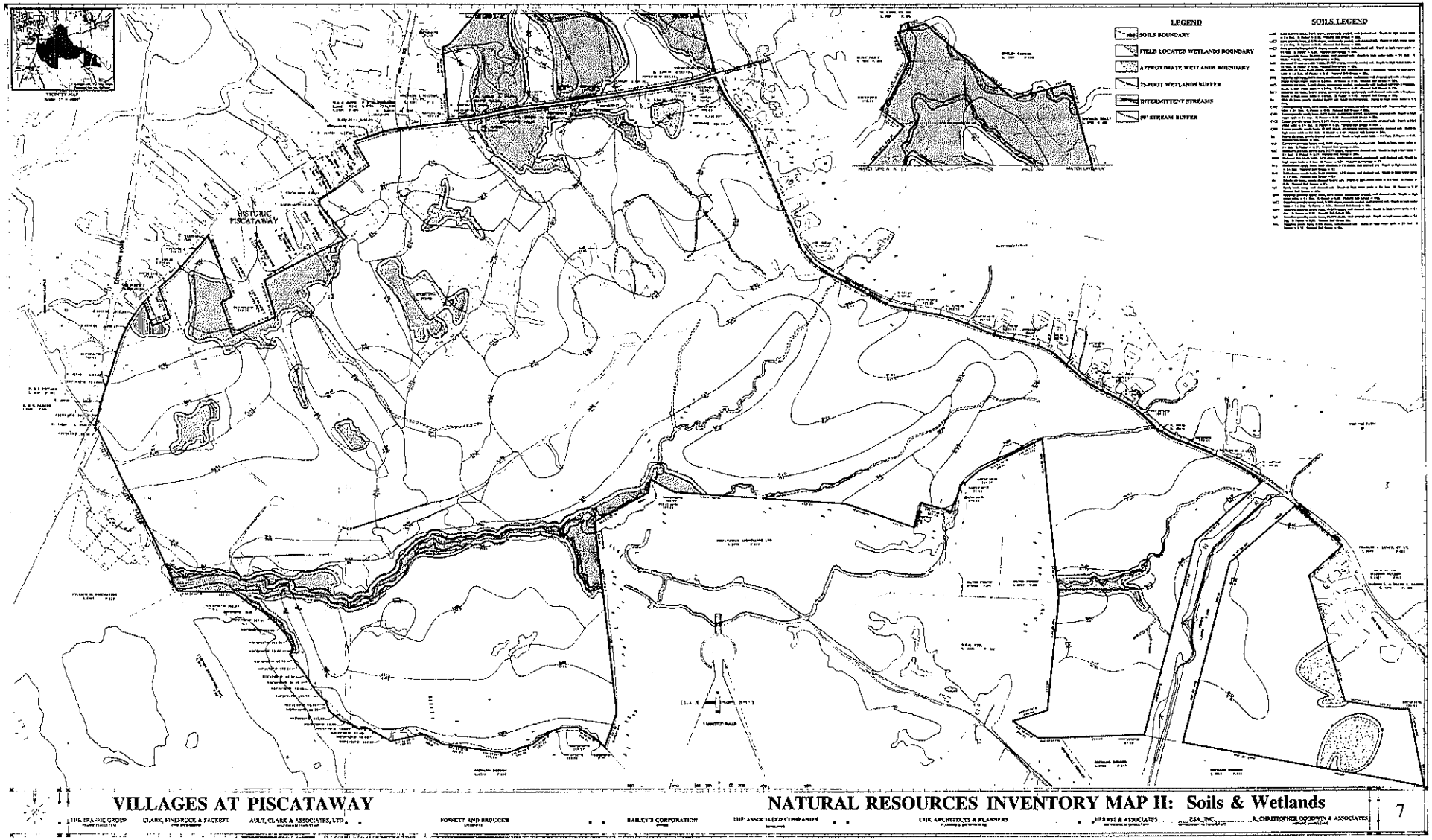

VILLAGES AT PISCATAWAY

NATURAL RESOURCES INVENTORY MAP II: Soils & Wetlands

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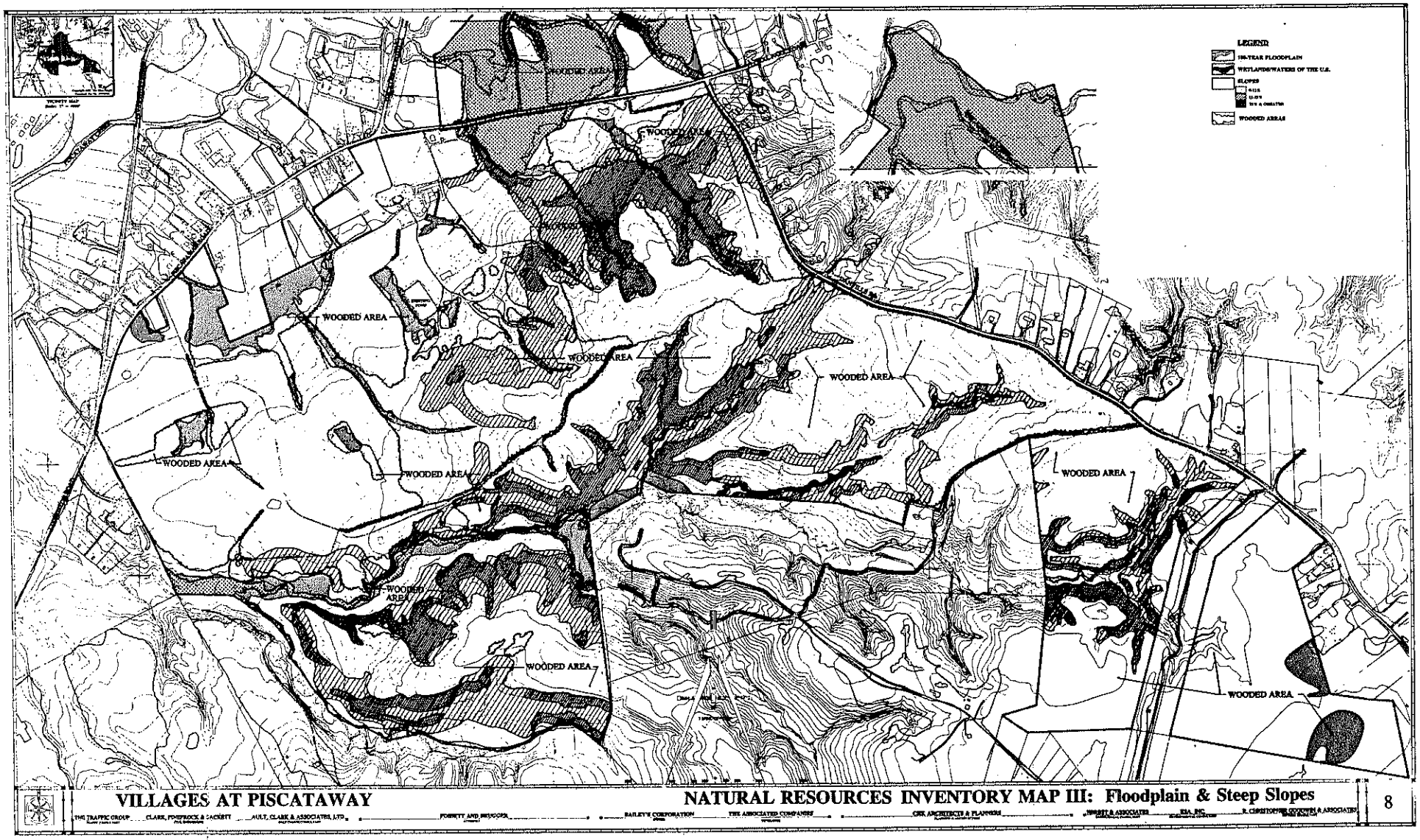
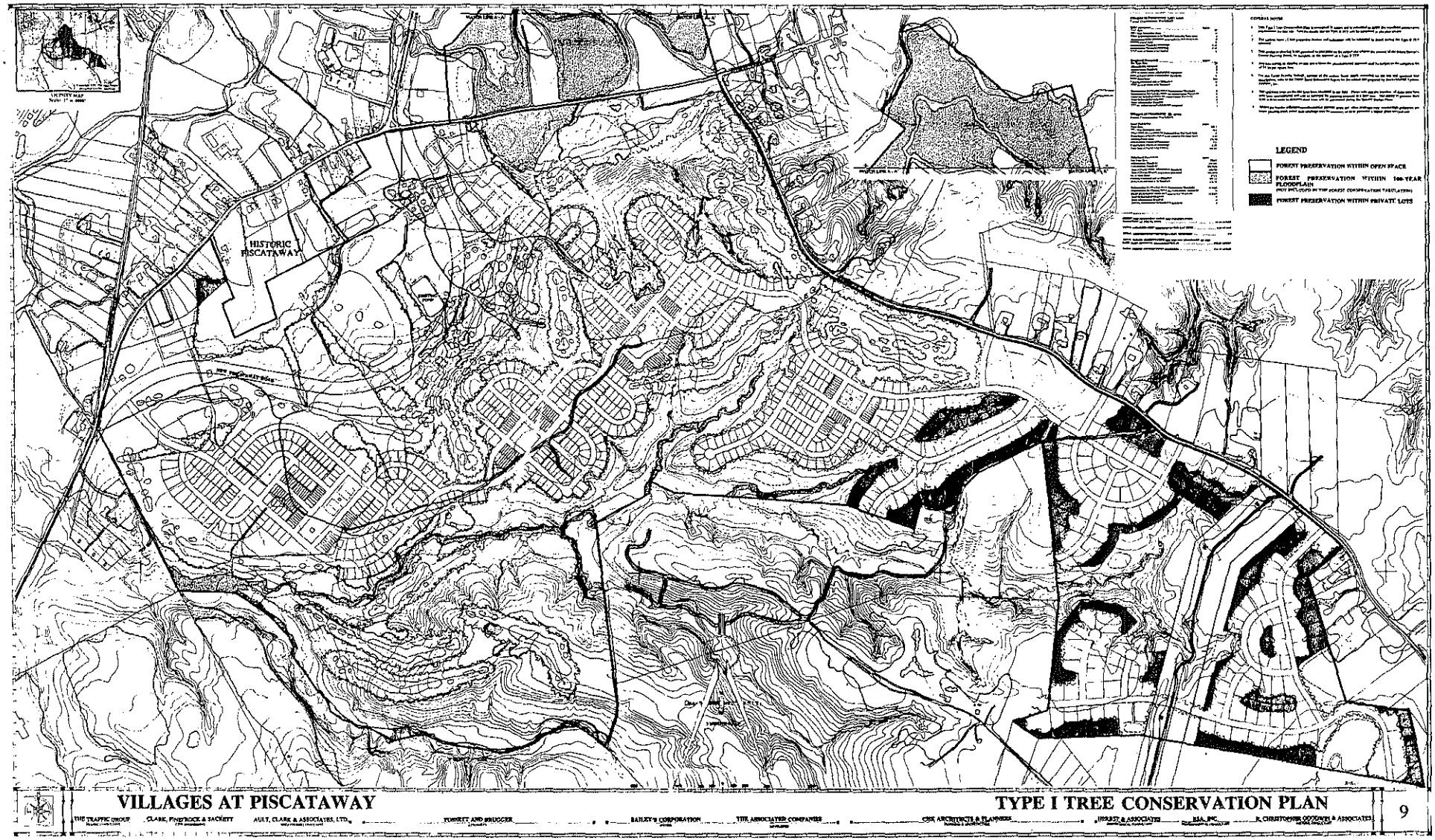


VILLAGES AT PISCATAWAY

NATURAL RESOURCES INVENTORY MAP III: Floodplain & Steep Slopes

8

THE TRAFFIC GROUP — CLARK, PONTBRIOCK & GACKETT — AULT, CLARK & ASSOCIATES, LTD. — FORESTY AND MUDCOCK — BAILEY'S CORPORATION — THE ASSOCIATED COMPANIES — CRK ARCHITECTS & PLANNERS — R. CHRISTOPHER GOODWIN & ASSOCIATES


HISTORIC PISCATAWAY
LEGEND
FOREST PRESERVATION WITHIN OPEN SPACE
FOREST PRESERVATION WITHIN 100-YEAR FLOODPLAIN
FOREST PRESERVATION WITHIN PRIVATE LOTS
VILLAGES AT PISCATAWAY
TYPE I TREE CONSERVATION PLAN
9

Environmental Systems Analysis, Inc. prepared a Forest Stand Delineation Report for the Villages at Piscataway site, which can be found in the Appendices section of this report. See the Natural Resources Inventory Map I (Figure 6) and the Tree Conservation Plan I (Figure 9).

G. SOILS

Herbst & Associates, Geotechnical Engineers, completed a preliminary geotechnical review of The Villages at Piscataway. Based upon a review of published geologic literature in conjunction with a field reconnaissance, Herbst & Associates has concluded that Marlboro Clay does not outcrop on the site. Further, it was determined that the major site development will occur in areas underlain by River Terrace deposits and Upland deposits. Due to their mode of deposition these deposits do not contain marine clays. Accordingly, these areas should be free of problems associated with marine clays.

The Herbst & Associates geotechnical review is contained in the Appendices section of this report. The soils are depicted on the Natural Resources Inventory Map II which is presented in Figure 7.

H. ARCHEOLOGY AND HISTORIC SITES

1. ARCHEOLOGY

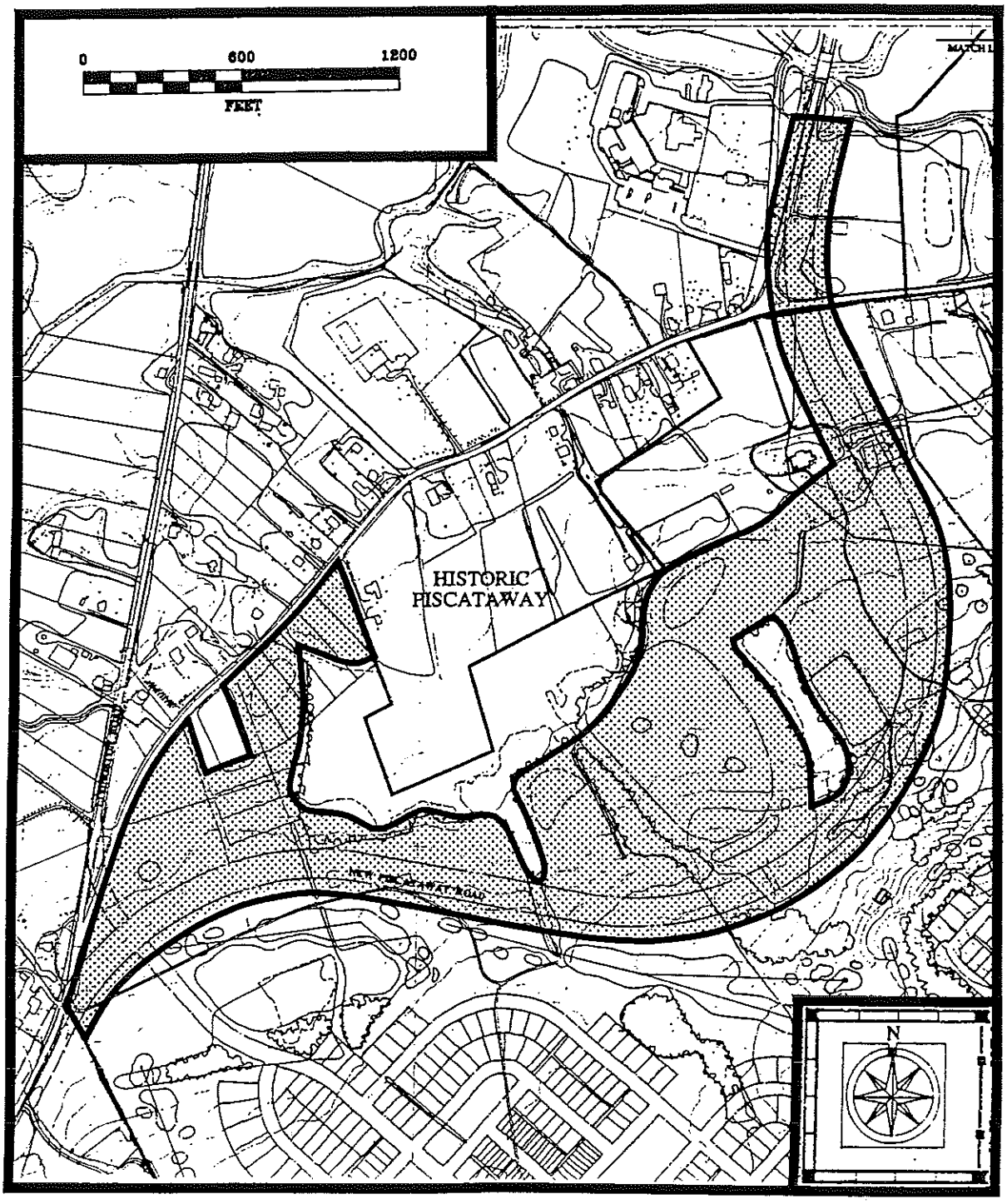
Pursuant to Condition 4 of the Basic Plan, Phase I archeological survey, with possible Phase II and Phase III follow-up archeological investigations, will be undertaken prior to ground-breaking activity in the vicinity of historic Piscataway and in the area of construction of New Piscataway Road. The boundaries of the archeological survey area are depicted in Figure 10. The archeological survey area includes: (1) land east of the proposed alignment of New Piscataway Road that are not wetlands or not part of the environmental setting of the Edelen House, and (2) 100 ft on either side of the center line of the New Piscataway Road right-of-way. While most of this acreage will remain undisturbed, the final location of the trails, recreation areas, and other facilities proposed in this area has not been determined. Thus, the archeological survey area includes all areas within the vicinity of historic Piscataway that potentially may undergo ground disturbance.

The purpose of the Phase I archeological survey is to identify prehistoric and historic archeological resources within the survey area. This objective will be met through a combination of archival research and systematic sub-surface testing and pedestrian reconnaissance. Archival research will include examination of relevant secondary sources on the prehistory and history of southern Prince George's County and a review of previous archeological studies conducted in the vicinity of the project area. Field work in the proposed survey area will consist of systematic excavation of shovel tests placed at 20-meter intervals along transects spaced 20 meters apart. Supplementary shovel test will be excavated around the shovel tests from which pre-modern artifacts are recovered.

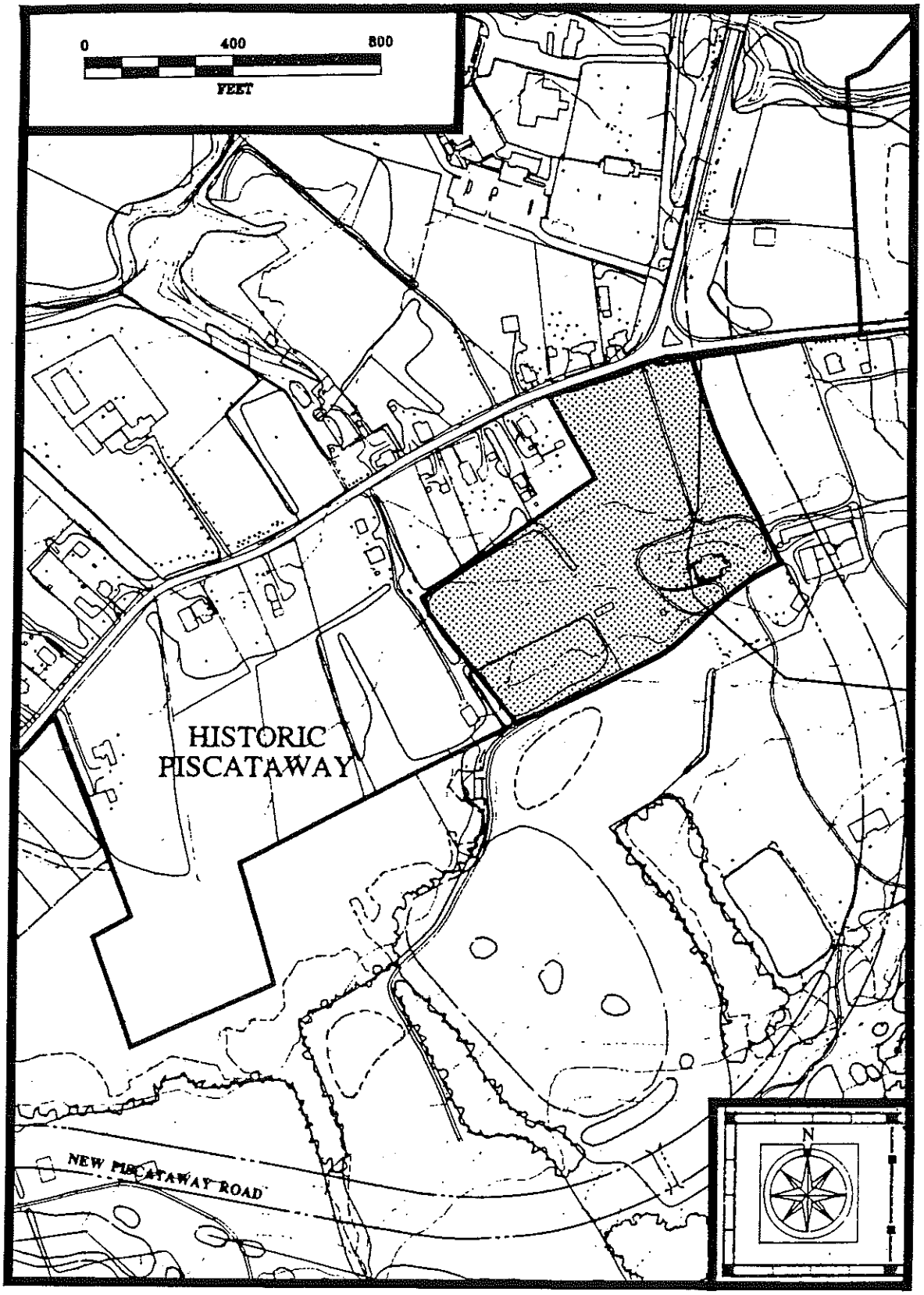
2. HISTORIC SITES

On June 16, 1992, the Prince George's County Historic Preservation Commission designated the Edelen house an historic site (#84-23-6). Pursuant to Condition 39 of the Basic Plan, an environmental setting for the Edelen house will be established which retains the existing fields in front of the house. Figure 11 depicts the approximate area of the Edelen house environmental setting, which includes approximately 25 acres. The area will be maintained as

open space, with appropriate plantings that retain the rural feeling of the fields in the foreground of the house. The environmental setting will be delineated from the active recreation area through the use of appropriate fences or plantings. The area south of the environmental setting and east of New Piscataway Road is planned as open space, which will enhance the environmental setting of the Edelen house.



Archeological Survey Area



Environmental Setting for the Edelen House

FIGURE
11

III. THE PLAN PROPOSAL

Section III
THE PLAN PROPOSAL

A. VILLAGE DESIGN CONCEPTS

1. THE VISION

The character for the Villages at Piscataway has been formed by many factors including the terrain, boundary, spatial relations with the historic town, land uses, preservation of existing vegetation and circulation patterns. The combination of these factors has produced a plan with a balanced mixed-use program using a neo-traditional design strategy of ordered hierarchy, place making and linkage.

The Villages At Piscataway will be a community where human scale, a friendly pedestrian environment, quality architecture and landscape exists within a neighborhood or village framework. Piscataway will be a modern reflection of Maryland's most important landscape and social resource - - its older towns. These communities have historically been the centers of activity and commerce, and the Villages At Piscataway Comprehensive Design Plan provides an opportunity to continue these patterns.

Public space is a major design consideration in the Villages at Piscataway. Unlike most current suburban neighborhoods where the building is the object of the place, in the Villages at Piscataway the public space is the "object" and the buildings are located to define and contain the object. Public spaces which will help define the villages are: the swimming and community center, the tennis complex, the village greens and even the streets. All of these public spaces are designed to make pedestrians feel comfortable, while allowing autos to share the space without conflict.

2. CHARACTER

The character for the Villages At Piscataway is based upon the early American village concept, where villages are surrounded by open fields. In this case, those fields are either the golf course or forested areas.

The Villages At Piscataway has achieved a close union between the natural resources and the built environment by preserving existing trees in parks and open space. A modified grid system has been incorporated into the Villages At Piscataway which allows for continuity and connection from block to block with logical connections between villages.

3. INTERRELATIONSHIP OF VILLAGES

Visual or design connections are of prime importance in the design for the Villages At Piscataway. Place-to-place relationship relative to an overall grid pattern is also an important design concept for the Villages At Piscataway. The plan proposes the following visual or design connections which will link the following public spaces:

1. Existing St. Mary's Church with the Swim Center in Edelen Village (North).
2. Golf Club House with the Village Green in Edelen Village (South).
3. Elementary school site with the Village Green in Lusby Village.
4. Village Green in Lusby Village with the Swim Center in Edelen Village (North).
5. Tennis Complex in Glassford Village with the Golf Club House.

Streets and sidewalks provide the main linkages for the Villages At Piscataway; however, some visual linkages will not follow streets or sidewalks. The plan uses a modified grid system which allows for continuity and connection from block to block and village to village. Residential streets within the villages will provide connectivity to all the important places and focal points within the Villages At Piscataway.

The end-of-street views within the Villages At Piscataway should focus on natural vistas, important buildings, or building faces. Important buildings such as the Swim Center in the Edelen Village and the Golf Club House should be placed to create a focus for sight line vistas. (See Conceptual Street Network Plan, Figure 12).

4. INTERRELATIONSHIP WITH HISTORIC PISCATAWAY

In developing the plan for the Villages at Piscataway, the character of historic Piscataway was analyzed to ensure that the plan protected important features of the area and was related to the special character of historic Piscataway. The Piscataway Village Rural Conservation Study (1991) prepared by the Historic Preservation Section of the M-NCPPC Planning Department was consulted for guidance on protecting the visual character of historic Piscataway. That document identifies several components of the visual character of historic Piscataway: entryways, paths, landmarks, architectural characteristics, vegetation, open space, and village character.

- Entryways: The approaches to historic Piscataway are characterized by open space along the roadways to the east and by a combination of small amounts of open space and narrow residential lots along the roadway to the west. The entryways to historic Piscataway will be protected by several means: the location of the of golf course along the edges of Danville, Floral Park, and New Piscataway Roads; the retention of the wooded area at the northeast corner of Piscataway and Floral Park Roads in its natural state; the open space maintained around the Edelen House; and the creation of a small number of residential lots on the south side of Floral Park Road that follow the historical patterns of lot arrangement in historic Piscataway.

- Paths: Floral Park Road is the primary "path" of historic Piscataway. Its narrow, curving design and close proximity to the historic structures contribute to the character of historic Piscataway. The construction of New Piscataway Road will allow through-traffic to bypass historic Piscataway, thus removing most of the vehicular noise, vibration, and fumes from the front doors of the historic buildings. This re-orientation of traffic also will improve the pedestrian access and safety in historic Piscataway.

  The Villages at Piscataway will be linked to historic Piscataway by pedestrian paths and by a possible roadway connection between New Piscataway Road and Bailey Village.

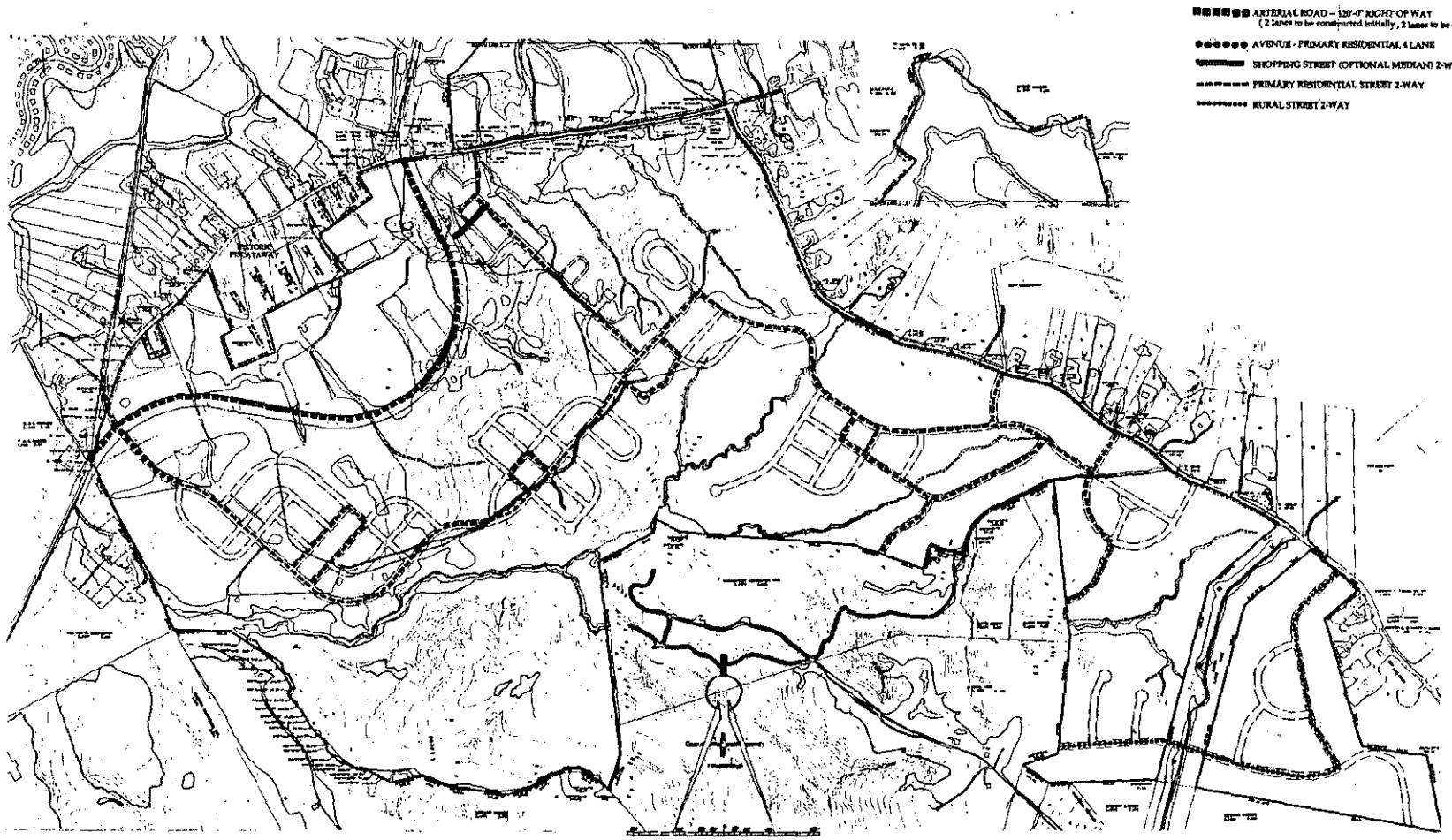
  New Piscataway Road is planned to be a rural road, similar in character to the existing roads in southern Prince George's County. The road should be designed to provide appropriate view corridors to special features in the area, such as the Edelen house and the Golf Course Clubhouse.

- Landmarks: Nine of the oldest structures in the village are designated historic sites and historic resources under the county's Historic Sites and District Plan. Pursuant to Condition 36 of the Basic Plan, a contribution to the Historic Preservation Grant and Loan Fund will be made at the time residential permits are issued. The fund is intended for the future preservation and rehabilitation of the historic buildings and for the creation of a suitable historic environment.

VILLAGES AT PISCATAWAY

PRINCE GEORGE'S COUNTY

DESIGN FRAMEWORK



Architectural Characteristics: The Villages at Piscataway incorporates design elements found in historic Piscataway. These include human scale, varied massing, articulated facades, and consistent vocabulary for architectural detail within each building. Pursuant to Condition 37 of the Basic Plan, new construction west of New Piscataway Road that is visible from Floral Park Road will be subject to architectural review by the Prince George's County Historic Preservation Commission to ensure compatibility with historic Piscataway.

Vegetation and Open Space: The plan protects mature stands of trees and the green, open space in the immediate vicinity of historic Piscataway. Much of the area behind the village defined by the New Piscataway Road will be used as open space recreation areas.

Village Character: The Villages at Piscataway is based on concepts of neo-traditional planning, which in turn are based on the pattern of interconnected villages and small towns that once characterized the countryside of places like Prince George's County. The neo-traditional design concepts exemplified in the Villages at Piscataway are nearer to the character of historic Piscataway than those of standard modern subdivisions.

Edelen House: The L-A-C portion of the project known as Bailey's Village will be compatible with the adjacent Edelen house and historic Piscataway. A visual connection should be established between the Edelen house and the village green of Bailey Village. ~~The location of a proposed institutional/civic building and the Edelen house should provide for a similar transition between historic Piscataway and Bailey Village~~.

~~Other than the proposed institutional/civic building planned opposite the Edelen hours,~~ The areas of Bailey Village adjacent to Floral Park and New Piscataway Roads are planned for small-scale residential buildings. Bailey Village's ordered plan of small blocks organizes land use to place residential uses along the edges and commercial uses in the center near St. Mary's View Road, as in traditional villages. Single-family residential lots are planned along the south side of Floral Park Road, east of Piscataway Road. ~~These lots follow the traditional site pattern along Floral Park Road of detached houses facing the road.~~ The primary view from the roadways past Bailey's Village will be on the front of buildings. These residential uses and landscaping along New Piscataway Road should provide a transition between the village retail uses along the main street of Bailey's Village and the open space around the Edelen house.

The mass, scale, materials, and details of the architecture of Bailey Village will be compatible with the Edelen house and historic Piscataway. The mass and scale of the buildings of Bailey Village will be of a human, not monumental scale. The materials and details of the buildings will reflect elements found in historic Piscataway, such as articulated facades, pitched roofs, masonry and horizontal siding.

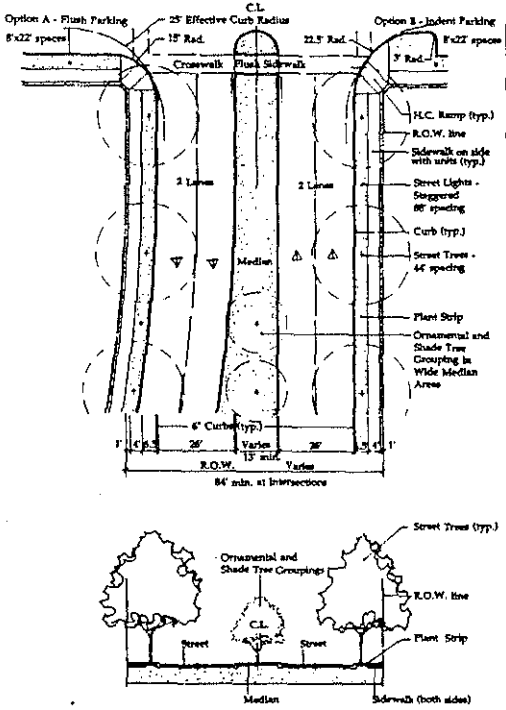
5. DESIGN ELEMENTS

Street Patterns

The street system for the Villages At Piscataway utilizes a modified grid layout; which means that blocks will be generally rectilinear in nature. Blocks will typically be created by the inter-connectivity of streets and alleys in a logical pattern. However, street and block configurations will adjust, move and change shape to allow for topography, stream valleys, wetlands, open space and significant stands of trees. The use of a flexible grid system for the streets provides overlap and multiplicity of routes, thus allowing the streets within the Villages At Piscataway to be two-lane roads. (See Figures 13, 14, 15 for illustration of neo-traditional town planning concepts).

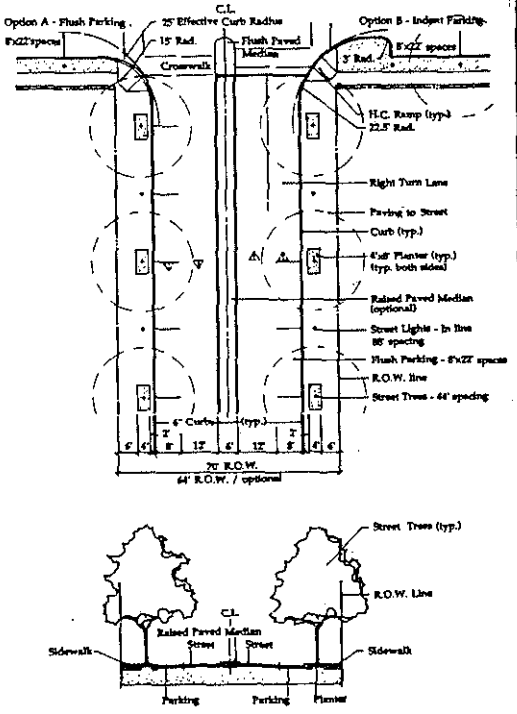
Avenue

Class: 4 lane divided	Public
Design Speed:	35 mph
Maximum % of Grade:	10%
Minimum Centerline Radius:	400 ft.
Minimum Site Distance:	240 ft.
Pavement Width:	23.34' + 23.34'
Face of Curb to Face of Curb	26'+26' ft.
R.O.W.:	84 ft. Min.
Minimum Distance Between Intersections:	200 ft.
Minimum Angle of Intersection:	70 degrees
Minimum Curb Radius:	15 ft.
Minimum Effective Curb Radius:	25 ft.
Parking:	None
Sidewalks:	Optional
Note:	14 ft. median with no separate left turn lanes Houses front on road with indirect access



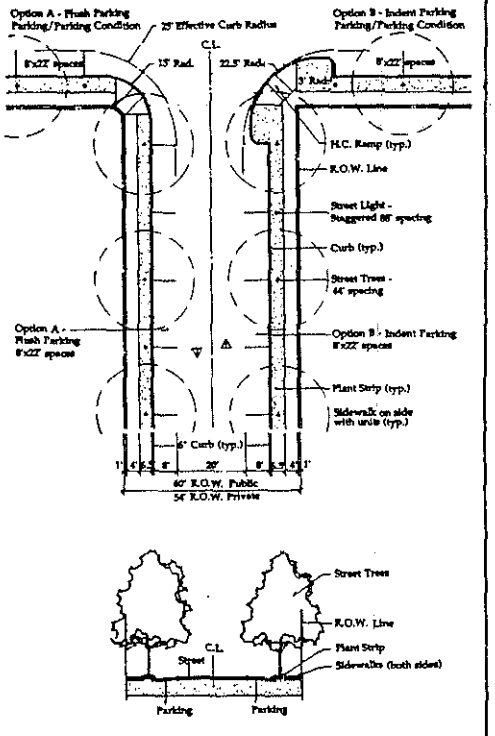
Shopping Street

Class: 4 lane divided	Public
Design Speed:	30 mph
Maximum % of Grade:	10%
Minimum Centerline Radius:	275 ft.
Minimum Site Distance:	200 ft.
Pavement Width:	17.33' + 17.33'
Face of Curb to Face of Curb	20'+20'
R.O.W.:	64 - 70 ft.
Minimum Distance Between Intersections:	200 ft.
Minimum Angle of Intersection:	70 degrees
Minimum Curb Radius:	15 ft.
Minimum Effective Curb Radius:	25 ft.
Parking:	Both Sides
Sidewalks:	Both Sides
Note:	6 ft. optional median with no separate left turn lanes



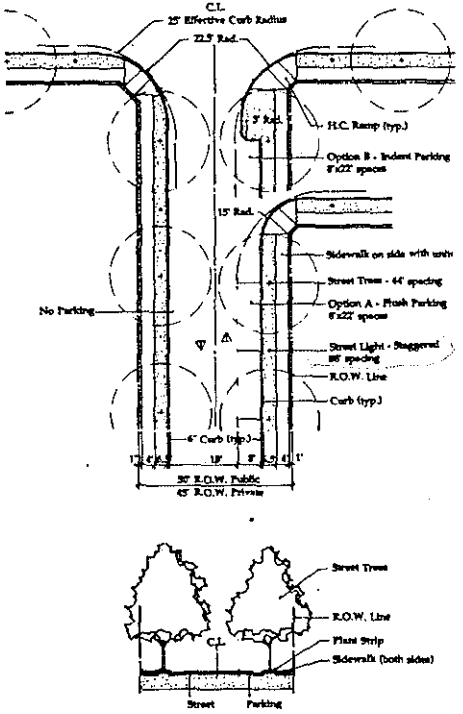
Street A (Primary Residential)

Class: 2 lane with parking	Public / Private
Design Speed:	25 mph
Maximum % of Grade:	10%
Minimum Centerline Radius:	110 ft.
Minimum Site Distance:	175 ft.
Pavement Width:	33.33' + 33.33'
Face of Curb to Face of Curb	36 ft.
R.O.W.:	60 ft.
Minimum Distance Between Intersections:	150 ft.
Minimum Angle of Intersection:	70 degrees
Minimum Curb Radius:	15 ft.
Minimum Effective Curb Radius:	25 ft.
Parking:	Parallel parking on both sides
Sidewalks:	Both Sides
Note:	Curb breaks for drives allowable



Street [illegible]econd [illegible]sident

Class: 2 lane parking on one side	Public / Private
Design Speed:	25 mph
Maximum % of Grade:	10%
Minimum Centerline Radius:	110 ft.
Minimum Site Distance:	175 ft.
Pavement Width:	23.34' + 23.34'
Face of Curb to Face of Curb	2[illegible] ft.
R.O.W.:	45-50 ft.
Minimum Distance Between Intersections:	100 ft.
Minimum Angle of Intersection:	70 degrees
Minimum Curb Radius:	15 ft.
Minimum Effective Curb Radius:	25 ft.
Parking:	Parallel parking on one side
Note:	Curb breaks for drives allow



These Street Diagrams represent neo-traditional design concepts. Th developer will work with the M.N.C.P.&P.C. Urban Design Section an the Prince George's County Department of Public Works to develop th actual design standards. The Department of Public Works will have th final design approval authority for all public streets within the Villages A Piscataway.

STREET DIAGRAMS

THE TRAFFIC GROUP — TRAFFIC CONSULTANT
CLARK, FINEFROCK & SACKETT — CIVIL ENGINEERS
AULT, CLARK & ASSOCIATES, LTD. — GOLF COURSE CONSULTANT
FOSSETT & BRUGGER — ATTORNEYS
THE ASSOCIATED COMPANIES — DEVELOPER
CHK ARCHITECTS & PLANNERS — PLANNING AND ARCHITECTURE
HERBST & ASSOCIATES — GEOTECHNICAL CONSULTANT
ESA, INC. — ENVIRONMENTAL CONSULTANT
R. CHRISTOPHER GOODWIN & ASSOCIATES — HISTORIC CONSULTANT

Public Spaces

The location of public spaces was a major design consideration in the design of the Villages At Piscataway. Buildings have been located to define and contain the public objects such as parks, streets or public buildings. These public spaces are centrally located in each of the villages along critical sight lines. Recreational uses typically located in them will also serve public functions. Bordered by streets and visible from cars, the public spaces will create a definite public feel.

With the realignment of New Piscataway Road, the golf club house becomes a predominate public building. Visual connections between the golf clubhouse and the other important buildings and places within the Villages At Piscataway are reflected in Figure 16. The public space located at the end of the entrance road off of Floral Park Road will be anchored by a community building at the Swim Center in the Edelen Village. This public space will serve many recreational and social uses. Other important public spaces include: the Tennis Complex in Glassford Village, and the Village Greens in Bailey Village, Edelen Village and Lusby Village. Another important public building may someday be constructed on the elementary school site, surrounded by its own public space.

Building Location

Buildings are to be generally located to define and contain the public object such as a park, street, or public building. Generally, the higher density buildings should be located near public spaces, with lower density residential buildings designed farther away from the individual village centers. This basic concept is based on the fact that higher densities tend to gravitate along higher traffic streets.

Buildings across from each other will generally relate in character, scale, and massing. The transition of uses should occur in rear yards or in progression down the street, not face to face. Building setbacks should remain nearly constant in the progression down a street to create a building wall as a backdrop to the street scene.

Preservation of the Landscape

The structure of the existing landscape is maintained in the Villages At Piscataway by preserving its geometry, as well as individual elements found within it, such as tree stands and wetlands, to formulate the layout of the villages. The primary street network is adapted to the geometry of the landscape—where that geometry is more formal and orthogonal, the street network is more formal; where the landscape adopts a looser and more curvilinear character, the streets are likewise more loosely configured. The most compelling landscape features, such as the existing mature stands of trees and the gently sloping ground, determine the location and character of the most significant open space to be preserved in the Villages At Piscataway. (See Figure 17 for Landscape Concept Plan and Figure 20 for Conceptual Open Space Network).

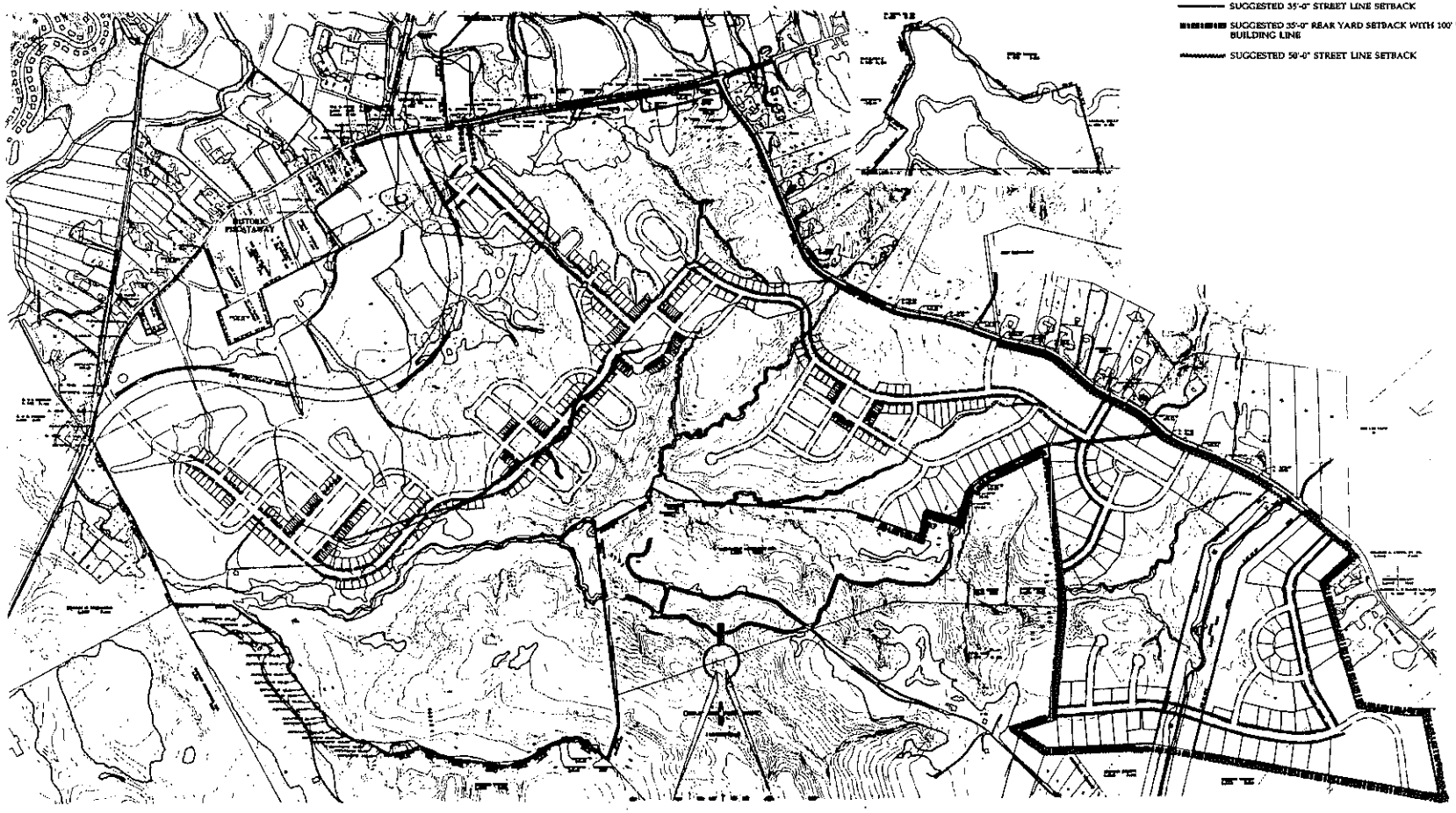
Open Space System

The open space system consists of a number of components, which range from large-scale systems, such as the championship 18-hole golf course, to smaller- scale elements, such as the Village Greens. The distribution of these elements is carefully considered to fully integrate and define neighborhoods. The golf course, which is configured in a large figure-eight loop creates a large green belt along the edges of New Piscataway Road, Floral Park Road and Danville Road. This significant landscape amenity will serve as a natural buffer between the

VILLAGES AT PISCATAWAY

PRINCE GEORGE'S COUNTY

DESIGN FRAMEWORK



CONCEPTUAL SETBACK HIERARCHY

THE TRAFFIC GROUP TRAFFIC CONSULTANT · CLARK, FINEFROCK & SACKETT CIVIL ENGINEERING · AULT, CLARK & ASSOCIATES, LTD. GOLF COURSE CONSULTANT · FOSSETT & BRUGGER ATTORNEYS · THE ASSOCIATED COMPANIES DEVELOPER · CHK ARCHITECTS & PLANNERS PLANNING AND ARCHITECTURE · HERZOG & ASSOCIATES GEOTECHNICAL CONSULTANT · ESA, INC. ENVIRONMENTAL CONSULTANT · R. CHRISTOPHER GOODWIN & ASSOCIATES HISTORIC CONSULTANT

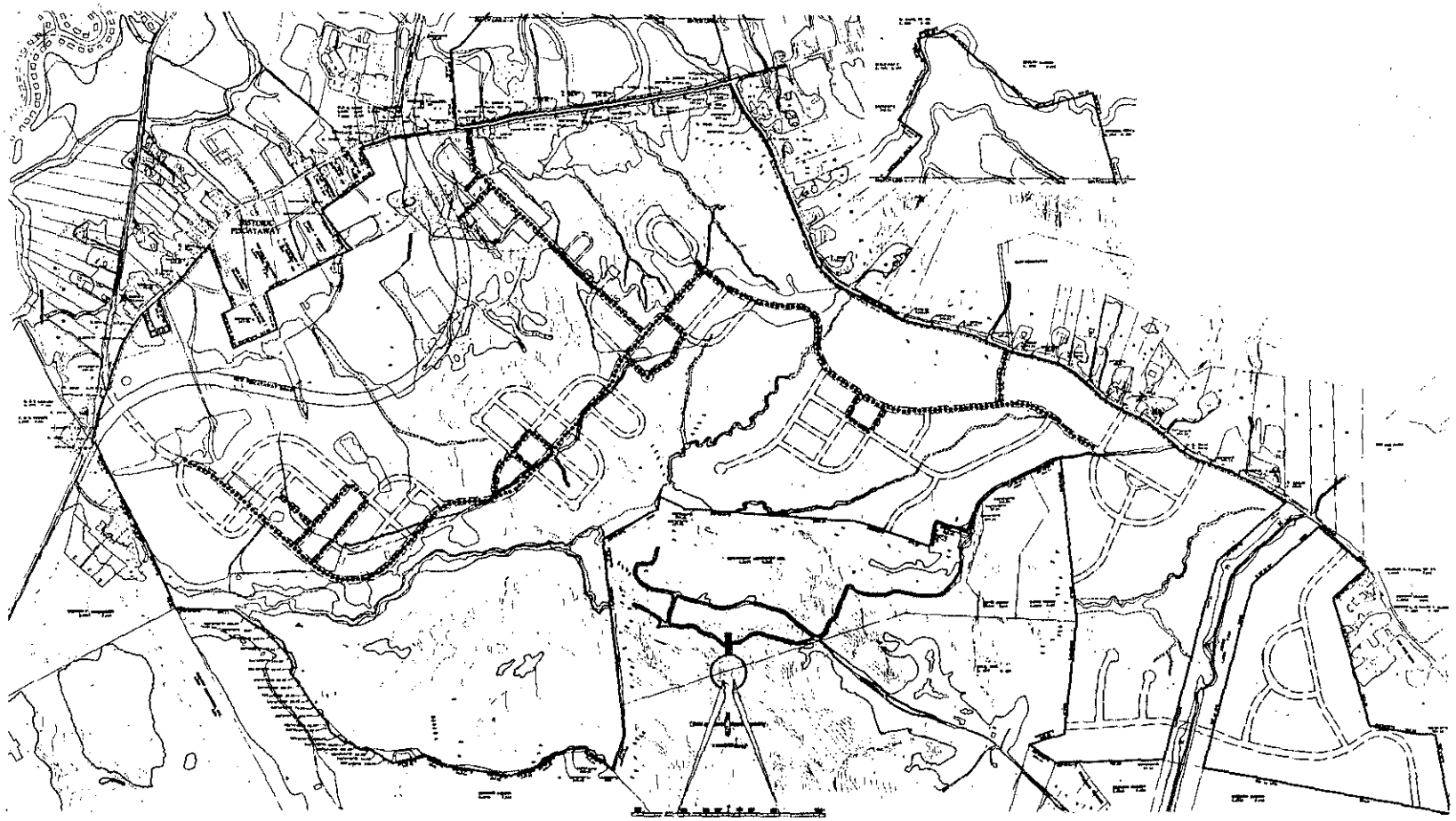
VILLAGES AT PISCATAWAY

PRINCE GEORGE'S COUNTY

DESIGN FRAMEWORK

LEGEND

•••••••••• TWO-SIDED STREET PARKING



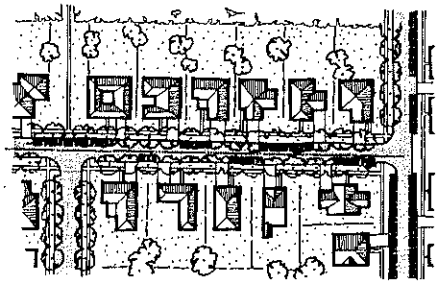
THE CONCEPT OF ON-STREET PARKING IS IMPORTANT IN THE NEO-TRADITIONAL TOWN. THE ACTUAL RESPONSIBILITY FOR ON-STREET PARKING *RESTS WITH* PRINCE GEORGE'S COUNTY.

CONCEPTUAL ON-STREET PARALLEL PARKING

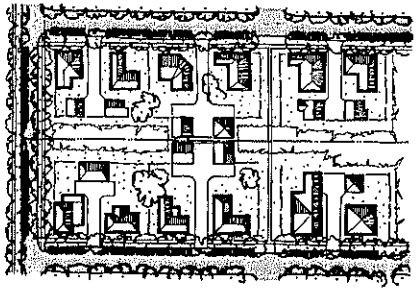
VILLAGES AT PISCATAWAY

PRINCE GEORGE'S COUNTY

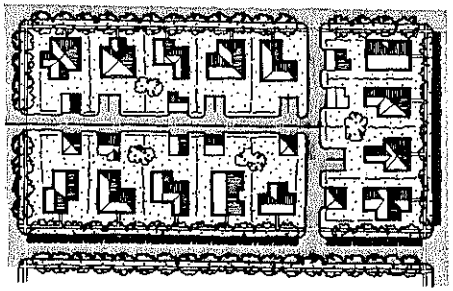
ALTERNATIVE DESIGN ELEMENTS



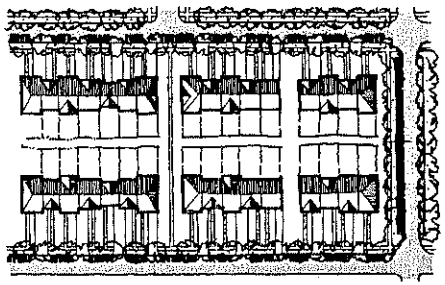
A • Attached or Integrated Garages in Front.



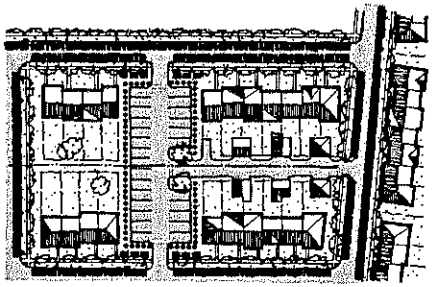
B • Detached Garages in Rear w/ Driveways from Front (Single or Shared)



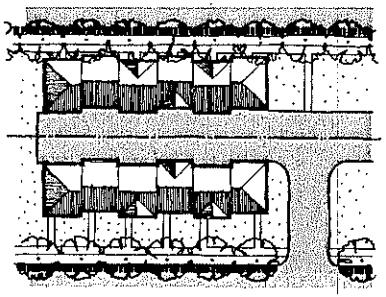
C
- Detached Garages in Rear w/ Alley Access
- Parking Spaces at Rear along Alley
- Driveway with Integrated Garage or Carport in Rear



D • Integrated Garages in Front



E
- Detached Garages or Carports in Rear w/ Alley Access
- Parking Spaces at Rear along Alley
- Driveway with Integrated Garage in Rear



F • Attached Garage in Rear of Townhome accessed through any alley

Suggested Design Criteria

* Front Yard Setbacks from R.O.W. for Non - Framework Streets

	SFD Below 20,000	Townhouse	Courtyard Townhouse	SFD Over 20,000
5 Feet Minimum			X	
15 Feet Minimum	X	X		
25 Feet Minimum				X
15 Feet Preferred			X	
25 Feet Preferred	X	X		
35 Feet Preferred				X

Note: See Matrix Guidelines below

• Min. Distance Between Principal Buildings

	Townhouse	Courtyard Townhouse
15' Feet		X
25' Feet	X	

• Min. Other Setbacks from Property Line

	SFD over 20,000		SFD below 20,000		Townhouse	Courtyard Townhouse
Side Yard (one / both)	8'	17'	8'	8'		
Corner Yard (one / both)	8'	17'	8'	8'	15'	8'
Rear Yard	30'		25'		30'	8'
Accessory (side / rear)	3'	3'	3'	3'		

• Parking

- Parallel Parking Included in Required Parking
- Parking Lots located in Interior Of Blocks
- Parking Lots at Street Edge Permitted with 3 ft. Fence, Wall or Hedge

- Towers, Cupolas, Steeples, Bays, Stoops, Fireplaces, & Porches can encroach into given setbacks.
- 36. high max. traditional picket fences, brick walls and hedges are permitted in the front yard of Residential Buildings.

Front Yard Setbacks - Matrix Guidelines

- Building setbacks will remain constant along common street fronts.
- Different building types when intermixed in a block will have the same setbacks.

NOTE: DRAWINGS AND WRITTEN DESCRIPTIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY. EXACT LOCATION AND DESIGN CRITERIA TO BE DETERMINED DURING THE SPECIFIC DESIGN PLAN PHASE.

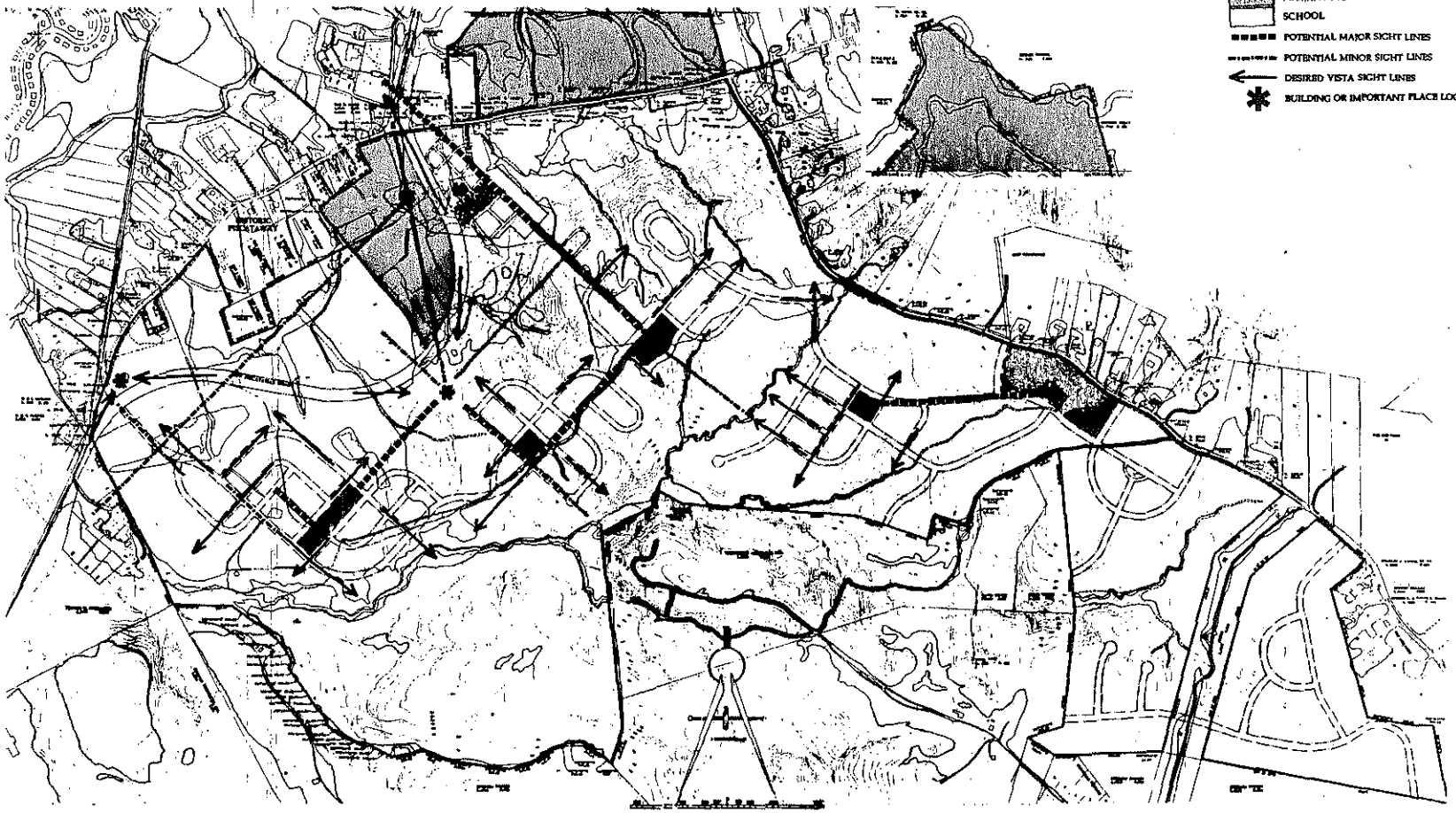
ILLUSTRATIVE RESIDENTIAL DESIGN CRITERIA

CDP-9306-06_Backup Document Set 108 of 432

VILLAGES AT PISCATAWAY

PRINCE GEORGE'S COUNTY

DESIGN FRAMEWORK



POTENTIAL PUBLIC SPACES AND VIEW CORRIDORS

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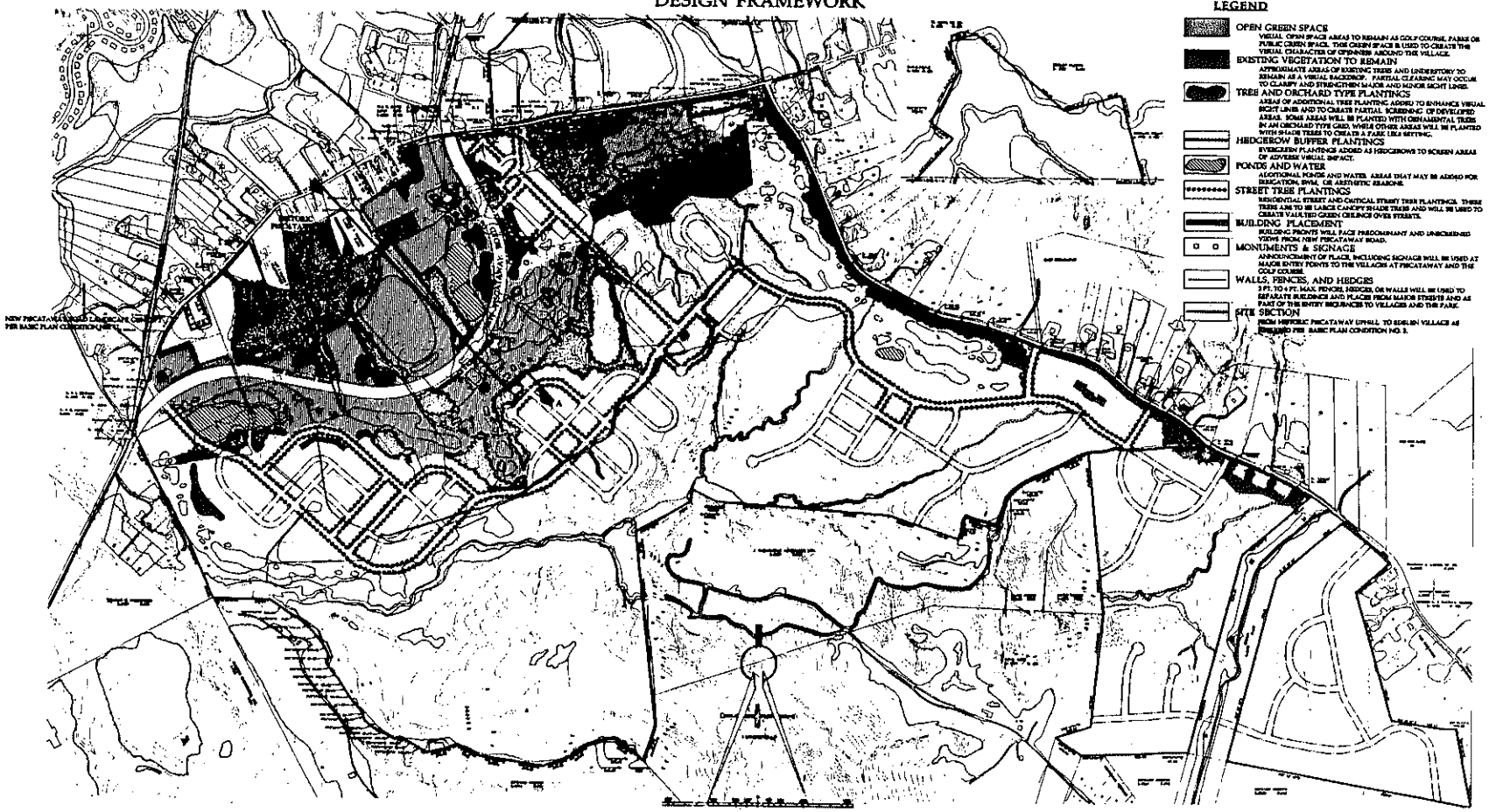
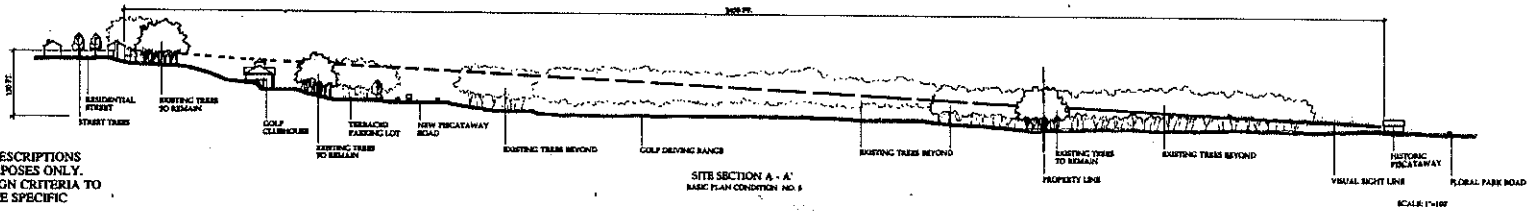
VILLAGES AT PISCATAWAY

PRINCE GEORGE'S COUNTY

DESIGN FRAMEWORK





SITE SECTION A - A'
BASIC PLAN CONDITION NO. 8

SCALE: 1"=100'

NOTE: DRAWINGS AND WRITTEN DESCRIPTIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY. EXACT LOCATION AND DESIGN CRITERIA TO BE DETERMINED DURING THE SPECIFIC DESIGN PLAN PHASE.

ILLUSTRATIVE LANDSCAPE CONCEPT PLAN

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FOSSETT & BRUGGER — ATTORNEYS
THE ASSOCIATED COMPANIES — DEVELOPER
CHK ARCHITECTS & PLANNERS — PLANNING AND ARCHITECTURE
HERBERT & ASSOCIATES — GEOTECHNICAL CONSULTANT
ESA, INC. — ENVIRONMENTAL CONSULTANT
R. CHRISTOPHER GOODWIN & ASSOCIATES — HISTORIC CONSULTANT

existing community along the periphery of the site and the new town at the Villages At Piscataway. At the same time, it portrays an "open farm land character" adjacent to the major transportation arteries of Livingston Road, Piscataway Road, Floral Park Road and Danville Road. The remainder of the Open Space System will provide both active and passive recreational uses. A portion of the system will be designed, landscaped and contain specific recreational facilities, while another portion will be left in its natural state. (See Figure 20).

Location of Uses

Neighborhoods throughout the Villages At Piscataway will be composed of a variety of unit styles and types, on different size lots which include both single family detached and single family attached units. This distribution of types and sizes throughout the town, rather than their concentration in separate areas, will provide for the mixing of income types and levels. The design will also create a hierarchy of density, street types and building types throughout the community, and permit a more cohesive and uniform identity to the town.

The four villages are clustered on the ridges above the steep slopes and stream valleys, in the gently sloping former farmland, and adjacent to current developed areas. All of the villages contain open space and are adjacent to large areas of open space, undisturbed woodlands, steep slopes, flood plains and stream valleys. Much of the open space will contain the golf course which will weave along the edges of the four villages of Bailey, Edelen, Glassford and Lusby. Southeast of the villages will be a large lot residential area that will contain lots, similar in setback and lot widths to those of the surrounding countryside. The large residential lot area, to be known as Danville Estates, will project the transition from the villages to the larger lots located east of Danville Road.

The large lots in Danville Estates are located near the outer boundaries of the property. Along Danville Road the estate areas emulate the character of the adjoining off-site residential development. These lots will maintain the present spacious rural quality of the site and provide for a transition from the four villages in the Villages At Piscataway. To the area residents, Danville Estates will appear to be a continuation of the existing development pattern.

8. THE PLAN

The Comprehensive Design Plan for the a neo-traditional town incorporating factors sue circulation patterns and the relationship wi Comprehensive Design Plan Map appears in F of the existing environment and the character Villages At Piscataway successfully incorporate! and civic uses into a new community. ·

Reminiscent of neo-traditional towns, f community that groups various housing element were of a scale and design that facilitated community, and created a sense of place, cl contemporary suburban developments. Place sp towns, is a major design consideration for the Viii on the space as an "object", with the buildings c1

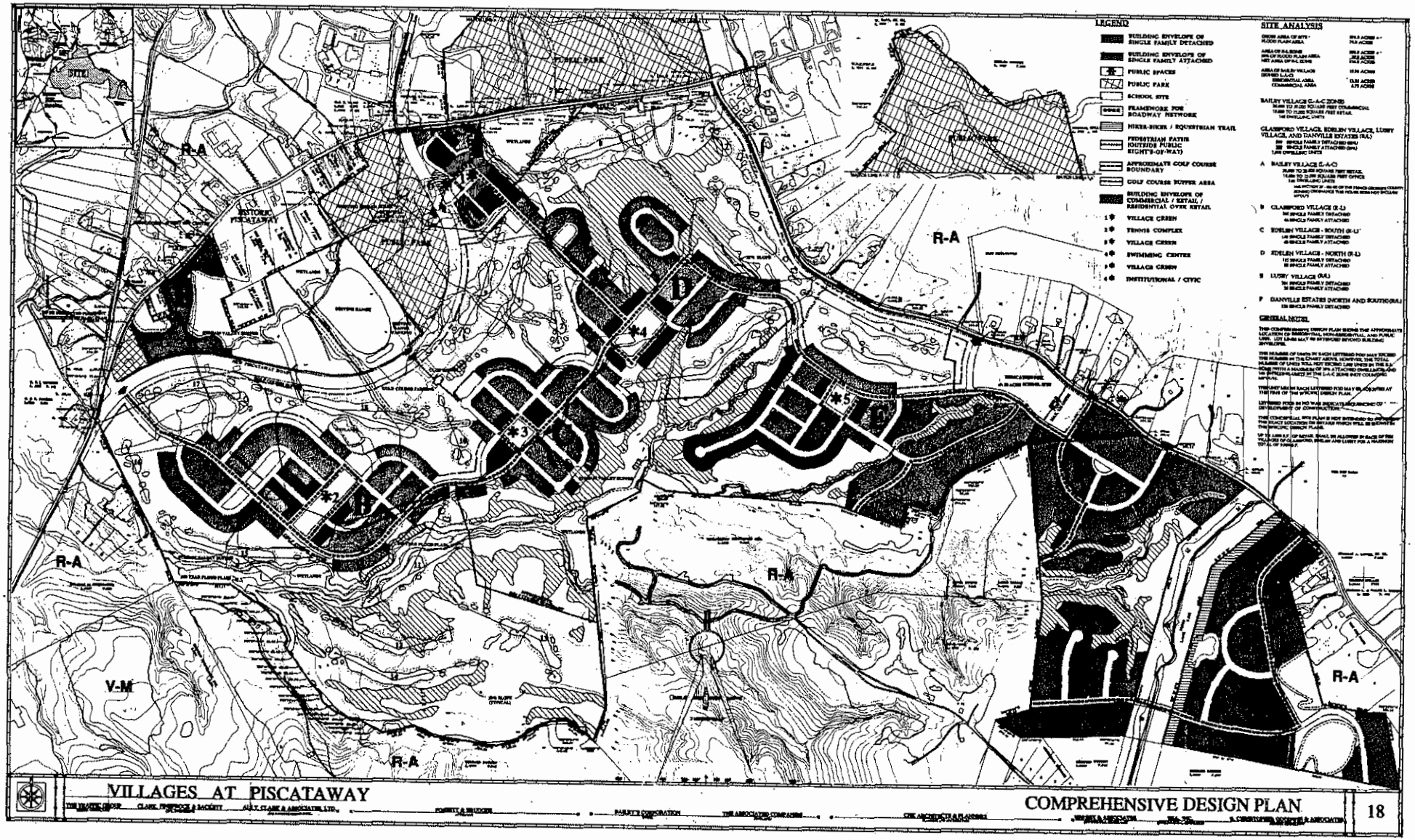
Both office and retail commercial uses an village closest to the historic town. Other uses may be provided in the other three villages a mixture of dwelling units, which are located in t area, public civic uses, and social and recreational golf course.

The Villages at Piscataway utilizes traditi, integrate the four villages with the surrounding public and historic landmarks, and an integral elements that bring together the old and the ne1

Design guidelines contained in this sect setbacks, street linkages, location of public space an open space network. The Villages oatPiscatway Comprehensive Design Plan to provide a variety while retaining the natural integrity and beauty

1. THE FOUR VILLAGES

The Villages at Piscataway has been part variety of unit styles and types in each village, inc and detached. The distribution of unit types ano heterogeneous yet unified. mixture of housing, a c traditional towns. The four villages are located steep slopes and stream valleys; in the gently slo1 and on land adjacent to currently developed arec amount of open space into their plans, and are a, Gently sloping fields, undisturbed woodlands, stee up the varied landscape surrounding these villa[


LEGEND
BUILDING ENVELOPE OF SINGLE FAMILY DETACHED
BUILDING ENVELOPE OF SINGLE FAMILY ATTACHED
PUBLIC SPACES
PUBLIC PARK
SCHOOL SITE
FRAMEWORK FOR ROADWAY NETWORK
HIKER-BIKER / EQUESTRIAN TRAIL
PEDESTRIAN PATHS (OUTSIDE PUBLIC RIGHT-OF-WAY)
APPROXIMATE GOLF COURSE BOUNDARY
GOLF COURSE BUFFER AREA
BUILDING ENVELOPE OF COMMERCIAL / RETAIL / RESIDENTIAL OVER RETAIL
1 VILLAGE GREEN
2 TENNIS COMPLEX
3 VILLAGE GREEN
4 SWIMMING CENTER
5 VILLAGE GREEN
6 INSTITUTIONAL / CIVIC
SITE ANALYSIS
GENERAL NOTES
SITE
R-A
V-M
PUBLIC PARK
HISTORIC PISCATAWAY
WETLANDS
*1
*2
*3
*4
*5
VILLAGES AT PISCATAWAY
COMPREHENSIVE DESIGN PLAN
18

Much of the open space contains the championship golf course which weaves along the edges of the four villages of Bailey, Edelen, Glassford and Lusby. This golf course serves as a "greenbelt," a connective element which helps define and link the four villages. The villages are also linked to neighborhoods and outlying residential areas that are made up of larger lots, similar in setback and lot widths to those of the surrounding countryside. These larger lot areas serve as the transition between the villages to the rural character of the surrounding area.

Bailey Village

Bailey Village is located at the intersection of Floral Park Road and the future Piscataway Road extension. Adjacent to historic Piscataway and near the Edelen House, the design for Bailey Village has been carried out in such a way as to appear as if historic Piscataway had expanded over time. Integration of similar architectural details strengthens this concept. Linkages to historic Piscataway have been accomplished through a view corridor to St. Mary's Church, as well as through a pedestrian connection between Bailey Village and the historic town.

In addition to housing, the office and retail uses of the Villages At Piscataway are located here. A variety of commercial uses are envisioned for this area, such as: office space, restaurants, dry cleaners, specialty stores and other uses which are typically associated with a small town. ~~An area for a major institutional or civic building, such as a church, has also been provided.~~ All of these uses are organized about a village commons, which becomes the focus of Bailey Village. The specific nature of these uses will be determined during the Specific Design Phase.

To contrast with the existing suburban development of this area, space for two public parks has been provided; one located across New Piscataway Road; the other located across Floral Park Road. These large parks, in addition to being amenities for the community, serve as natural transition points between the Villages At Piscataway, historic Piscataway, and the surrounding communities.

Bailey Village has been designed around natural features, such as valleys and picturesque views, and man-made features, such as "entryways", "paths", and "landmarks". Presently the undefined "entry way" for the area is the intersection of Floral Park Road and Piscataway Road. The Villages At Piscataway strengthens the entryway in a number a ways.

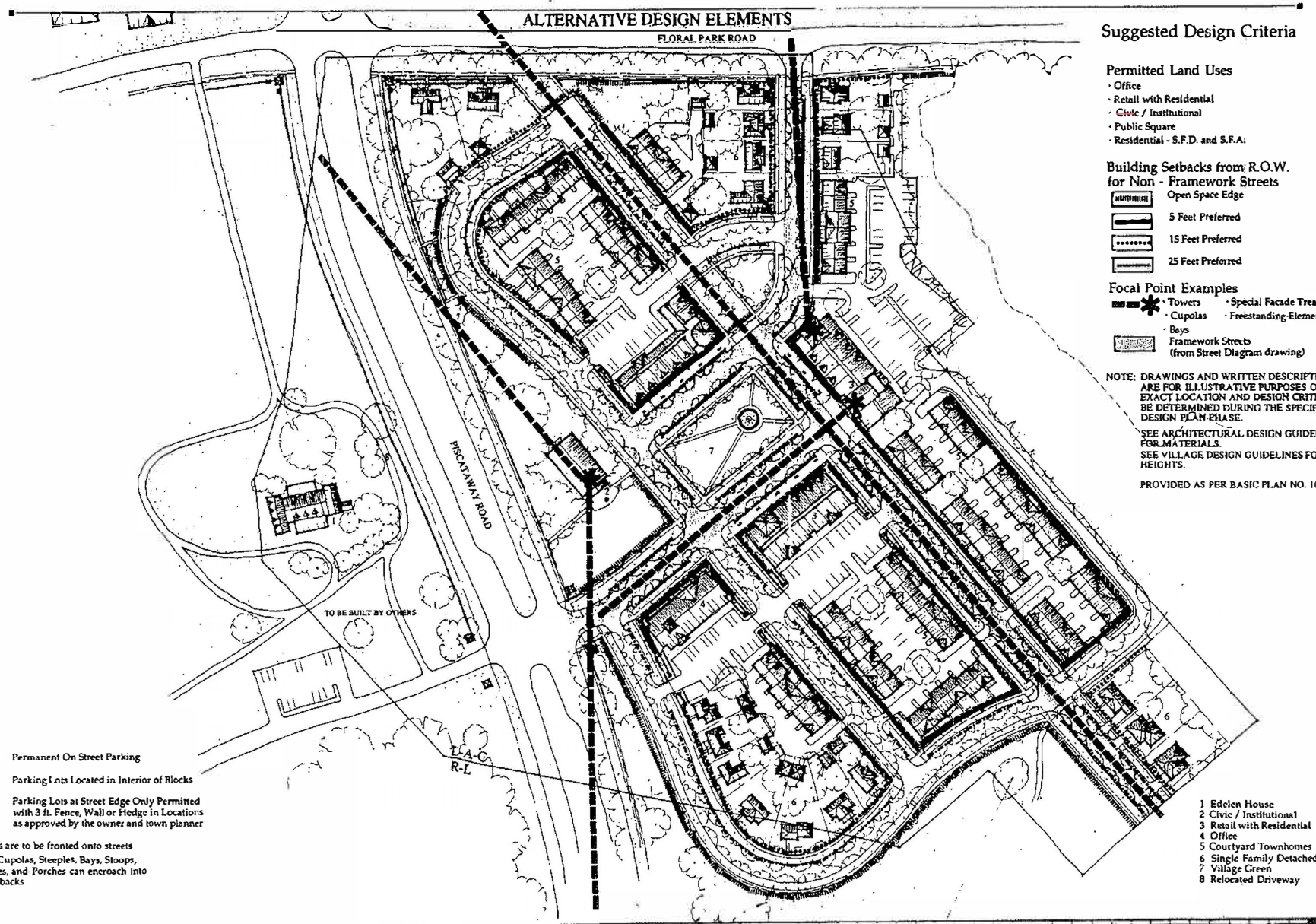
1. By creating a major extension to Piscataway Road, this intersection not only becomes the entryway for the Villages At Piscataway, ii also becomes a point of connection to historic Piscataway.
2. By incorporating ~~major~~ retail, ~~civic,~~ and ~~recreational~~ commercial functions, Bailey Village becomes a point of destination, giving the entryway an increased significance in the function of the town.

A number of "paths", strengthening the link between Bailey Village and the historic town, have been provided. A pedestrian link from the south side of the town through the park around the Edelen house has been provided. A second pedestrian and automotive "path" along Floral Park Road will link the old to the new.

~~In addition to the existing historic landmarks of the Edelen house and St. Mary's Church, Bailey Village has provided for an institutional or civic building which will serve as an additional "landmark" to strengthen the tie between the old and the new. This building will be~~

VILLAGES AT PISCATAWAY

PRINCE GEORGE'S COUNTY



Suggested Design Criteria

Permitted Land Uses
- Office
- Retail with Residential
- Civic / Institutional
- Public Square
- Residential - S.F.D. and S.F.A.

Building Setbacks from R.O.W. for Non - Framework Streets
- Open Space Edge
- 5 Feet Preferred
- 15 Feet Preferred
- 25 Feet Preferred

Focal Point Examples
- Towers
- Cupolas
- Bays
- Special Facade Treatments
- Freestanding Elements

Framework Streets (from Street Diagram drawing)

NOTE: DRAWINGS AND WRITTEN DESCRIPTIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY. EXACT LOCATION AND DESIGN CRITERIA TO BE DETERMINED DURING THE SPECIFIC DESIGN PLAN PHASE.

SEE ARCHITECTURAL DESIGN GUIDELINES FOR MATERIALS.
SEE VILLAGE DESIGN GUIDELINES FOR HEIGHTS.

PROVIDED AS PER BASIC PLAN NO. 10.

Parking
- Permanent On Street Parking
- Parking Lots Located in Interior of Blocks
- Parking Lots at Street Edge Only Permitted with 3 ft. Fence, Wall or Hedge in Locations as approved by the owner and town planner

- Buildings are to be fronted onto streets
- Towers, Cupolas, Steeples, Bays, Stoops, Fireplaces, and Porches can encroach into given setbacks

1 Edelen House
2 Civic / Institutional
3 Retail with Residential
4 Office
5 Courtyard Townhomes
6 Single Family Detached
7 Village Green
8 Relocated Driveway

ILLUSTRATIVE BAILEY VILLAGE

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~~similar in character to these historic buildings, and will serve along with these buildings~~ as ~~a destination point, discernible from a distance in all directions.~~

Bailey Village will contain 140 residential units, ~~not counting M.P.D.U.'s, twenty to thirty thousand (20,000-30,000) square feet of retail and ten to fifteen thousand (10,000-15,000) square feet of office.~~ and six to ten thousand (6,000-10,000) square feet of retail/office. (Figure 19 presents a conceptual plan and details for Bailey Village.)

Glassford Village

Glassford Village is located in the southwest corner of the site. Because of its proximity to the intersection of Livingston Road, Floral Park Road, and New Piscataway Road, Glassford Village serves as the second "entryway" into the Villages At Piscataway. The focal point of this village will be a Tennis Complex located in the center of the village. Similar to the other villages, a variety of residential lot sizes and types are used to define this center, including townhomes and small lot family detached units.

The connection of Glassford Village to the rest of the villages is accomplished through differing means. A main spine road connects Glassford with Edelen village and beyond. A view corridor ties the center of the village to the club house of the golf course. Also the golf course, in addition to being a connective greenbelt, acts as a natural buffer between Glassford Village and the more heavily traveled roads.

Edelen Village

Edelen Village sits high on the top of the ridge overlooking Bailey Village, historic Piscataway, and the front nine of the golf course. The major focal point is a community center and swimming pool. Located at the intersection of the roads leading to the three other villages, a view corridor also links the community center with St. Mary's Church, and becomes a terminus of the road leading from Bailey Village. A traditional village green serves as the other focal point of this village, providing a place for personal and community interaction.

Again, a variety of lot sizes and types brings variety to the layout of the plan, as well as to the appearance of the street.

Lusby Village

The focal point of this area is a village green similar to the one found in Edelen Village. The surrounding townhomes define the space of the green and give it the appropriate human scale, while at the same time allowing it to serve as a visual connective link to the other villages. This green acts as a recreation park, designed to be used by all age groups. Activities such as shuffle board, passive recreational areas, and a tot lot create a space which will be the focus of the village's community.

Danville Estates (North and South}

The large lots in Danville Estates are located near the outer boundaries of the property. Along Danville Road the estate areas emulate the character of the adjoining off-site residential development. Compatibility of these estate areas with adjoining property is assured by locating lots with the minimum 100' wide building lines and maintaining the minimum rear lot restriction lines for the R-A zone. These lots will maintain the present spacious rural quality of the site and provide for a transition from the four villages in the Villages At Piscataway. To the area residents, Danville Estate will appear to be a continuation of the existing development pattern.

Danville Estates will have a maximum of 126 units, ensuring that the gradual transition from the higher density of the other villages to the rural surroundings will remain intact.

2. HISTORIC ELEMENTS: PROTECTION OF HISTORIC PISCATAWAY

An important consideration for the Villages at Piscataway is its relationship with historic Piscataway, located immediately west of the intersection of Floral Park and Piscataway Roads. This historic village is composed of eighteenth-, nineteenth-, and early twentieth-century structures located along Floral Park Road and Piscataway Road. The town originated as an eighteenth-century port town for tobacco and later evolved into a small, crossroads commercial settlement serving the immediate vicinity. In recognition of their significance to the history of Prince George's County, nine of the oldest structures in the village are designated historic sites and historic resources under the County's Historic Sites and District Plan.

The Villages at Piscataway recognizes the historic and scenic sensitivity of this area of Prince George's County. To survive, a village must have an economic base, such as the old tobacco port and surrounding farms provided to this area in the past. A residential community and new development provides the economic base that serves as an anchor for the preservation of historic settlements.

The Villages at Piscataway incorporates historic preservation as an essential element of its overall concept. In developing the plan for the Villages at Piscataway, a careful analysis of the historic character was undertaken to ensure that the plan protected important features of historic Piscataway and incorporated those elements into the new design.

The Plan

The Villages at Piscataway seeks to return to the concept of local villages. Under conventional suburban development, land is subdivided into large lots with no relationship to existing road patterns, creating a landscape without form or order that is antithetical to traditional land use patterns. This type of development leaves little of the environmental or historic setting of an area.

The Villages at Piscataway creates village centers around public spaces using ordered street patterns. This design concept respects the existing character of historic Piscataway and revives the idea of village centers as a model for communities in Prince George's County.

Circulation

Floral Park Road, which retains the character of an old, rural road, is a defining feature of historic Piscataway. However, this road now carries heavy commuter-traffic through the heart of the old village. This high-speed, noisy, through-traffic is incompatible with the character of historic Piscataway and prevents safe pedestrian access to the village.

The Comprehensive Design Plan incorporates an extension of Piscataway Road south of the village to relieve the traffic on Floral Park Road. The removal of high-speed traffic from the center of historic Piscataway will enhance the setting of the historic buildings and will enable safe, pedestrian access to historic Piscataway. Construction of New Piscataway Road will preserve the alignment of Floral Park Road, and thus the historic relationship between the road and the village. New Piscataway Road also will protect the historic village as a distinct place by maintaining the historic approaches to the village on narrow, scenic Floral Park Road.

Open Space

The setting of historic Piscataway is defined by open space that marks the boundaries of the historic village. This open space provides a transition between the village and the surrounding land uses and defines the entryways into the village from the east and west.

The Villages at Piscataway maintains the character of the entryways into the village by incorporating several types of open space into the plan: wooded, passive park land at the northeast corner of Piscataway and Floral Park Roads; a golf course along the edges of Floral Park, Danville, and New Piscataway Roads; and fields with stands of trees between New Piscataway Road and historic Piscataway. The golf course creates a greenbelt along the roadways leading to historic Piscataway that maintains the open space setting of the historic structures and provides a transition between the historic village and the neighboring Villages at Piscataway. Green fields and stands of trees will dominate the corridors leading to historic Piscataway.

Architecture

The architecture of Piscataway's historic structures follows the design traditions of southern Maryland. The older houses are characterized by simple rectangular forms, gable roofs, regular patterns of openings, balance between horizontal and vertical elements, and porches. Historic Piscataway contains houses of siding and of brick. The houses face the road and have small setbacks, often on narrow lots.

The plan and architectural guidelines of the Villages at Piscataway incorporate elements of the site patterns and architecture exemplified by traditional villages and towns. The plan focuses on the ordered relationships among streets, public spaces, and buildings, in contrast with the isolated buildings in conventional sprawling suburban development. The architectural guidelines encourage the construction of residential units that are pedestrian-friendly; of compatible scale and massing; have modulated front and side facades; and incorporate pitched roofs, porches, and window trim. The minimal number of house lots planned along the south side of Floral Park Road maintain the traditional patterns of site placement in relation to the road and the surrounding historic houses.

Historic Preservation Fund

After historic Piscataway lost its role as a local-serving commercial center in the face of suburban development during the mid-twentieth century, some of the older structures suffered from neglect. As part of the Villages of Piscataway, the owners propose to create an Historic Preservation Fund. The owners will make contributions to the fund at the time building permits for residential units are issued. This fund will provide an infusion of capital to rehabilitate and preserve the character-defining buildings within and adjoining the historic village. Thus, in addition to extending the traditional design concepts exemplified in "old" Piscataway into the surrounding area and providing a population to support the revival of Piscataway, the Villages at Piscataway will provide the funding for "bricks and mortar" improvements to historic Piscataway.

3. RECREATIONAL FACILITIES/OPEN SPACE

The open space within the Villages at Piscataway covers nearly half of the site, includes approximately one hundred acres in dedicated parkland, an eighteen hole championship golf course (see further description in Section II.A.4.), and numerous areas of community association open space. This open space network totals approximately 400 acres. Specific concepts for design principals for the open space/recreational system include:

- An open space system as free as possible of pedestrian/vehicular conflicts.
- Provision of various recreational facilities to satisfy a variety of recreational needs.
- Distribution of recreational facilities throughout the site.
- A sidewalk and trail system that provides convenient access to the various areas of the site while providing the user with a pleasant and varied experience.
- Provision of "passive" open space to provide an attractive setting for the entire project and to appropriately separate and buffer the various elements of the plan.
- Provision of three major recreational facilities - the Swim Center, the Tennis Complex, and the Golf Course. (See Figure 20).

Swim Center

The Swim Center located at the end of the central road axis that runs from Bailey Village to Edelen Village provides a striking focal point of the Villages. This major recreational facility is over and above what is normally provided in a community the size of the Villages at Piscataway. The Swim Center will be located in one of the Village Greens that will serve as both passive recreation areas and as a major active recreation feature. This recreation facility will be served by sidewalks to nearly the entire community. The Bailey Village in the L-A-C portion of the site will feature a Village Square adjacent to commercial and other active uses, that will be treed and landscaped. This town green will provide an intimate setting for people-watching, lunch munching, or just sitting and relaxing on one of the benches. (See Figure 21 for a conceptual design of the swim center.)

Pedestrian Network

An eight-foot wide macadam path will lead from the Bailey Village to the proposed County trail system located along Piscataway Creek. This trail will tie into the community's extensive sidewalk system that will allow pedestrians to walk to nearly every residential and commercial area of the nearly nine hundred acre site. (See Figure 22 for Conceptual Pedestrian Circulation Plan.)

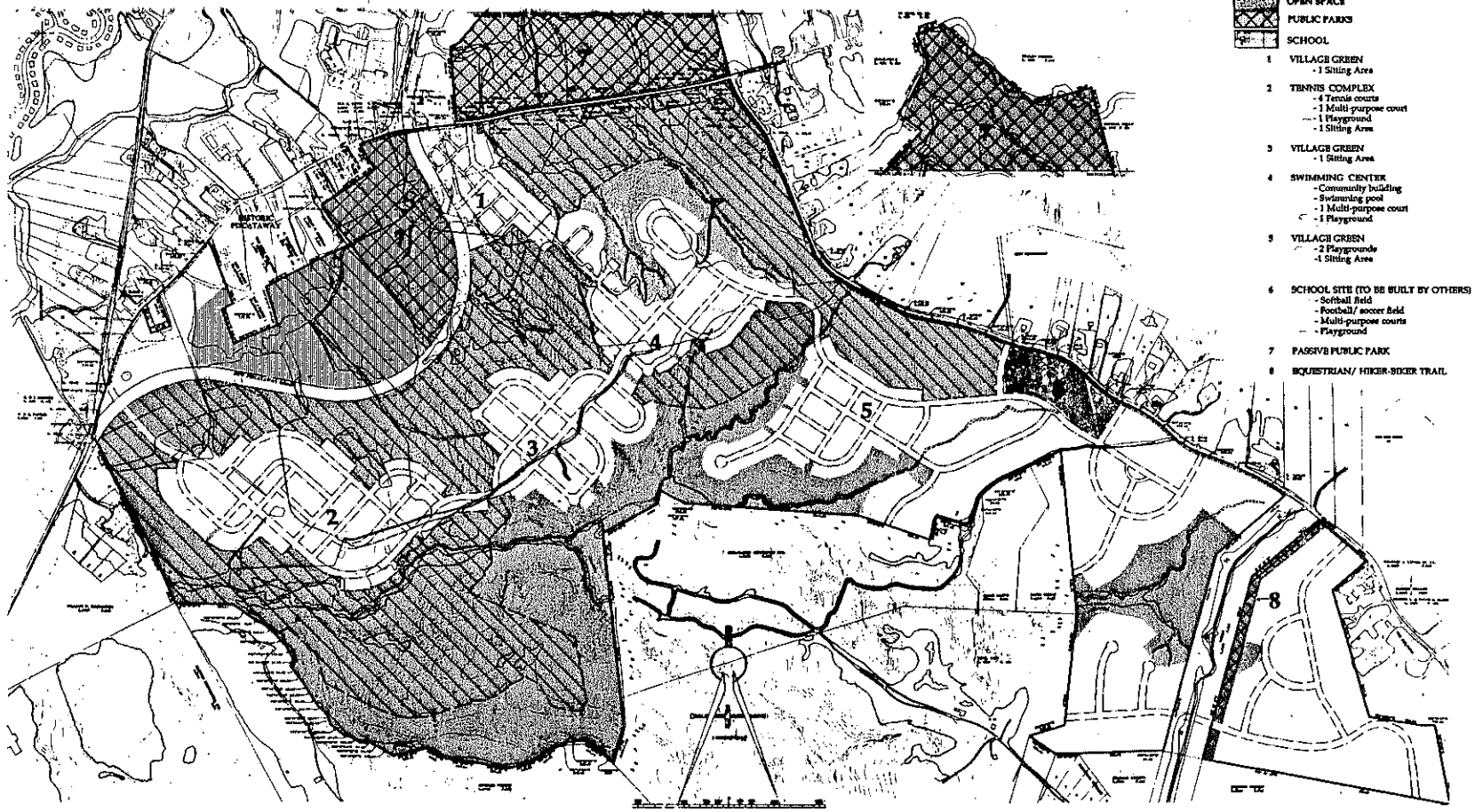
Tennis Complex

The Tennis Complex will be located in Glassford Village. This Tennis Complex, containing four courts, and a multi-purpose court, will be the focal point of the Glassford Village. As with the town greens and the Swim Center, the Tennis Complex will be served by the extensive sidewalk system that will allow children and adults to walk to it without the need

VILLAGES AT PISCATAWAY

PRINCE GEORGE'S COUNTY

DESIGN FRAMEWORK



CONCEPTUAL OPEN SPACE AND RECREATION NETWORK

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to compete with the automobile. (See Figure 23 for a conceptual design of the tennis complex.)

Additional Recreational Facilities

Scattered throughout the community will be four sitting areas, and three playgrounds. Open play areas may be located in some of the Village Greens. (See Figure 24 for a conceptual design of the Village Greens.) Two multi-purpose courts will be located in the community, one of which will be combined with the Tennis Complex and the other combined with the Swim Center.

Golf Course

The premier recreation facility will be the eighteen hole, championship golf course. This golf course will provide favorable membership terms to the residents of the Villages at Piscataway, such as a discount on green fees, preferential starting times, or preferential membership rights. In addition, it will provide beautifully landscaped and maintained open space for all of the community residents to view and enjoy. The golf course will also feature a club house which will be available on special terms to the residents of the Villages at Piscataway. (See further description in Section II.A.4.)

Public Recreation Facilities

In addition to the recreation facilities that will be located on private land, many facilities will likely be available in the future on public lands. The developer will be dedicating a ten acre school site to the Board of Education. This site should be able to accommodate football, soccer, softball, and small baseball facilities. The developer will also be dedicating approximately twenty-five acres of land around the Edelen house. This land, subject to historic preservation considerations, should be suitable for some active recreation uses. North of Floral Park Road the developer will be providing approximately seventy-five acres to M-NCPPC for passive recreation uses. It will be a major addition to the Piscataway Creek stream valley park.

4. CHAMPIONSHIP GOLF COURSE

The golf course proposed as part of the overall Villages at Piscataway development, is being designed as a championship eighteen hole golf course. The routing of the golf holes takes advantage of the existing topography and features. This produces a course with a very natural appearance. The design and layout of the holes permit a minimum 50 ft. buffer between the golf course and adjacent, proposed road, existing road, and future housing -- from a safety standpoint. Established setback distances within the industry have been incorporated into the design of the holes and fairways and into the location of the building envelopes. These distances, together with existing slopes and/or proposed landscaping, as well as existing slopes and/or proposed mounds, will minimize errant golf shots from leaving the golf course. The ideal setback distance for the safety of adjoining uses is 150 feet from the center line of the golf play areas, i.e., the fairways and the holes. The Villages at Piscataway has been designed to meet or in most instances exceed this safety setback distance.

From the centrally located clubhouse area off of New Piscataway Road, the golf holes extend out in two (9 hole) "loops". The front 9 goes out to the North, with the 9th hole playing South, coming back to the Club. The 10th hole tees off just outside the pro shop door, and starts a loop of holes to the South. The 17th and the 18th holes play along proposed New Piscataway Road, back towards the clubhouse. These two holes will be very picturesque, as well as challenging.

As the facility will be opened to the public, the course must be playable and enjoyable for all caliber of golfers --from beginners to low handicap players. Each hole will offer multiple tees (offering a choice of 4 different tee marker locations), specifically designed to provide a maximum of diversity of play. Golfers will be able to play from the set of tee markers appropriate for their abilities. The forward tees on each hole will be located so as to allow the average golfers to play to the landing areas from the proper distances. The rear tees will require increased distance, as well as accuracy. The course is presently planned to play from 5,300 to over 6,800 yards, par 36/36=72, depending on the tee marker location.

In conjunction with the aforementioned diversity of tees, the fairways will be carefully designed and graded so as to be properly "defined", and receptive to the various tee shots. In almost all instances, bunkers or other hazards will be far enough out so as to only affect the tee shots of the better golfers. The greens are proposed to be built to the United States Golf Association recommendations regarding root-zone mix and sub-surface drainage specifications. The putting surfaces will be designed to provide several possible pin placement areas, with each requiring a different strategy and/or level of challenge. Adjacent features such as sand and grass bunkers, mounds, swales, etc. will be designed to enhance this strategy, and provide each green complex with its own distinct character.

The diversity in the playability of each hole and the unique visual qualities that the course and overall site offer, will provide the golfers with a memorable and enjoyable round of golf, time after time.

Design Concepts

The site was studied to determine the best opportunities for both the golf course and areas for development. After exploring a number of possibilities, the golf course "clubhouse area" has been sited in an area adjacent to New Piscataway Road. The parking lot will accommodate approximately 200 cars, and will feature a "bag-drop" area at the front of the clubhouse. Initially, the clubhouse will be in the range of 4,000 to 5,000 sq. ft. Golf cars will be stored in the lower level of this building, while the upper level will contain the pro shop, an office, a modest kitchen and food area, restrooms, and appropriate storage and mechanical spaces. Its design will permit expansion if it is later desired to offer locker rooms, golf bag storage, or additional space for meetings, etc. In the pro shop golfers will pay their green fees, rent a golf car or golf cart, and purchase merchandise or equipment. Basic breakfast and lunch items, along with a variety of beverages will be available from the snack bar. The pro shop will be appropriately located so as to maintain control over the 1st and 10th tees. The snack area will be arranged so as to overlook the 18th green. Directly across from the clubhouse will be a full-sized practice range. Golfers parking in the golf course parking lot can access the practice range via a tunnel, proposed under New Piscataway Road. Or, they can utilize the practice facility's independent parking lot on the North side of New Piscataway Road. The practice facility is designed so it may operate independently from the golf course for evening use, and perhaps during inclement weather when the golf course is closed.

5. PISCATAWAY ROAD (A-54) ALIGNMENT

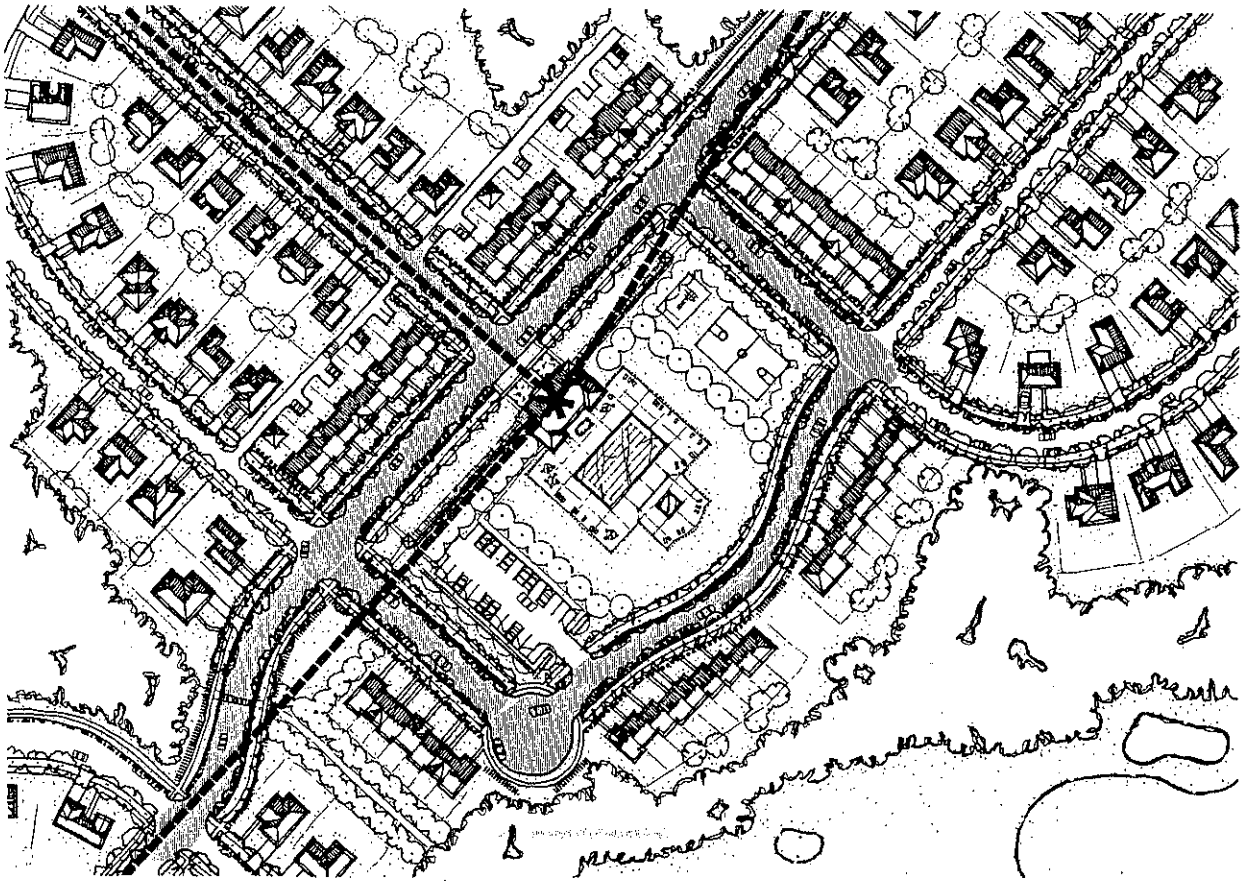
New Piscataway Road that cuts through the Villages at Piscataway is aligned in accordance with the recommendations of the Transportation and Public Facilities Planning Division of Maryland-National Capital Park and Planning Division. It has been adjusted slightly in the southwest portion of the site to lessen the impact on existing wetlands and adjacent properties and to improve the transition onto existing Livingston Road. (See Figure 25).

The design will be submitted to all affected agencies for review. Special emphasis and effort will be made during the review process to ensure that the roadway design criteria will be sensitive to the existing historic setting of the Piscataway area, as permitted by the Maryland State Highway Administration.

VILLAGES AT PISCATAWAY

PRINCE GEORGE'S COUNTY

ALTERNATIVE DESIGN ELEMENTS



Suggested Design Criteria

Permitted Land Uses

- Swim Center
- Public Square
- Residential - S.F.D. and Townhouses
- Retail / Office (max. 3,000 S.F.)

Building Setbacks from R.O.W.

- Open Space Edge
- 15 Feet Preferred
- 25 Feet Preferred

Focal Point Examples

- Towers
- Cupolas
- Bays
- Special Facade Treatments
- Freestanding Elements

Framework Streets
(from Street Diagram drawing)

Parking

- Permanent On Street Parking
- Parking Lots Located in Interior of Blocks
- Parking Lots at Street Edge Only Permitted with 3 ft. Fence, Wall or Hedge in Locations as approved by the owner and town planner

- Buildings are to be fronted onto streets
- Towers, Cupolas, Steeples, Bays, Stoops, Fireplaces, and Porches can encroach into given setbacks

NOTE: DRAWINGS AND WRITTEN DESCRIPTIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY. EXACT LOCATION AND DESIGN CRITERIA TO BE DETERMINED DURING THE SPECIFIC DESIGN PLAN PHASE.

ILLUSTRATIVE SWIM CENTER

THE TRAFFIC GROUP — TRAFFIC CONSULTANT
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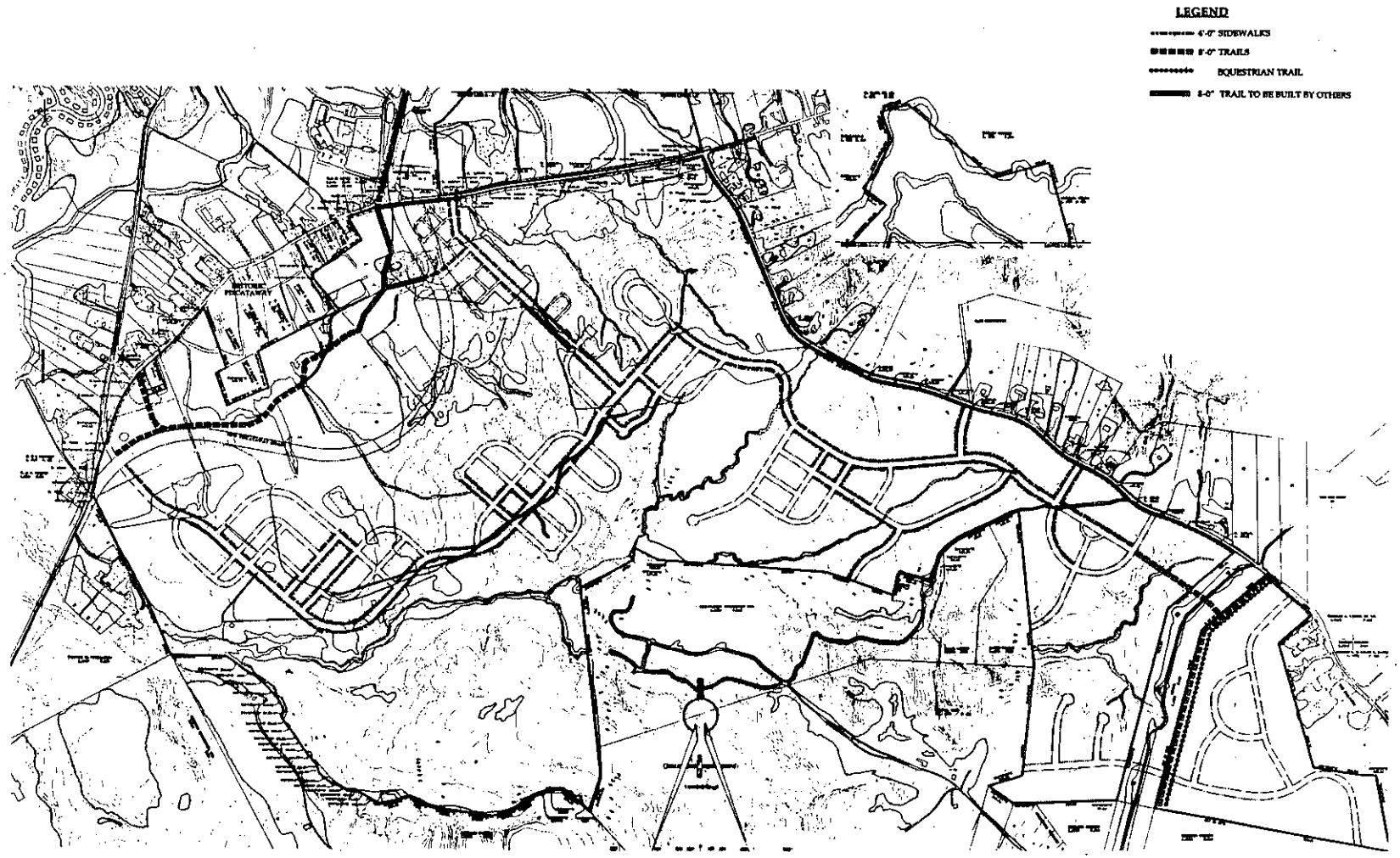
AULT, CLARK & ASSOCIATES, LTD. — GOLF COURSE CONSULTANT
FISSETT & BRUGGER — ATTORNEYS
THE ASSOCIATED COMPANIES — DEVELOPER
CHK ARCHITECTS & PLANNERS — PLANNING AND ARCHITECTURE
HERBERT & ASSOCIATES — GEOTECHNICAL CONSULTANT
ESA, INC. — ENVIRONMENTAL CONSULTANT
R. CHRISTOPHER GOODWIN & ASSOCIATES — HISTORIC CONSULTANT

VILLAGES AT PISCATAWAY

PRINCE GEORGE'S COUNTY

DESIGN FRAMEWORK



THE EXACT LOCATION OF PATHWAYS, SIDEWALKS AND TRAILS WILL BE DETERMINED DURING THE SPECIFIC DESIGN PHASE.

CONCEPTUAL PEDESTRIAN CIRCULATION

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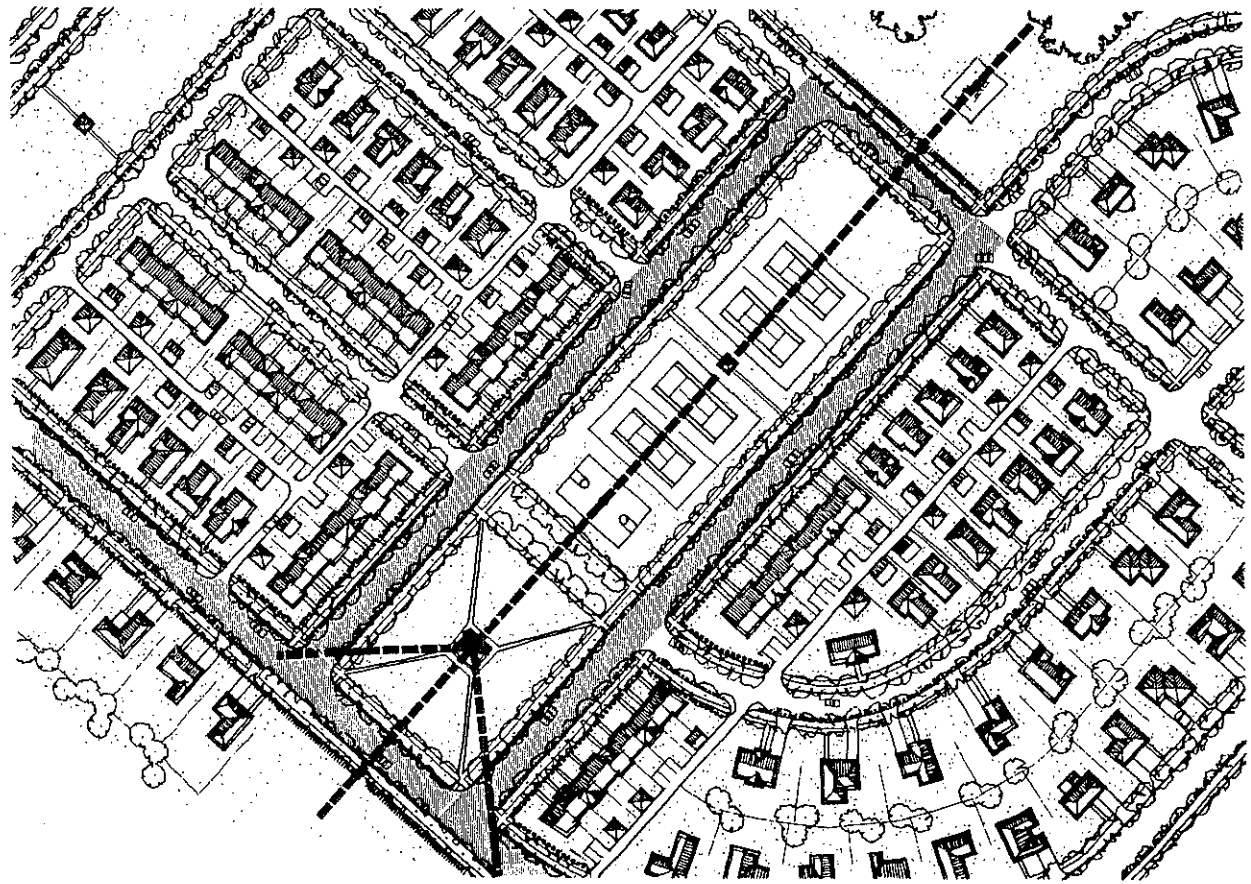
VILLAGES AT PISCATAWAY

PRINCE GEORGE'S COUNTY

ALTERNATIVE DESIGN ELEMENTS



Suggested Design Criteria

Permitted Land Uses

- Tennis Complex
- Public Square
- Residential - S.F.D. and Townhouses
- Retail / Office (max. 3,000 S.F.)

Building Setbacks from R.O.W.

- Open Space Edge
- 15 Feet Preferred
- 25 Feet Preferred

Focal Point Examples

- Towers
- Special Facade Treatments
- Cupolas
- Freestanding Elements
- Bays

Framework Streets (from Street Diagram drawing)

Parking

- Permanent On Street Parking
- Parking Lots Located in Interior of Blocks
- Parking Lots at Street Edge Only Permitted with 3 ft. Fence, Wall or Hedge in Locations as approved by the owner and town planner

- Buildings are to be fronted onto streets
- Towers, Cupolas, Steeples, Bays, Stoops, Fireplaces, and Porches can encroach into given setbacks

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ILLUSTRATIVE TENNIS COMPLEX

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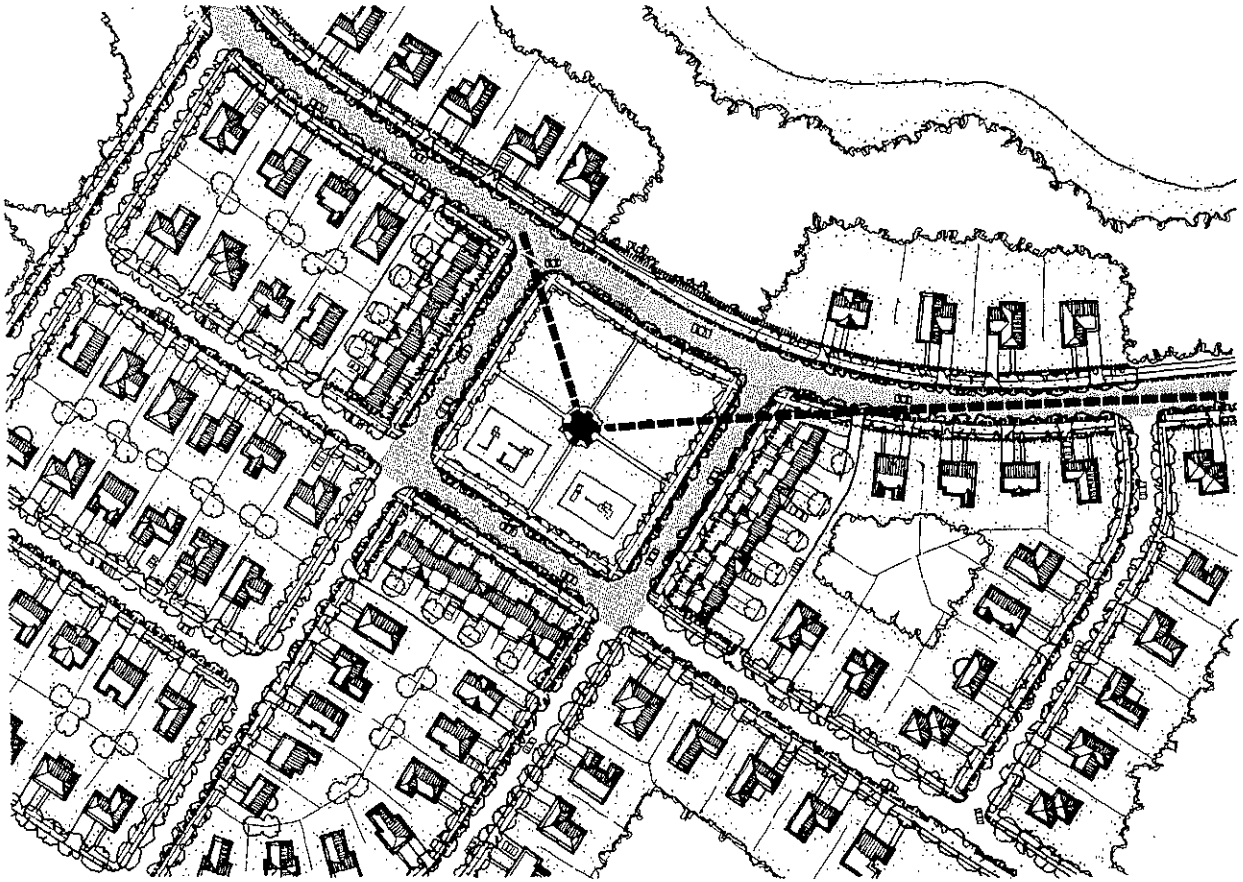
VILLAGES AT PISCATAWAY

PRINCE GEORGE'S COUNTY

ALTERNATIVE DESIGN ELEMENTS



Suggested Design Criteria

Permitted Land Uses

- Play Center
- Public Square
- Residential - S.F.D. and Townhouses
- Retail / Office (max. 3,000 S.F.)

Building Setbacks from R.O.W.

- Open Space Edge
- 15 Feet Preferred
- 25 Feet Preferred

Focal Point Examples

- Towers
- Cupolas
- Special Facade Treatments
- Freestanding Elements
- Bays

Framework Streets (from Street Diagram drawing)

Parking

- Permanent On Street Parking
- Parking Lots Located in Interior of Blocks
- Parking Lots at Street Edge Only Permitted with 3 ft. Fence, Wall or Hedge in Locations as approved by the owner and town planner

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ILLUSTRATIVE VILLAGE GREEN

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The roadway will be constructed as a four-lane arterial facility in two phases. The first phase will include the two westernmost lanes with the second two lanes following at a later time. Appropriate paving transitions will be made on Villages at Piscataway property for safe connections to existing Livingston Road to the south and the existing Piscataway Road leading into the Piscataway Creek bridge to the north.

6. HISTORIC PISCATAWAY PRESERVATION FUND

The applicant has offered to establish a preservation fund for historic Piscataway for the purposes of establishing a funding mechanism to begin the restoration and preservation of historic Piscataway and the Edelen house and to provide a suitable environment for the preserved village. At the time of the first Specific Design Plan approval for residential units, the applicant will establish a non-profit corporation (the Piscataway Preservation Corporation) to administer the historic Piscataway Preservation Fund.

The Piscataway Preservation Corporation will be a non-stock member corporation whose members will consist of the following until sixty (60) percent of the residential dwelling units have been sold to homeowners:

2 Owners of property within historic Piscataway
2 Owners of property within the Villages at Piscataway
1 Representative from St. Mary's Church
1 Representative from the Historic Preservation Commission
1 Representative from the Prince George's County Executive's Office
8 Representatives of the owner and/or developer of the Villages at Piscataway

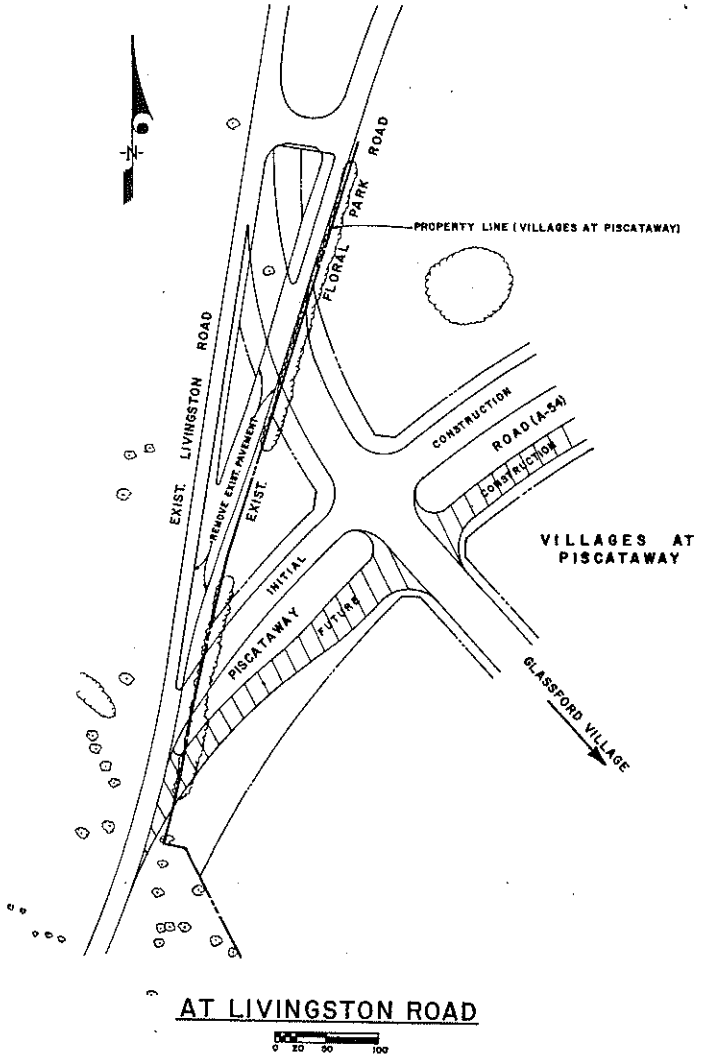
As soon as sixty (60) percent of the residential dwelling units have been sold to homeowners, the representative members of the owner and/or developer of the Villages at Piscataway shall be reduced from eight (8) to two (2). At the time the owner/developer has sold its last property, it will no longer be entitled to any member representatives in the Piscataway Preservation Corporation.

The primary purposes of the Piscataway Preservation Corporation will be to receive the funds the applicant has proposed to contribute in the amount of $400.00 per residential unit, paid at the time of each individual residential building permit issuance, and to administer the use of these and any other funds received for the purposes of beginning the restoration and preservation of historic Piscataway and of providing a suitable environment for the preserved village. It is expected that the monies from this fund will be utilized to preserve and enhance historic Piscataway in a variety of ways, such as: to construct sidewalks along Floral Park Road and throughout historic Piscataway, to install distinctive street lights, to install street furniture (which may include benches and tables), to provide low-cost loans and small grants for the preservation of the historic buildings and other similar activities.

All actions of the Piscataway Preservation Corporation will require the favorable vote of a simple majority of all members who have been so designated and have agreed to serve. A quorum will be required at all meetings of the Corporation at which action is taken. A quorum shall consist of sixty (60) percent of all members. The Corporation shall cease to exist and shall be dissolved at the time all monies have been distributed and no additional money is being contributed.

VILLAGES AT PISCATAWAY

PRINCE GEORGE'S COUNTY



AT LIVINGSTON ROAD

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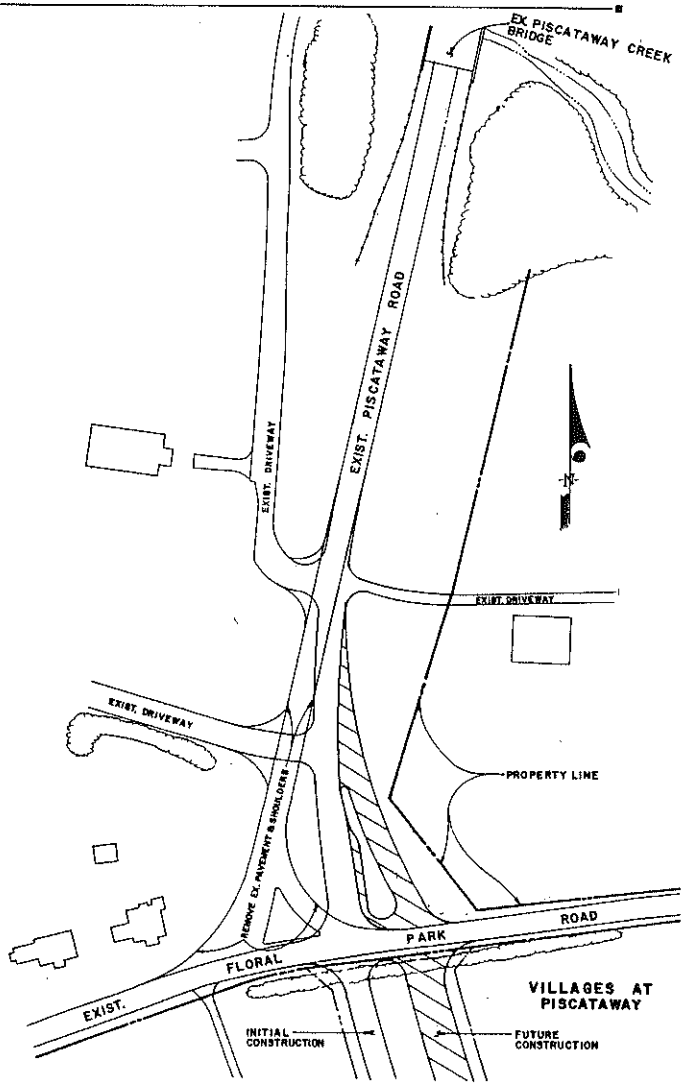

AT FLORAL PARK ROAD

0 20 50 100

PISCATAWAY ROAD (A-54) TRANSITION DETAILS

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C. VILLAGE DESIGN GUIDELINES

1. GENERAL

a. Bailey, Edelen, Glassford and Lusby Villages shall be arranged in a generally rectilinear network of interconnecting streets and blocks. The streets should wherever possible be located so as not to conflict with sensitive environmental areas.

b. In general, cul-de-sacs in the four (4) Villages should be avoided.

c. If practicable, the four (4) Villages and the Danville Estates should be connected through a logical extension of the street network, so as to provide clear connections between the peripheral lots and the villages, providing a cohesive design for the Villages At Piscataway.

d. Each block which includes stores or offices should be designed to provide the majority of the parking in the rear.

e. Similar land use types shall generally face each other across streets, while dissimilar land use types shall generally abut along private alleys or rear property lines. This concept does not apply to Village Greens, or Retail ~~or Civic Use Areas~~.

f. Generally, the highest density in each village shall be located in the center of the Village, or around the Village Commons, with a transition density to the periphery of the Village.

g. Lot layout, path and sidewalk design shall ensure pedestrian access to each lot in all four (4)Villages.

h. A consistently high quality of architecture shall be used throughout this development.

i. The mass and spatial relationships should emulate traditional villages and regional context in style, materials and character. The Villages at Piscataway should be compatible with the scale, materials, colors, facade modulation, fences and landscaping which emulate the historic character of the existing buildings and streetscapes in the region.

j. The public realm is the critical visual feature of the village and consists of the spaces streetscape, and proportions between the heights of buildings and the distance between buildings along the street fronts, the sidewalks, squares, parks and open spaces, the sense-of enclosure and visual terminations. These design qualities of the public realm shall be considered just as important as the buildings which define these spaces.

k. Streetscape design, including street trees, sidewalks, street lighting fixtures, front fences and hedges, building massing, and the spaces between buildings, paving design and materials, and street furniture, shall be designed to be compatible with neo-traditional character. See Architectural Design Guideline Section for additional information.

l. The streetscape and streetscape elements shall be designed to provide a sense of visual harmony with the buildings, pedestrian and street network, and open space. These elements may include street trees, sidewalks and plazas, street lighting fixtures, signage, and street furniture such as benches, trash receptacles, and phone kiosks. Style should be coordinated with that of existing or proposed site architecture and decorative street lighting. Selection of street furniture shall consider the architectural styles of the village, durability, maintenance, and aesthetic impact.

m. Street names should be set up in a logical and orderly manner reflecting regional and historic themes.

n. Signage should remain consistent in character throughout the project. Character and materials should be the same for the different villages.

o. Accessory Building/Lot Standards and Residential Lot Standards, see Tables 1 and 2.

2. PORCHES AND YARDS

a. Twenty-Five percent (25%) of the single family detached houses in the four (4) Villages should have a front porch, unenclosed by glass or walls, and be at least seven (7) feet in depth. Front porches are encouraged for single family detached residential dwellings.

b. An approximately three (3) foot high hedge, wooden picket-type fence, or decorative black metal fence, or an approximately 1-1/2 foot high wall is required in the front yards of fifty percent (50%) of the one-family detached residential dwellings that are fifty feet wide or less.

3. WALLS AND FENCES

a. Walls and fences may be erected where required for privacy, screening, separation and security, to define common versus private space, or to serve other necessary functions.

b. Design and materials shall be functional, they shall complement the character of the buildings, and they shall be suited to the nature of the development.

c. Lot line fences for single family detached homes may be located in the front, side and rear yards. The fence style, color and material shall be consistent with the architectural style of the house.

d. Chain link fences are not permitted in any residential yard in the four (4) Villages.

VILLAGES AT PISCATAWAY

PRINCE GEORGE'S COUNTY

ALTERNATIVE DESIGN ELEMENTS

Street C (Secondary Residential)

Class: one way parking on one side	Public / Private
Design Speed:	25 mph
Maximum % of Grade:	10%
Minimum Centerline Radius:	110 ft.
Minimum Site Distance:	175 ft.
Pavement Width:	23.34' + 23.34'
Face of Curb to Face of Curb	26 ft.
R.O.W.:	45 - 50 ft.
Minimum Distance Between Intersections:	100 ft.
Minimum Angle of Intersection:	70 degrees
Minimum Curb Radius:	15 ft.
Minimum Effective Curb Radius:	25 ft.
Parking:	Parallel parking on one side
Note:	Curb breaks for drives allowable

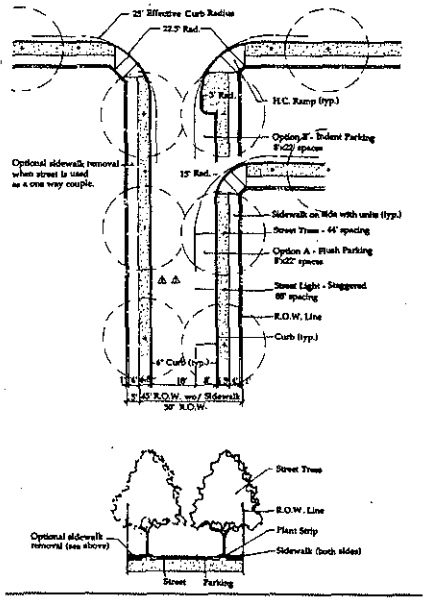
Rural Street (Secondary Rural)

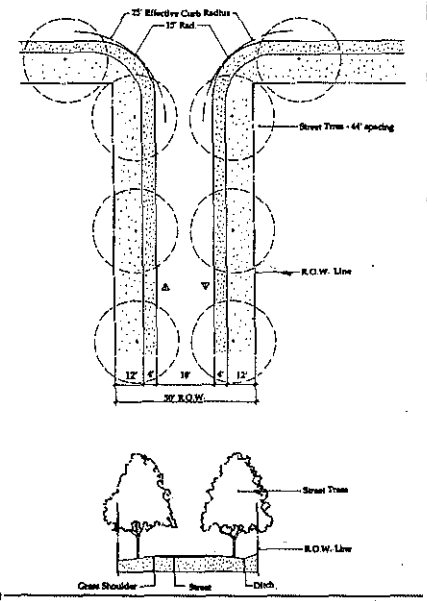
Class: 2 lane	Public / Private
Design Speed:	25 mph
Maximum % of Grade:	10%
Minimum Centerline Radius:	110 ft.
Minimum Site Distance:	175 ft.
Pavement Width:	18 ft.
Shoulder Width - Grass:	4 ft.
R.O.W.:	50 ft.
Minimum Distance Between Intersections:	150 ft.
Minimum Angle of Intersection:	70 degrees
Minimum Curb Radius:	15 ft.
Minimum Effective Curb Radius:	30 ft.
Parking:	None
Sidewalks:	None required
Note:	

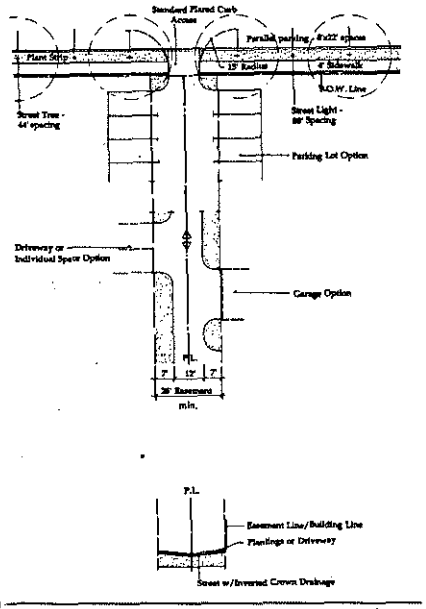
Alley /Private Lane

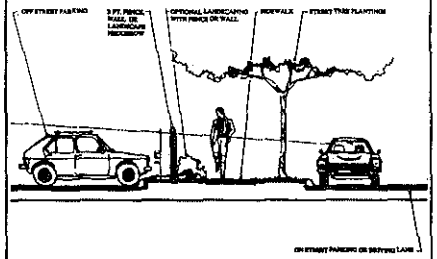
Class:	Private
Design Speed:	15 mph
Pavement Width:	12 ft. one way / 22' two way
Building Face to Face Easement:	26 ft.
Minimum Distance Between Intersections:	N/A
Minimum Angle of Intersection:	N/A
Minimum Curb Radius:	use standard curb break
Parking:	Perpendicular into garage or space
Note:	no curb - inverted crown drainage

Parking Adjacency









These Street Diagrams represent neo-traditional design concepts. The developer will work with the M.N.C.P.&P.C. Urban Design Section and the Prince George's County Department of Public Works to develop the actual design standards. The Department of Public Works will have the final design approval authority for all public streets within the Villages At Piscataway.

STREET DIAGRAMS

TABLE 1

BUILDINGS/LOT STANDARDS

	Single Family Detached (Large Lot)	All Other Single-Family Dwelling Units
d)	25	25
	80	60
	15	2
	10	2
	10	5
	30	30
t fronts)	25	15
t does not front)	12	10
ground)	15	15

m front street line and alley line are the same as for

TABLE 2

Mixed Use and RESIDENTIAL LOT STANDARDS

	Townhomes	Courtyard Townhomes	Single Family Detached below 20,000	Single Family Detached over 20,000	Multifamily and mixed-use
NET LOT AREA (MIN. S.F.)	1,500 per unit	900 per unit	4,000	20,000	0.5 acres
(FRONT YARD (MIN.)	15'	5'	15'	25'	10'
LOT WIDTH MIN. AT STREET LINE	18'	20'	18'	25'	50'
LOT WIDTH MIN. AT BUILDING LINE	18'	20'	40'	80'	50'
REAR YARD MIN. (WITH REAR PERPENDICULAR PARKING)	20'	6'	25'	35'	N/A
SIDE YARDS (MIN.)	–	–	0'	8'	0'
ONE	–	–	8'	17'	0'
BOTH					
MIN. SPACE BETWEEN END BUILDINGS	25'	15'	–	–	10'
MAX. HEIGHT	35'	35'	35'	35'	50'

4. STREET DETAILS

a. An integrated public street system with a variety of street standards shall be incorporated into the design framework. The street hierarchy shall be related to the street's function on the site, the average daily traffic (ADT) levels, lot frontage, design space, and the need for on-street parking. The design of the public street system for the Villages At Piscataway is shown in Site Alternative Street Diagrams showing paving widths, medians, parking, greenway and landscaping, and sidewalks. (See Figures 26 and 27.) The public street system shall be designed to provide the vehicular, parking, pedestrian, and landscape patterns appropriate for neo-traditional villages.

b. The following street hierarchy should be followed subject to the approval of the Prince George's County Department of Public Works and Transportation:

(1) Avenue

(a). Four lane divided boulevard - 26 ft. curb to curb per side. No parking permitted on street.

(2) Shopping Street

(a). 40 ft. with parallel parking on both sides, with optional raised median.

(3) Subdivision streets

(a). 36 ft. curb to curb w/ parallel parking on two sides.
(b). 26 ft. curb to curb w/ intermittent parking - Low density SFD areas.

(4) Rural streets

(a). 18 ft. streets without curb and gutter, with no sidewalks.

(5) Private lanes

(a). 12 ft. (one-way) to 22 ft. (two way) with access to houses setback to create minor public greens.
(b). May or may not have sidewalks.

(6) Alleys

(a). Minimum 26 ft. easement with 12 ft. inverted drainage street, no curbs, no sidewalks.

(b). Garage parking or perpendicular parking only.

c. The following street alignment standards should apply, subject to the approval of the Prince George's County Department of Public Works and Transportation:

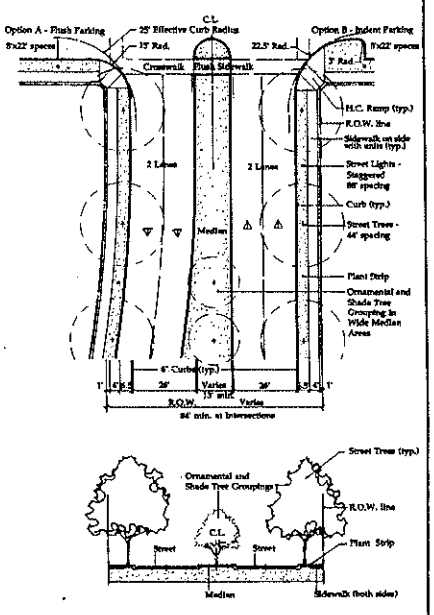
VILLAGES AT PISCATAWAY

PRINCE GEORGE'S COUNTY

ALTERNATIVE DESIGN ELEMENTS

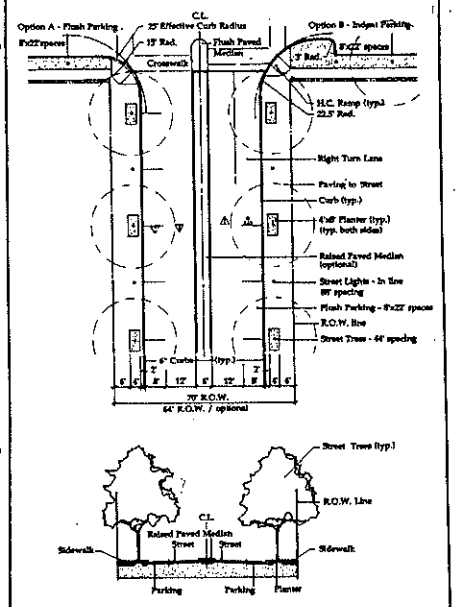
Avenue

Class: 4 lane divided	Public
Design Speed:	35 mph
Maximum % of Grade:	10%
Minimum Centerline Radius:	400 ft.
Minimum Site Distance:	240 ft.
Pavement Width:	23.34' + 23.34'
Face of Curb to Face of Curb	26'+26' ft.
R.O.W.:	84 ft. Min.
Minimum Distance Between Intersections:	200 ft.
Minimum Angle of Intersection:	70 degrees
Minimum Curb Radius:	15 ft.
Minimum Effective Curb Radius:	25 ft.
Parking:	None
Sidewalks:	Optional
Note:	14 ft. median with no separate left turn lanes Houses front on road with indirect access



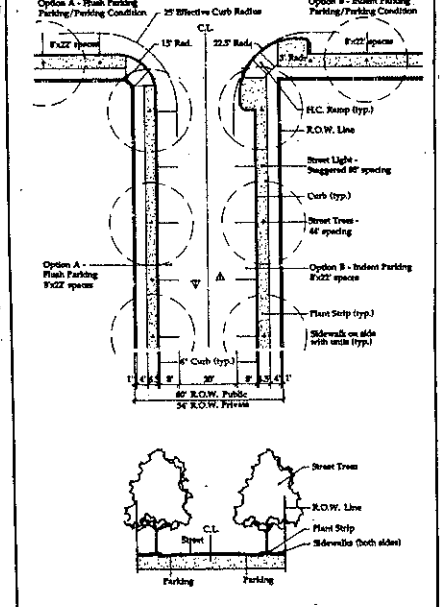
Shopping Street

Class: 4 lane divided	Public
Design Speed:	30 mph
Maximum % of Grade:	10%
Minimum Centerline Radius:	275 ft.
Minimum Site Distance:	200 ft.
Pavement Width:	17.33' + 17.33'
Face of Curb to Face of Curb	20'+20'
R.O.W.:	64 - 70 ft.
Minimum Distance Between Intersections:	200 ft.
Minimum Angle of Intersection:	70 degrees
Minimum Curb Radius:	15 ft.
Minimum Effective Curb Radius:	25 ft.
Parking:	Both Sides
Sidewalks:	Both Sides
Note:	6 ft. optional median with no separate left turn lanes



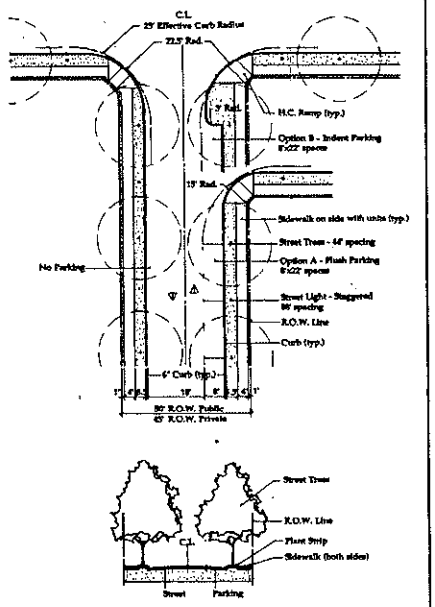
Street A (Primary Residential)

Class: 2 lane with parking	Public / Private
Design Speed:	25 mph
Maximum % of Grade:	10%
Minimum Centerline Radius:	110 ft.
Minimum Site Distance:	175 ft.
Pavement Width:	33.33' + 33.33'
Face of Curb to Face of Curb	36 ft.
R.O.W.:	60 ft.
Minimum Distance Between Intersections:	150 ft.
Minimum Angle of Intersection:	70 degrees
Minimum Curb Radius:	15 ft.
Minimum Effective Curb Radius:	25 ft.
Parking:	Parallel parking on both sides
Sidewalks:	Both Sides
Note:	Curb breaks for drives allowable



Street B (Secondary Residential)

Class: 2 lane parking on one side	Public /Private
Design Speed:	25 mph
Maximum % of Grade:	10%
Minimum Centerline Radius:	110 ft.
Minimum Site Distance:	175 ft.
Pavement Width:	23.34' + 23.34'
Face of Curb to Face of Curb	26 ft.
R.O.W.:	45-50 ft.
Minimum Distance Between Intersections:	100 ft.
Minimum Angle of Intersection:	70 degrees
Minimum Curb Radius:	15 ft.
Minimum Effective Curb Radius:	25 ft.
Parking:	Parallel parking on one side
Note:	Curb breaks for drives allowable



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STREET DIAGRAMS

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(1) Horizontal alignment of streets is designed to create straight segments with minimum centerline radius. These streets create visual sight lines while encouraging slower traffic speeds.

(2) Vertical alignments of streets are designed for short vertical curves to allow for quicker views to important places, and to encourage slower traffic speeds.

(3) Intersection angles of less than 90 degrees are used to create interesting spaces and to allow for street configurations addressing vegetation.

d. The character provided by the interrelationship of the street trees, sidewalks and parallel parking sets the scene for a neo-traditional village. Buildings are of secondary importance and help to enclose the space not dominate it. Street trees will be planted to create a vaulting space to drive through and enjoy, not independent figures on a sideline. Subject to the approval of the Prince George's County Department of Public Works and Transportation, the following standards should apply:

(1) Street Trees

(a). 44 foot maximum spacing, 22 foot minimum spacing.
(b). Trees should be located in planting strip between curb and sidewalk.
(c). Trees should be canopy-type trees, such as London Plane Trees, rather than Bradford Pears.

(2) Sidewalks

(a). Four foot sidewalks should be placed along both sides of streets when fronted by buildings on both sides, but only one side when streets are single loaded.
(b). Planting strip, trees, and sidewalks should be similar on perpendicular parked streets.
(c). Higher loaded pedestrian streets, such as in retail sections, may be wider and paved to buildings, with street trees in cut-out planters adjacent to streets.

(3) Parking

(a). Parallel parking should be placed on most streets to create pedestrian buffer and encourage slower traffic.
(b). Perpendicular parking is allowed in private lanes and alleys to the sides of buildings and units.

(c). Garage driveway entrances are allowed off streets for single-family detached and single family attached units. Tandem parking is allowed on driveways that will not interfere with sidewalks.

(4) Driveways

(a). No part of any driveway serving a dwelling shall be located within two (2) feet of a side property line, except for driveways serving two (2) or more adjacent nonresidential sites. Such driveways may be located on a side property line, thereby splitting the driveways between the adjacent sites.

5. PARKING, LOADING AND CIRCULATION

a. Non-garage Townhomes. Generally, no parking for non-garage townhouses shall be permitted in parking bays perpendicular to the street frontage or in front yards. Parking generally should be provided in the rear yards, perpendicular to the alley, and fenced or screened from the yard, or should be provided in a common off-street parking area. Such common parking areas or garages should be adequately buffered from residences.

b. Garage Townhomes. Parking for townhouses which incorporate a garage in either the front or rear of the townhome is permitted. A tandem space in the front of the garage is permitted.

c. Single Family Detached Houses. Parking for single family lots under 4,500 s.f. should generally be provided for in garages in the rear or side yard, or in perpendicular spaces in the back rear yard, accessed from an alley. Garages are strongly recommended as separate structures in the rear yard which can be connected to the house with a walkway. If garages are not sited in the rear yard or do not have a side yard access, garages should generally be set back a minimum of five (5) feet from the front facade.

d. Garages and carports shall comply with the general architectural criteria applicable to dwellings. Carports shall be only located in the rear yard.

e. The design and layout of parking areas shall provide an aesthetically pleasing design and an efficient arrangement. Parking should be provided as near as possible to the uses it serves. Parking lots should not be the dominant visual features of the streetscape.

f. Parking lots providing for more than twenty (20) motor vehicle spaces shall, where possible, be subdivided into modular parking bays. A single row or line of spaces within a bay should be no more than ten (10) spaces in length, the effect of which will be softened with landscape materials.

g. If not located in the rear of a building, a parking lot shall have a setback equal to the front yard setback of the adjacent buildings.

h. Loading areas should be clearly marked and should be separated from parking areas to the extent possible.

i. Entrance drives should provide adequate space for queuing.

j. Parking areas should be designed to discourage their use as through-access drives.

k. Internal signs such as directional arrows, lane markings, and other roadway commands should be used to facilitate safe driving through the parking lot.

l. Parcel pick-up areas should be coordinated with other on-site traffic flows in commercial areas.

m. Pedestrian and vehicular circulation routes should generally be separated and clearly marked..

n. Crosswalks for pedestrians that span vehicular lanes should be identified by the use of signs, stripes on the pavement, change of paving material, or similar techniques.

o. Barrier-free pathways to accommodate the handicapped should be provided.

p. Shared Parking. When any land or building is under the same ownership and is used for 2 or more purposes, the number of parking spaces should be reduced. A method for reducing parking under shared cirumstances is provided below. Using this methodology, the number of parking spaces should be computed by multiplying the minimum amount of parking required in the Prince George'es County Zoning Ordinance for each land use by the appropriate percentage as shown in the following parking credit schedule for each of the 5 times periods shown.The number of parking spaces required would be determined by totaling the resulting numbers in each column; the colum total that generates teh highest number of parking spaces then becomes the parking requirement.

	Weekday		Weekend		Nighttime
	Daytime (6am-6pm)	Evening (6-pm-midnight)	Daytime (6am-6-pm)	Evening (6pm-midnight)	(Midnight - 6pm
Office	**100%**	**10%**	**10%**	**5%**	**5%**
General/Retail,	**60%**	**90%**	**100%**	**70%**	**5%**
~~Inn,~~	~~**75%**~~	~~**100%**~~	~~**75%**~~	~~**100%**~~	~~**75%**~~
Restaurant,	**50%**	**100%**	**100%**	**100%**	**10%**
Commercial,	**40%**	**100%**	**80%**	**100%**	**10%**
~~Recreational Establishment~~	~~**100%**~~	~~**100%**~~	~~**100%**~~	~~**100%**~~	~~**100%**~~
All Other Uses	**90%**	**100%**	**100%**	**30%**	5%

D. LARGE LOT DESIGN GUIDELINES

1. Danville Estates should be arranged in a generally irregular network of interconnecting streets, balanced with the need to leave environmentally sensitive areas undisturbed.

2. Streetscape design shall be that of a contemporary subdivision.

3. Walls and fences may be erected where required for privacy, screening, separation, security, to define common versus private space, or to serve other necessary functions; however, they generally should not be erected in the front yards of large lots.

4. Chain link fences may be used to enclose side or rear yards only in large lot areas as long as the fences are completely camouflaged. They should not be visible from a public street.

5. The large lot or estate areas shall contain rural streets which shall be 18 foot wide streets, without curb and gutters.

6. Accessory Buildings/Lot Standards and Residential Lot Standards, See Tables 1 and 2.

E. ARCHITECTURAL DESIGN GUIDELINES

These architectural design guidelines are intended to fulfill the requirements of Conditions 6 and 10 of the approval conditions of Basic Plans A-9869 and A-9870. They are established as a framework of design criteria from which developers and architects can draw upon to create and sustain the high quality planned for the Villages at Piscataway. These guidelines are intended to ensure harmony, compatibility and continuity of architectural design, which in turn, will contribute to the quality of the community.

The spirit of this community is organized around a group of four "villages". The use of small neighborhoods mitigates the overwhelming scale that is so harshly felt in many large scale projects. Neo-traditional planning borrows from the American tradition of small towns and promotes living environments that replace the sprawling suburban mass with the charm and character of mature, individual neighborhoods.

Each village shall maintain a neighborhood character through the use of compatible scale, massing, roof lines, materials, details, and color. Every Specific Design Plan proposal, of course, will reflect its own interpretation of this objective and such flexibility is certainly desirable. However, some degree of order and consistency is required. Therefore, the following Architectural Guidelines will be established as standards for the Villages at Piscataway.

1. RESIDENTIAL STRUCTURES IN THE VILLAGES

Architectural Elements

Scale: The scale of the front and side elevations that face a street shall be "pedestrian-friendly". On single family detached and attached units, the architectural proportions, especially at the outer most projections closest to the sidewalks, shall be respectful of the human scale.

Massing: Although "the box" may be the most cost effective product to construct, the Villages at Piscataway, in upholding its high standards, shall prohibit the use of "the box" in its purest form. An unbroken, single plane facade which comprises the entire front elevation shall be prohibited, unless a true colonial "salt box" style of architecture is proposed on a small number of units. Articulation (or breaking the plane) of the front facade may be handled through various creative methods.

Roof Lines: All "front-to-back" roof pitches shall be no less than 6:12. All gables facing the front yard shall have a roof pitch of no less than 8:12, with a 12:12 pitch preferred. Intermixing of gable roofs, hipped roofs, and flat roofs is encouraged to promote a visually exciting and animated streetscape.

Facade Modulation: Facade Modulation shall reference the historic scale, facades, and details of the region.

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Architectural Materials

The following materials are permitted:

1. Siding

   a. Wood
   b. Vinyl - high quality product such as Restoration Series or an equal product.
   c. Aluminum - high quality product such as Alcoa (or equal) that conforms to the AAMA (Architectural Aluminum Manufacturer's Association) performance specifications.

2. Brick

3. Wood windows and aluminum windows are acceptable on any unit. Bronze and white window frames shall be standard colors. Custom colors provided by window manufacturers may be acceptable alternatives.

Architectural Design

1. Front Yard Facade

   a. Articulation of the front facade may be handled through various creative methods with significant architectural elements, such as reverse gables, offsets, porches, sunrooms, bay windows, trellised gardens, privacy walls, and multiple wall planes.
   b. The principal entrance to a house or building shall be a dominant feature of the facade, marked by a porch or special doorway treatment and reinforced by treatment of the entrance walkway, entry stoop or platform and related landscaping.

2. Side Yard Facades

   a. To prevent a featureless, unadorned massive end wall, windows, applied wood shutters or other ornamental elements should be used. A minimum of at least two of the following shall be on any end wall: windows, doors or chimneys, or any combination thereof.
   b. Blank walls shall not be permitted on any side facade. Any side wall that parallels the street shall comply with the equivalent architectural guidelines as required for front facades.
   c. Significant architectural elements such as bay windows, trellised gardens, privacy walls, or multiple wall planes shall be encouraged.

3. Rear Yard Facades

   a. Facade modulation of rear yard facades is not mandatory for units whose rear yard faces another unit or an alley.
   b. Facade modulation of rear facades is mandatory for units whose rear yard faces the golf course or a public space.

Architectural Material Detail

1. Shutters or wood trim surround shall be required for any window in any facade. If shutters are used, they shall be sized according to the window to which they relate, appear capable of fully shuttering the window, and all windows of the facade must then be shuttered.

2. Gutter and downspout colors shall match trim colors or, where applicable, shall be aesthetically compatible with the proposed unit color scheme. Gutters and downspouts shall be carefully integrated into the overall design of facades.

3. Retaining walls shall be brick, stone, or new timbers. Exposed concrete or railroad ties shall not be allowed.

4. Exposed flashing and roof vents shall be painted to be in harmony with the proposed unit color scheme.

5. Chimneys and metal flues must either be masonry or enclosed in the same finish material as the exterior of the home to which attached.

6. A consistent vocabulary of window types shall be used for each house or building.

7. A consistent vocabulary shall be used for window and door trim, corner trim, columns and pilasters, moldings and facias, decks and railings for each house or building type. Trim shall reinforce the character or architectural style intended.

8. There should be a single, dominant material for the facade walls of each house or building with compatible materials used for subordinate parts or elements. Materials shall not change at an arbitrary location on the wall surface.

9. Basement walls visible above ground shall be painted a color compatible with the house.

10. Fences and garden or courtyard walls, if used, shall visually relate to the house or building.

11. Front facades of adjacent houses shall not be identical.

Colors

A compatible palette of colors shall be established for similar houses or buildings sharing the same streetscape. Identical color schemes may not be used on any units adjacent to one another.

Decks

1. Location: Decks shall generally be located in rear yards.

2. Scale and Style: Decks, particularly elevated decks, shall be of a scale and style which are compatible with the home to which attached, adjacent homes and the environmental surroundings.

3. Color: Decks which are painted or stained should generally match the trim or dominant color of the house to which it is attached.

Porches

1. Scale and Design: Porches should be of scale and design that is compatible with the house. Porches should be functional and at least 7 ft. deep.

2. Materials: Porches should be constructed of materials that are compatible with the design of the porch and with the design and materials of the house.

3. Color: Porches should utilize simple color schemes that are compatible with the colors of the house.

Garages

All garages shall be architecturally-related to the dwelling unit by roof shape, material, and color. All single family detached units shall have garages. Detached garages shall be permissible.

2. RESIDENTIAL STRUCTURES IN DANVILLE ESTATES

The architectural guidelines for Danville Estates provide a framework within which more than one type of architectural style will fit A fundamental technique of architectural design is to utilize a variety of building materials, colors and architectural features in a harmonious manner. A balance of continuity and variety must be maintained to avoid boring repetition and conversely, chaos. The proper choice of colors, materials and features will result in an attractive, high quality living environment.

There should be a minimum of three house types. Each house type should have a minimum of three elevations. While each house type will be different from the others in style, there will be compatibility through the use of colors, textures and features.

The houses will be two stories, with a walk-out or buried basement and two car garages, utilizing traditional design and detail. Optional brick front elevations will be offered on all houses.

All houses will have articulated facades. Horizontal and vertical change in house planes and heights are realized through such features as bay windows, porches, overhangs, balconies, and chimneys. Variation in roof pitches and direction are achieved via gables, cross gables, hips and dormers. While these features will create variety, continuity will be maintained through compatible roof shingle colors and textures, brick type, color and coursing, and siding type and color. Additional accent features, such as shutters, trim detailing, and mailboxes will be highlighted by contrasting with those features already mentioned.

~~3.~~ **CIVIC AND MULTIFAMILY AND MIXED USED ~~RETAIL~~ BUILDINGS**

~~**Civic/Institutional Buildings**~~

~~(a) **Civic/Institutional buildings shall not exceed thirty-six (36) feet in height. Spires, clock towers, bell towers and the like may be taller, as the architecture demands.**~~

~~(b) **Civic/Institutional buildings and structures should be of materials, scale, and colors compatible with each other and compatible with, yet distinct from, the character of nearby residential buildings.**~~

~~Retail/Office Buildings~~

(a) ~~Retail/Office buildings and structures, including retail buildings containing apartments~~ Multifamily and mixed-use buildings should be of materials, scale and colors compatible with each other and compatible with, yet distinct from, the character of nearby residential buildings.

~~(b)~~ ~~Retail/Office buildings fronting on the same street and located on the same block may be attached, provided a limited numberof pedestrian walkways are located between retail buildings~~.

(c) ~~The principal entrance shall be from the sidewalk along the street~~

(d) ~~The construction of open colonnades over a sidewalk which adjoins retail buildings may be permitted.~~

(e) ~~Retail buildings~~ Multifamily and mixed-use buildings shall not exceed ~~3 stories or 40 feet~~ 4 stories or 50 feet.

(f) ~~The massing of the retail/office buildings shall be such that uniformity of the street edge around the town green is maintained~~. The side facades of multifamily and mixed-use buildings shall incorporate high-visiblity features.

F. PUBLIC BENEFITS AND DENSITY DETERMINATION

One of the major purposes of the Comprehensive Design Zones is to encourage the provision of amenities and public facilities over and above that which would normally be provided by a development located in a Euclidean zoning category. The concept is that each Comprehensive Design Zone has a base residential density and a base commercial intensity. By providing public benefits, a developer is able to increase his or her allowable residential density or commercial intensity over the base density or intensity allowed in the zone. The Villages at Piscataway will be developed at below the base commercial intensity provided in the L-A-C Zone and consequently commercial intensity increases are not being sought and are not described herein. However, residential densities of slightly greater than the base densities are being sought in both the L-A-C and R-L zones and these density increases have been amply justified by the provision of public benefit features.

1. PUBLIC BENEFITS AND DENSITY DETERMINATION IN THE L-A-C ZONE

The L-A-C Zone in the Section 27-496 of the Zoning Ordinance lists several public benefit features that apply to the L-A-C Village Center that is to be located in the Villages at Piscataway. These benefit features include:

Criteria No. 2. Up to a 10% increase in allowable dwelling units over the base residential density of ten units per acre may be granted "For improved common recreational space totaling at least 200 square feet per dwelling unit (available without charge) for use by the residents; or At least 200 square feet per dwelling unit of private open space contiguous to each dwelling unit" The L-A-C portion of the Villages at Piscataway meets this criteria through the provision of the Village Green and other public open spaces.

Criteria No. 3. Up to 10% increases in allowable dwelling units over the base residential density of ten units per acre may be allowable "For a pedestrian system separated from vehicular rights-of-way, which provides a direct, uninterrupted link either between blocks or between majority structures located at least 500 feet from each other." This criteria has been met by the provision of an extensive trail system that links important buildings such as the Swim Center in the R-l portion of the site to the Edelen House and Piscataway Stream Valley Park in the L-A-C portion of the site.

Criteria No. 4. Up to a 20% increase in dwelling units over the base residential density of ten units per acre may be granted "For public facilities (excluding streets and open space)." This criteria has been met by the provision of a major public facility within the L-A-C zone, the Edelen House. The developer will work with community representatives and the M-NCPPC Staff to find a suitable organization to accept responsibility for preserving and protecting this major public facility.

Criteria No. 5. Up to a 5% increase in dwelling units over the base residential density of ten units per acre may be granted "For distinctive streetscape design or furnishings (such as luminaries, directional and advertising signs, benches, and paved surfaces)." This criteria has been met by the provision of these features as part of a unique village design.

Criteria No. 6. Up to a 5% increase in dwelling units over the base residential density of ten units per acre may be granted "For preserving irreplaceable features (such as stands of trees, natural swales, or historic buildings." This criteria has been met by the preservation of the Edelen House and the dedication of an approximately twenty-five acre park around it.

Table 3 sets forth the amenities and appropriate density increment factors which would be applicable in the L-A-C portion of the site. The base residential density for the L-A-C area using the Village Center criteria is 132 dwelling units. The base commercial intensity is 47,044 square feet. The L-A-C portion of the Villages at Piscataway proposes only ~~30,000-45,000~~ 6,000 to 10,000 square feet of commercial development and earned intensity factors are not necessary in order to obtain the ~~45,000~~ 10,000 square feet of commercial uses. The L-A-C portion of the Villages at Piscataway proposes only ~~30,000-45,000~~ 6,000 to 10,000 square feet of commercial development and earned intensity factors are not necessary in order to obtain the ~~45,000~~ 10,000 square feet of commercial uses. The plan proposes 140 dwelling units (not counting MPDU's in the L-A-C area and the extra 8 dwelling units are to be earned through density increment factors. Table 3 explains how such density increment factors are obtained.

2. PUBLIC BENEFITS AND DENSITY DETERMINATIONS IN THE R-L ZONE

Toe R-L Zone in Section 27-514.10 of the Prince George's County Zoning Ordinance lists several public benefit features that apply to R-L portion of Toe Villages at Piscataway. These benefit features include:

Criteria No. 1. Up to a 25% increase in allowable dwelling units over the base residential density of one unit per acre may be granted "For open space land at a ratio of at least 3.5 acres per 100 dwelling units (with a minimum size of 1 acre)." The R-L portion of the Villages at Piscataway meets this criteria by providing over one-half of its acreage in open space.

Criteria No. 2. Up to a 2.5% increase in allowable dwelling units over the base residential density of one unit per acre may be granted for enhancing existing physical features (such as breakfront treatment of waterways, sodding of slopes susceptible to erosion action, thinning and grubbing of growth, and the like." Toe R-L portion of the Villages at Piscataway meets this criteria by the major environmental enhancements that will be made a part of the golf course design and environmental treatments of other environmental areas.

Criteria No. 3. Up to a 5% increase in allowable dwelling units over the base residential density of one unit per acre may be granted "For a pedestrian system separated from vehicular rights-of-way." Toe R-L portion of the Villages at Piscataway meets this criteria by providing a trail system that along with the major sidewalk system will link all sections of the community to the L-A-C and to park land.

Criteria No. 4. Up to a 10% increase in .allowable dwelling units over the base residential density of one unit per acre may be granted "For recreational development of open space (including minimum improvements of heavy grading, seeding, mulching, utilities, off-street parking, walkways, landscaping, and playground equipment" Toe R-L portion of the Villages at Piscataway meets this criteria through the provision of a championship golf course, a swim center, a tennis complex and other recreational facilities over and above park dedication requirements.

Criteria No. 6. Up to a 10% increase in allowable dwelling units over the base residential density of one unit per acre may be granted "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." Toe R-L portion of the Villages at Piscataway meets this criteria by providing a community building that will contain a meeting room for civic activities.

Table 4 sets forth the amenities and appropriate density increment factors that would be appropriate in the R-L portion of the site. Toe base residential density for the R-L area is 818 dwelling units. Toe plan proposes 1000 dwelling units in the R-L area and the extra 182 dwelling units are to be earned through density increment factors. Table 4 explains how such density increment factors are obtained.

As can be seen from Tables 3 and 4, the densities that are earned from the public benefit features described in the Villages at Piscataway Comprehensive Design Plan are well beyond the number of dwelling units actually requested. Yet by maintaining this level of Public Benefit Features, the plan insures a high quality environment consistent with the purposes of the L-A-C and R-L Comprehensive Design Zones.

TABLE 3

L-A-C ZONE DENSITY CALCULATIONS/
PUBLIC BENEFIT FEATURES

Total Acreage: **19.98 Acres**

Density	Residential	**Commercial**
Base	10 DU/Gross Acre	**0.20 FAR/Gross Acre**
Maximum Allowable	15 DU/Gross Acre	**0.31 FAR/Gross Acre**
Base Number of Units/ Base Commercial sq. ft.	132.3 DU's•	~~47,044~~ **10,000 sq. ft.**
The Villages at Piscataway Proposal (140 DU's• and ~~30,000 to 45,000~~ **6,000 - 10,000 commercial sq. ft.)**	~~10.58~~ 7.6 DU-/ Gross Acre (18.33.~~13.23~~ Acres)	~~**0.10 0.15**~~ **0.14 FAR per Gross Acre (1.64 ~~6.75~~ Acres)**

Density Increment **Factors**

PUBLIC BENEFIT FEATURES		**MAXIMUM ALLOWABLE INCREMENT FACTOR**	**EARNED INCREMENT FACTOR**	**INCREASE ALLOWED IN BASE DENSITY**	**INCREASE ALLOWED IN DWEWNG UNITS**
2.	For improved common recreational space/ private open space	10%	10%	1.0 DU's/Acre	13.23
3.	For pedestrian system separated from public right-of-way	10%	10%	1.0 DU's/Acre	13.23
4.	For public facilities	20%	20%	2.0 DU's/Acre	26.46
5.	For distinctive street scape design	5%	5%	.5 DU's/Acre	6.61
6.	For preserving irre-placeable features	5%	5%	.5 DU's/Acre	6.61
					66.14

• Per Section 27-496(e) of the Prince George's County Zoning Ordinance this figure does not include MPDU's.

TABLE 4

R-L ZONE DENSITY CALCULATIONS/ PUBLIC BENEFIT FEATURES

Total Acreage: 818.8 Acres
(includes 50% of 100 year floodplain)

Density	Residential R-L 1.0	Total Dwelling Units
Base	1.0 DU's/Gross Acre	818 DU's
Maximum Allowable in R-L Zone	1.5 DU's/Gross Acre	1228 DU's
The Villages at Piscataway Proposal (1000 Dwelling Units)	1.22 DU's/Gross Acre	1000 DU's

Density Increment Factors

PUBLIC BENEFIT FEATURES	MAXIMUM ALLOWABLE INCREMENT FACTOR	EARNED INCREMENT FACTOR	INCREASE ALLOWED IN BASE DENSITY	INCREASE ALLOWED IN DWELLING UNITS
1. For open space land at ratio of 3.5 Acres/ 100 DU's	25%	25%	.25 DU's/Acre	204.5
2. For enhancing existing physical features	2.5%	2.5%	.025 DU's/Acre	20.4
3. For pedestrian system separated from public right-of-way	5%	5%	.05 DU's/Acre	40.9
4. For recreational development of open space	10%	10%	.10 DU's/Acre	81.8
6. For creating activity centers with space provided for quasi-public services	10%	5%	.05 DU's/Acre	40.9
				388.5

G. STAGING AND CONSTRUCTION SCHEDULE

The development of the Villages at Piscataway is proposed in two stages as indicated on the Staging Plan (Figure #28), which is an attempt to assure that public facilities within the development are provided at an adequate level to serve each stage, and that each stage could stand independently of each other.

Stage One includes the entire L-A..C and a portion of the R-L, including the entire golf course. Stage One includes independent residential and commercial components, either of which can proceed without the other. For example, the residential component of Stage One may be completed before the commercial component of Stage One. If so, residential development could move into Stage Two, even though the commercial component is still in Stage One. This scenario acknowledges that all road improvements and other approved conditions relating to staging are to be complied with. Specifically, Stage One will include the two lane construction of New Piscataway Road, including necessary connections to existing Piscataway and Livingston Roads. The following is an outline of each stage:

Stage One - L-A-C Area

- ~~30,000 45,000~~ **6,000-10,000 gross square feet of commercial.**
- 140 Dwelling units (not counting MPDUs).
- Construction of Village Green and Sitting Area.

  Entrance area treatment along Floral Park Road or New Piscataway

  Road. Water/sewer construction, as needed.
- Construction of two lane section of New Piscataway Road.
- Construction of stormwater management facilities, as needed.
- Improvements to the following intersections:

  MD 210 and Livingston Road/Swan Creek Road
  MD 223 (New Piscataway Road) and Livingston Road/Site Access
  Livingston Road and Farmington Road/Berry Road
  MD 223 and Floral Park Road

Stage One - R-L Area

- 640 dwelling units.
- Provision of the following recreation facilities:

  Golf Course
  Trail
  Two Village Greens
  One Playground
  Two Sitting Areas

- Entrance area treatment along New Piscataway Road.
- Construction of stormwater management facilities, as needed.
- Water/sewer construction, as needed.
- Construction of portion of main spine roads.
- Improvements to the off-site transportation facilities noted above under Stage One L-A-C Area.

Stage Two - R-L Area

- 360 dwelling units.
- Provision of the following recreation facilities:

  Trail
  One Village Green and Sitting Area
  Swim Center
  Tennis Complex
  Two Playgrounds
  Two Multi-purpose Courts

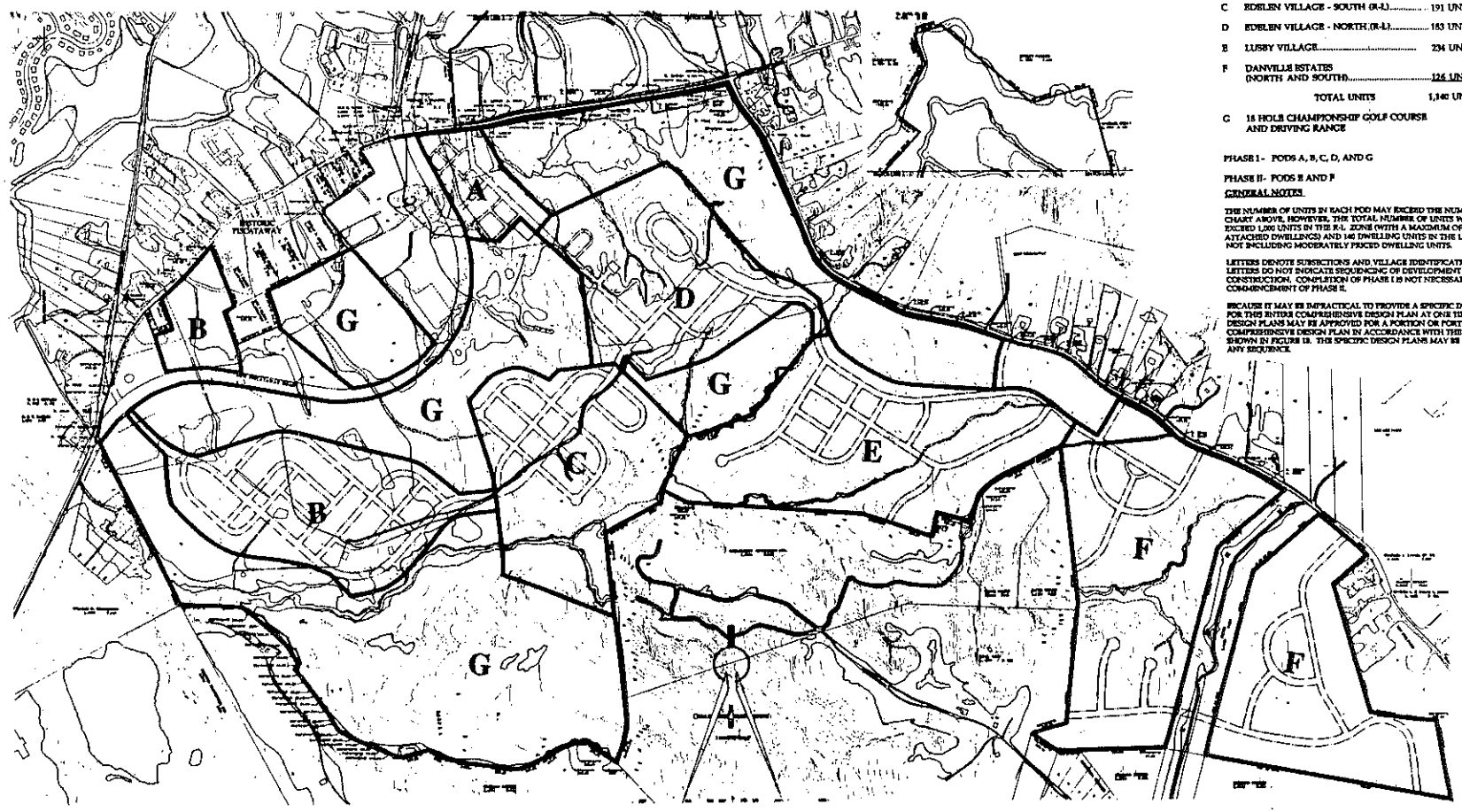
- Water/sewer construction, as needed.
- Improvements to the following intersections:

  Livingston Road and Old Fort Road
  Livingston Road and Washington Lane
  MD 210 and Farmington Road
  Livingston Road and Farmington Road/Berry Road

VILLAGES AT PISCATAWAY

PRINCE GEORGE'S COUNTY

DESIGN FRAMEWORK



LEGEND

A	BAILEY VILLAGE (L-A-C) 90,000 - 90,000 SQUARE FEET RETAIL 10,000 - 18,000 SQUARE FEET OFFICE	140 UNITS
B	GLASSFORD VILLAGE (R-L)	266 UNITS
C	EDELEN VILLAGE - SOUTH (R-L)	191 UNITS
D	EDELEN VILLAGE - NORTH (R-L)	183 UNITS
E	LUSBY VILLAGE	234 UNITS
F	DANVILLE ESTATES (NORTH AND SOUTH)	126 UNITS
	TOTAL UNITS	1,140 UNITS
G	18 HOLE CHAMPIONSHIP GOLF COURSE AND DRIVING RANGE	

PHASE I - PODS A, B, C, D, AND G

PHASE II - PODS E AND F

GENERAL NOTES

THE NUMBER OF UNITS IN EACH POD MAY EXCEED THE NUMBER IN THE CHART ABOVE, HOWEVER, THE TOTAL NUMBER OF UNITS WILL NOT EXCEED 1,000 UNITS IN THE R-L ZONE (WITH A MAXIMUM OF 20% ATTACHED DWELLINGS) AND 140 DWELLING UNITS IN THE L-A-C ZONE, NOT INCLUDING MODERATELY PRICED DWELLING UNITS.

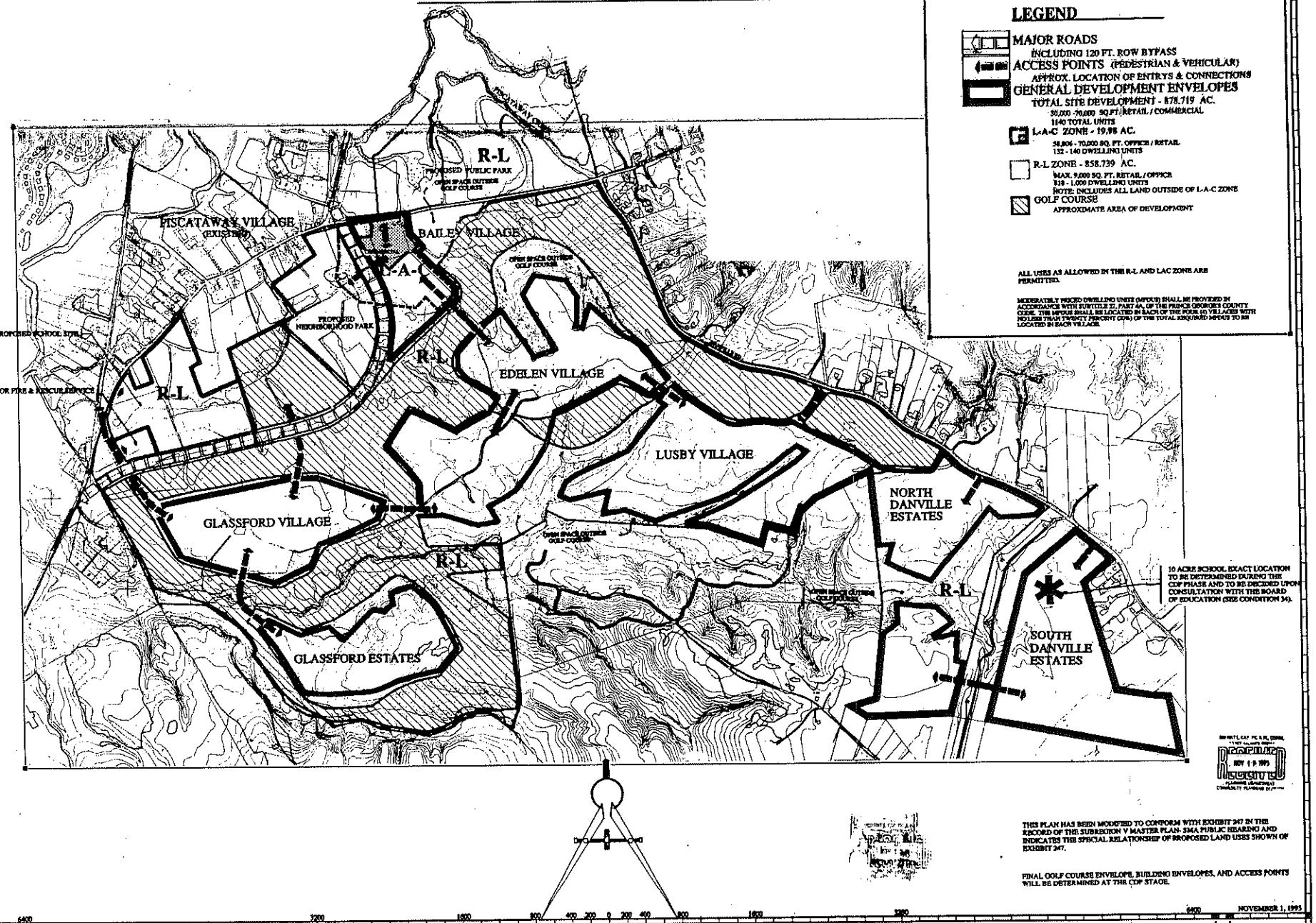
LETTERS DENOTE SUBSECTIONS AND VILLAGE IDENTIFICATION. THE LETTERS DO NOT INDICATE SEQUENCING OF DEVELOPMENT OR CONSTRUCTION. COMPLETION OF PHASE I IS NOT NECESSARY FOR THE COMMENCEMENT OF PHASE II.

BECAUSE IT MAY BE IMPRACTICAL TO PROVIDE A SPECIFIC DESIGN PLAN FOR THIS ENTIRE COMPREHENSIVE DESIGN PLAN AT ONE TIME, SPECIFIC DESIGN PLANS MAY BE APPROVED FOR A PORTION OR PORTIONS OF THIS COMPREHENSIVE DESIGN PLAN IN ACCORDANCE WITH THE CONCEPT SHOWN IN FIGURE 18. THE SPECIFIC DESIGN PLANS MAY BE APPROVED IN ANY SEQUENCE.

STAGING PLAN

THE TRAFFIC GROUP TRAFFIC CONSULTANT · CLARK, PINKERTON & SACRETT CIVIL ENGINEERING · AUL T. CLARK & ASSOCIATES, LTD. GOLF COURSE CONSULTANT · POSSETT & BRUGGER ATTORNEYS · THE ASSOCIATED COMPANIES DEVELOPER · CHK ARCHITECTS & PLANNERS PLANNING AND ARCHITECTURE · HERBERT & ASSOCIATES GEOTECHNICAL CONSULTANT · REA, INC. ENVIRONMENTAL CONSULTANT · B. CHRISTOPHER GOODWIN & ASSOCIATES HISTORIC CONSULTANT

VILLAGES AT PISCATAWAY



BASIC PLAN

FOSSETT AND BRUGGER
ZONING ATTORNEYS

THE ASSOCIATED COMPANIES
OWNER & DEVELOPER

CHK ARCHITECTS & PLANNERS
PLANNING & ARCHITECTURE

IV. COMPLIANCE

Section IV

COMPLIANCE WITH COUNTY PLANS AND ORDINANCES

A. BASIC PLAN COMPATIBILITY

1. GENERAL

The Comprehensive Design Plan for the Villages at Piscataway begins to implement the Basic Plan, as approved by the District Council on September 14, 1993. The Basic Plan's nee-traditional town design features have grown into a framework of Village Design Guidelines which will guide the developers and builders when they prepare the Specific Design Plans for various sections of the development See Section III.C. The residential component within both the R-L Zone and the L-A-C Zone has been more closely analyzed, with the types of dwelling units specified and generally located. Architectural guidelines have been included. See Section 111.E. The commercial component, located within the L-A-C zone, is smaller than originally envisioned due to the re-alignment of New Piscataway Road. The changes caused by the re-alignment of New Piscataway Road are summarized in Section I. The Architectural Guidelines for the commercial component are provided in Section 111.E.

As it was in the Basic Plan, the interrelationship between the Villages at Piscataway and historic Piscataway is still an important element of the plan for the Villages at Piscataway; however, the relationship has changed as a result of the re-alignment of New Piscataway Road. The smaller-sized Bailey Village will locate fewer residences and a smaller commercial village center on the portion of the site that is nearest to the remaining houses in historic Piscataway. The Edelen house, now located west of New Piscataway Road, is no longer an integral component of the Bailey Village. On the other hand, the architectural design of the Bailey commercial village center will, as before, take its cue from the architectural elements found in the remaining structures of historic Piscataway. The Bailey Village will be designed to approximate how Piscataway might have developed had commerce continued to flourish in the area.

"Respect for the existing environment" is still one of the goals of the Villages at Piscataway design team. The stream valley system provides important natural flood control and management of water quality. Storm water management and control of sediment runoff will be provided during construction. Golf Course maintenance will be conducted in a manner which minimizes adverse affects on the natural environment, as more fully described in Section 111.B.4. and the Appendices. To the extent possible, the development will preserve the existing wooded areas. See Tree Conservation Plan in the Appendices. Tree preservation not only enhances the overall sense of community, but also serves as a primary element of sediment and water quality control. Additional planting will be added to enhance the existing environment

2. CONDITIONS AND CONSIDERATIONS.

When the District Council approved the zoning for the Villages at Piscataway (A-9869 and A-9870) they attached 39 conditions and 11 considerations. These conditions and considerations are repeated below, along with the description of how they are being satisfied.

a. Conditions

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

The Basic Plan has been so modified and a copy is included with this submission as Figure 29.

2. There shall be no grading or cutting of trees on the site prior to approval of the Comprehensive Design Plan, except on a selective basis with written permission of the Prince George's County Planning Board.

The owner has instructed the property manager to ensure there is no grading or cutting of trees prior to approval of the Comprehensive Design Plan.

3. The alignment of Piscataway Road extended shall be located approximately as shown on the Revised Basic Plan. The exact location shall be determined by Prince George's County and the SHA, taking into consideration the ability of the applicant or Prince George's County or the SHA to obtain any necessary rights-of-way.

The alignment of Piscataway Road extended, shown on the CDP and on Figure 25, is approximately as shown on the Revised Basic Plan. Some modifications were necessary to avoid wetlands. See Section III.B.5.

4. Phase I archeological survey with possible Phase II and Phase III follow-up shall be undertaken prior to any ground breaking activity in the vicinity of the old village including the area of road construction. The boundaries of the area needing archeological survey can be set at time of CDP approval.

The applicant has proposed boundaries for an archeological survey. See Section II.H.

5. The view of Edelen Village from the ridge top south of the old village should be softened by appropriate plantings and retention of existing materials. The applicant should demonstrate with a drawn cross-section at CDP submittal what the view will be from Floral Park Road.

A potential view of Edelen Village from the old village has been provided in Figure 17.

6. The architectural design guidelines to be submitted as part of the CDP application shall be subject to review and approval by the Planning Board or its designee prior to CDP approval.

Architectural Design Guidelines have been submitted for both the residential and the commercial components of the development. See Section III.E.

The details concerning the Historic Piscataway Preservation Fund are provided in Section III.B.2.

14. Prior to CDP approval, a plan shall be developed and approved by the Developer and the Urban Design staff of the Maryland National Capital Park and Planning Commission that shall grant as a benefit to each purchaser of a home upon the property and all future purchasers some use of the golf course or an equivalent program that grants a direct benefit to all future purchasers of the homes in the Villages at Piscataway, such as preferential membership terms.

All homeowners within the Villages at Piscataway shall receive preferential membership terms in the Piscataway Golf Course such as a discount on initiation fees, a discount on greens fees, preferential starting times, or preferential membership rights.

15. The applicant shall demonstrate at CDP that the golf balls will not present a danger to the residents or their property. Setbacks from the golf course shall be determined by the most likely direction and distance that the golf ball will travel.

The ideal setback distance for the safety of adjoining uses is 150 feet from the center line of the golf play areas, i.e., the fairways and the holes. The Villages at Piscataway has been designed to meet or in most instances exceed this safety setback distance. See Section III.B.4.

16. The applicant or others shall provide the following improvements at the following intersections in the study area with the phasing of, exact nature and extent of the improvements to be determined at CDP.

a. MD 210 and Farmington Road

- *Install a traffic signal, provided said signal is deemed warranted by the SHA*
- *Provide a second left turn lane on southbound MD 210*

b. Livingston Road and Farmington/Berry Roads

- *Install a traffic signal, provided said signal is deemed warranted by the DPW&T*
- *Provide additional lanes on the approaches to achieve adequate operations, with improvements at this location determined in cooperation with the DPW&T, SHA and the Prince George's County Planning Department at the time of Preliminary Plat of Subdivision*

c. Livingston Road and Old Fort Road South

- *Install a traffic signal, provided said signal is deemed warranted by the DPW&T*
- *Provide an exclusive left turn lane on southbound Livingston Road*

d. *MD 223 and Gallahan Road*

- *Install a traffic signal, provided said signal is deemed warranted by the SHA*

e. *MD 223 and Floral Park Road*

- *Install a traffic signal, provided said signal is deemed warranted by the SHA*
- *Provide lanes on the intersection approaches to achieve adequate operations, with improvements at this location determined in cooperation with the DPW&T, SHA and the Prince George's County Planning Department at the time of Comprehensive Design Plan*

f. *MD 223 and Livingston Road*

- *Install a traffic signal, provided said signal is deemed warranted by the SHA*
- *Provide lanes on the intersection approaches to achieve adequate operations, with improvements at this location determined in cooperation with the DPW&T, SHA and the Prince George's County Planning Department at the time of Comprehensive Design Plan*

g. *MD 223 and the site entrance*

- *Install a traffic signal, provided said signal is deemed warranted by the SHA*
- *Provide lanes on the intersection approaches to achieve adequate operations, with improvements at this location determined in cooperation with the DPW&T, SHA and the Prince George's County Planning Department at the time of Comprehensive Design Plan*

h. *MD 210 and Swan Creek/Livingston Roads*

- *Provide a westbound channelized free right turn on Livingston Road and an acceleration lane on northbound MD 210*
- *Provide a fourth northbound through lane shared with the right turn lane on MD 210, and extend this lane 800 feet north of Livingston Road*
- *Provide a fourth southbound through lane and extend this lane 800 feet south of Swan Creek Road*
- *Provide an exclusive through lane on westbound Livingston Road*

i. *MD 210/Old Fort Road South*

- *Provide a fourth southbound through lane shared with the right turn lane on MD 210, and extend this lane 800 feet south of Old Fort Road South*

These roadway improvements are addressed in the Appendices.

17. Construct the relocation of MD 223 (A54) through the subject property as a four lane arterial facility with the phasing for the initial construction of the first two lanes and the subsequent construction of the last two lanes to be determined at the time of subdivision. The alignment for A54 shall:

a. Conform to SHA design standards
b. Tie into the existing MD 223 bridge over the Piscataway Creek
c. Be reviewed by the Transportation and Public Facilities Planning Division

The alignment of New Piscataway Road (MD 223 or A54) has been designed to conform to SHA design standards.

18. The applicant shall, at the time of subdivision, show appropriate dedication along the following facilities:

a. MD 223 (A54)-arterial-120-foot right-of-way
b. Floral Park Road (east of A54)-collector-80-foot right-of-way
c. Livingston Road-collector-80-foot right-of-way
d. Danville Road-rural collector-80-foot right-of-way

The right-of-way widths required at time of subdivision have been utilized in the preparation of the Comprehensive Design Plan.

19. Total development of this site shall be limited to permitted uses generating no more than the following number of peak hour trips: 995 AM peak hour trips and 1,377 PM peak hour trips. Any development other than that identified herein which generates more than this identified number of trips shall require a revised Basic Plan and traffic impact analysis in order to determine the adequacy of transportation facilities.

10,000

The intensity of uses shown on the Comprehensive Design Plan, i.e., 1,140 dwelling units and ~~30,000~~ sq. ft. of commercial will produce less than the conditioned number of peak hour trips. The CDP uses will generate 859 AM peak hour trips and 1251 PM peak hour trips.

20. The Basic Plan shall be modified to show all Open Space outside of the Golf Course and development pods.

The Basic Plan has been so modified. See Figure 29.

21. The proposed master plan trail is along Piscataway Creek Stream Valley Park. In the anticipation of the Department of Parks and Recreation Parkland Dedication for this stream valley, a trail connection from the R-L parcel to the planned hiker/biker/equestrian trail on the north side of the creek shall be required.

A trail connection is provided through the Bailey Village, along Floral Park Road and along Piscataway Road to the north side of Piscataway Creek. See Exhibit Figure 22.

22. The applicant shall provide for and construct the proposed master plan trail on or adjacent to Pepco's Brandywine transmission line for the entire frontage.

A trail is proposed along the Pepco Brandywine transmission line in accordance with the Master Plan. See Figure 22.

23. All development pods shall be connected by the internal pedestrian/bike trail network.

The internal pedestrian system which consists primarily of four foot wide sidewalks running parallel to the modified grid street network connects all development pods. See Figure 22.

24. The internal trail network shall also accommodate bicycles.

The internal trail network has been designed to accommodate bicycles. See Figure 22.

25. The trail network shall be totally separate from the golf cart paths.

The internal pedestrian/bicycle system is separate from the golf cart paths. See Figure 22.

26. Prior to the approval of the Phase II Comprehensive Design Plan, a Type I Tree Conservation Plan shall be submitted to the Natural Resources Division for review.

A Type I Tree Conservation Plan is being submitted as part of this Comprehensive Design Plan submittal.

27. The developer, his successors, and/or assigns, shall dedicate to the MNCPPC for public park use, 75± acres of land on the north side of Floral Park Road as shown on the amended Basic Plan.

The area for dedication to MNCPPC for public park use north of Floral Park Road is shown on the CDP Plan. See Figure 18.

28. The developer, his successors, and/or assigns, shall dedicate to the MNCPPC for public park use, about 25 acres of land located to the south of Floral Park Road where it intersects with Piscataway Road as shown on the amended Basic Plan.

The area for dedication to MNCPPC for public park use south of Floral Park and Piscataway Roads is shown on the Comprehensive Design Plan. See Figure 18.

29. The developer, his successors, and/or assigns, shall work with community representatives and MNCPPC staff to find a suitable organization to accept responsibility for preserving and protecting the Edelen House (Bailey Mansion).

The developer has begun work with community representatives and will continue to work with community representatives to find a suitable owner for the Edelen House.

30. All land to be conveyed to the MNCPPC shall be subject to the conditions in the document "Conditions for Conveyance of Parkland to the MNCPPC.

At the time of conveyance of Parkland this condition will be satisfied.

31. The final golf course envelopes, building envelopes, and access points shall be determined at the CDP stage. The relationship of Glassford Estates and the golf links surrounding it shall be determined at CDP to create a desirable golf course configuration even if it means the deletion of Glassford Estates. In the event that it is determined that the portion of the golf course adjacent to North Danville Estates, an area not to exceed 15 acres, is not needed as golf course, the building area of North Danville Estates may be expanded into this former golf course area.

The Comprehensive Design Plan reflects the golf course envelopes, the building envelopes and access points. The redesign of the golf course has moved the course further south into the southwest corner of the site, causing the deletion of the housing formerly shown in Glassford Estates. The golf course near North Danville Estates has been moved farther north, resulting in an expansion of the North Danville Estates area and providing the location for the school site.

32. The two southernmost portions of the site (crosshatched area in drawing attached to Subregion V Master Plan/SMA public hearing exhibit #247) which consist of approximately 253 acres, shall contain no more than 126 single family detached dwelling units.

The referenced area has been limited to 126 single family detached dwelling units. See Figure 18.

33. Prior to issuance of any residential building permits, the Board of Education shall have determined the affected elementary, middle and high schools have adequate capacity to serve the subject development.

This condition will be addressed at a later time, but in any event, prior to the issuance of any residential building permits.

34. The applicant shall show a floating symbol for an elementary school site (10 acres) to be located in the general vicinity of the low density "North/South Danville Estates" development pod. The exact location of the school site shall be decided upon consultation with the Board of Education at CDP. The applicant shall be permitted to transfer the displaced low density residential units to the 20± acre school site currently shown on the amended Basic Plan. The number of dwelling units transferred shall not exceed the number being displaced.

The floating symbol for the elementary school site was provided on the Basic Plan. See Figure 29. The Comprehensive Design Plan locates the elementary school site along Danville Road to the east of Lusby Village.

35. If desired by the Prince George's County Fire Department, the applicant shall dedicate a two to four acre site as shown on the amended Basic Plan for the location of a station for an ambulance or medic unit. If the Fire Department has no need for a station for an ambulance or medic unit at this site, it shall be devoted to open space or recreational uses or, if the adjoining 20 acre school site is devoted to residential uses pursuant to Condition 34, to residential uses.

A two-acre site for the location of a station to house an ambulance or medic unit has been shown near the intersection of New Piscataway Road and Livingston Road.

36. A contribution shall be made to the Historic Piscataway Preservation Grant and Loan Fund, which shall be used for the preservation of buildings in the Village.

At the time of each residential building permit issuance, the applicant shall contribute $400.00 to the Fund. At the time of each residential building permit issuance this condition will be satisfied. See Section III.B.2 for further discussion of the Historic Piscataway Preservation Fund.

37. New construction west of the future Piscataway Road that is visible from Floral Park Road shall have architectural review by the HPC to ensure compatibility with the historic character of the Village.

The applicant will coordinate with the Historic Preservation Commission during Comprehensive Design Plan and Specific Design Plan reviews.

38. The applicant shall be required to identify the specifics of any proposed lighting and netting for the driving range at CDP. Any such lighting or netting shall not detract from the historic character of the Village or the Edelen House.

Lighting and netting is being proposed for the Golf Practice Area in a manner designed not to detract from the historic character of the historic village or the Edelen House. The lighting will utilize either a pole mounted or a ground mounted method. Either method can be used in a manner that will minimize lighting intrusion into surrounding areas.

39. At the time of CDP, an environmental setting for the Edelen House shall be defined which retains the existing fields in front of the house. These should be maintained in agricultural plantings or appropriate rural character; they should be fenced in appropriate materials to be set off from active park uses.

The environmental setting of the Edelen House retains the existing fields in front of the house. The applicant does not propose any activity for the Edelen House park site which would be contrary to this condition. See Section II. H.

b. Considerations

1. Any structure within the golf course, other than the club house and any associated buildings, shall be designed to resemble a barn or other agricultural building.

A golf course maintenance shed is proposed near Floral Park and Danville Roads and a restroom facility is proposed south of Glassford Village. They will be designed at the Specific Design Plan stage to resemble a barn or other agricultural building. See Figure 18.

2. Design and exact alignment of Piscataway Road extended shall be coordinated with the developer, M-NCPPC staff and the State Highway Administration to ensure that the road itself (e.g., horizontal and vertical curvature, design speed, cross sections, number of travel lanes and median, if any) blends in with and has the least impact on the existing historic setting to the extent possible.

This consideration will be addressed during the course of satisfying conditions 11 and 17.

3. All abutting roadways are recommended to be constructed as open road cross sections in accordance with the Proposed Subregion V Master Plan Amendment. All three roads abutting the subject property, Piscataway Road, Floral Park Road and Danville Road, are planned as Class III bikeways. Floral Park Road and Danville Road are planned as historic and

scenic roadways, as well.

This roadway design criteria was taken into account during the creation of the Comprehensive Design Plan. See Figure 18.

4. Woodland conservation of 35 percent should be a Phase II design consideration as well as preservation of large contiguous wooded area in the southern portion of the site.

The Comprehensive Design Plan results in the retention of more than 35 percent of the existing woodland on the site. The large contiguous areas of woodland in the southern portion of the site that are being preserved are noted in the Appendices.

5. High-intensity artificial lighting should not be permitted at the proposed driving range unless the applicant can show that such lighting can be directed such that it does not intrude upon the surrounding roadway, residences or historic sites.

Artificial lighting is being proposed for the Golf Practice Area in a manner designed not to intrude upon the surrounding roadway, residences or historic sites. The lighting will utilize either a pole mounted or a ground mounted method. Either method can be used in a manner that will minimize lighting intrusion into surrounding areas.

6. A wetlands report shall be approved by the Natural Resources Division prior to the approval of Phase II Comprehensive Design Plan.

A wetlands report is included with this submission. See the Appendices.

7. All streams and wetlands shall be shown on the Comprehensive Design Plan along with buffers established in accordance with Section 24-130 of the County Code.

The Natural Resources Inventory Plan, Figures 7 and 8, shows all streams and wetlands along with their buffers.

8. As part of the submittal of the CDP, the applicant shall include a conceptual layout of water and sewerage service to and within the site and an analysis of the impact of the construction of these facilities. Applicant, Technical Staff and WSSC shall work together to attempt to minimize the impact of construction.

The conceptual layout of water and sewerage service to and within the site is included as Figures 3 and 4. An analysis of the impact of the construction of these facilities is included in Section II.A.

9. The CDP submittal shall include a proposed Integrated Pest Management Program for the proposed golf course and a conceptual layout of management practices to reduce impacts to surface and groundwater. The SDP shall include the specific elements of the management practices and the location of the devices.

An Integrated Pest Management Program for the Golf Course, including a conceptual layout of management practices is found in the Appendices.

10. The CDP submittal shall include a plan to monitor surface and groundwater resources on the site. The plan shall include a baseline monitoring phase for at least one year prior to grading of the site and a follow-up monitoring phase for two years from the start-up of golf course operations.

The Surface and Groundwater Monitoring Plan is included in the Appendices.

11. As part of the CDP submittal, the applicant shall evaluate potential stability problems associated with the Marlboro Clay and other marine clay formations which outcrop along the stream valley system.

The Geotechnical Report is included in the Appendices.

B. PLAN SUPERIORITY AND CHARACTERISTICS

1. PLAN SUPERIORITY

The Villages at Piscataway incorporates numerous elements which could not be accomplished under standard zoning regulations contained in the Zoning Ordinance for Prince George's County, resulting in development of superior quality than otherwise could be achieved. The major elements incorporated into the Plan, which in all likelihood could not be accomplished in accordance with Zoning Ordinance Provisions for Euclidean zones, includes:

- The L-A-C zoning designation with ~~30,000-45,000~~ 6,000-10,000 square feet of commercial zoning and adjoining residential uses creates a mixed use Village with a village green, a twenty-five acre park around an historic site and the characteristics of a neo-traditional village.

- The ability to offer a variety of housing types, lot sizes, and- living environments under the R-L Zone, providing a range of residential opportunities to the citizens of the County.

- Recreational facilities in excess of those normally required, including an eighteen hole Championship Golf Course.

- An open space network of trails and pathways, more extensive than a similar Euclidean development would have provided.

- The development of the village concept using neo-traditional design principles that create communities of human scale in each village.

- Integration and coordination of the entire design package, carried through to architectural detailing, beyond what could normally be achieved.

2. PLAN CHARACTERISTICS

Approval is warranted for the Comprehensive Design Plan for the Villages at Piscataway because of its unique characteristics. This Comprehensive Design Plan includes design elements as described in the foregoing chapters which are greatly superior to a normal subdivision. A wide variety of facilities and amenities have been planned to satisfy the needs of residents, employees, or guests. Some of these features include the village greens, the championship golf course, the Swim Center, the Tennis Complex, the twenty-five acre park around the Edelen house, and the major land addition to the Piscataway Stream Valley Park. In addition to the facilities that serve residents, employees, and guests, the extensive road improvements to be provided as part of the development of the Villages at Piscataway will directly benefit surrounding residents. In addition, one particular project, the construction of the two-lane portion of New Piscataway Road, will help protect a very important historic resource, the old Village of Piscataway.

C. INTERNAL AND EXTERNAL COMPATIBILITY

Internally, the Villages at Piscataway site design represents an effort to mix various types of residential and commercial into a cohesive whole, or in other words, into a planned community. This community works as a whole with the spice of variety as an integral feature, by juxtaposing open spaces, recreation areas, and a neo-traditional street and community pattern among the various housing types. The site plan has also considered the relationships of these various housing types with adjacent, potentially incompatible uses (such as New Piscataway Road). The resultant design reflects setbacks and village road layouts that provide compact development around village squares surrounded by a golf course and natural areas. Each use, whether residential, public (such as village squares), natural areas, or the golf course, is carefully designed to enhance the others.

The Villages at Piscataway has been designed to be compatible with the adjacent old village of Piscataway. Buffering this village is an approximately twenty-five acre park surrounding the Edelen house. New Piscataway Road itself has been located so that it will also provide buffering between the old Piscataway village and the new development in the Villages at Piscataway. Lot sizes along Danville Road are in character with the properties located across Danville Road. The long, irregular southern boundary of the site is lined with open space. No lots border this R-A zoned property. The nearest uses are golf course or the large lots of Danville Estates, providing appropriate transitioning and compatibility with the adjoining properties to the south. Large stretches of Floral Park Road and Danville Road are lined by the golf course and most of the community's development has been placed in the interior of the property to preserve the rural character of the surrounding area.

D. ~~MODERATELY PRICED DWELLING UNITS (MPDUs)~~

~~Residential development in the L-A-C Zone is required to include MPDUs based on ten (10) percent of the "base residential density". The residential area within the L-A-C comprises approximately 13.2 acres. Accordingly, the base residential density at ten (10 dwelling units to the acre is 132 dwelling units and 14 MPDUs are required. The applicant proposes to include them within the apartment units to be provided above the retail space in Bailey Village.~~

~~There is no requirement for MPDUs in the R-L Zone. Accordingly, no MPDUs are proposed in the R-L Zone.~~ Pursuant to CB-47-1996, Moderately princed dwelling units are no longer required in the L-A-C Zone.

E. STAGING

The Chapter on Staging and Construction Scheduling includes a complete description of staging of the Villages at Piscataway. In view of the road construction, sewer and water construction, parks and recreational facilities development, and trails construction, it can be seen that each of the two stages of construction as well as the total development can exist as individual units capable of sustaining an environment of continuing quality and stability.

F. PUBLIC FACILITIES

This section summarizes the ability of public services and facilities to accommodate the proposed development.

1. WATER AND SEWER

The Villages at Piscataway is located within the Washington Suburban Sanitary District which falls under the jurisdiction of the Washington Suburban Sanitary Commission (WSSC).

The subject property has water service available now. The property is within the Piscataway pressure zone, and the necessary fire service and domestic service will be provided via extensions from existing water mains abutting the subject property to be designed in accordance with WSSC standards.

There is an existing 16-inch diameter water main in Floral Park Road, Danville Road and also in Livingston Road. The development of this site would be accomplished by extending the public water mains through the proposed on-site roadways as necessary to service all lots and/or units. Currently there are no pressure or capacity inadequacies in this water system. Water pressures at the highest point on the site would be in the range of 60 p.s.i. All residential units within the proposed development would be served by direct connections to the public mains designed and constructed in accordance with WSSC standards. Fire protection will be provided by fire hydrants along public mains within the development.

Sewer service for this site would be provided by an existing 36-inch diameter (WSSC Contract No. 64-CT-2528) trunk in Piscataway Creek. In addition, a 54-inch diameter parallel relief sewer has been designed and approved and is scheduled to be completed by 1992 (WSSC Project No. S-131.04). Discussions with WSSC staff has determined that there are currently no restrictions on the addition of sewage flows to the existing Piscataway Creek trunk sewer.

From Piscataway Creek, sewer extensions would be required to reach the limits of the property. The outfall required to service the southernmost portion of the site would extend from Piscataway Creek along Horse Pond Run approximately 3,000 feet to the westernmost boundary of the property would require the extension of sewers along Piscataway Road (approximately 1,000 feet) and along Livingston Road (approximately 2,000 feet). From these points the proposed development would be served by gravity outfall sewers constructed along existing stream valleys and swales in addition to collector sewers built within the proposed roadways. Sewer outfalls would be required to service the most southeastern portion of the site.

All residential units within the proposed development would be served by connections to public sewers. All sewer extensions would be designed and constructed in accordance with WSSC standards.

2. SCHOOLS

The proposed community of The Villages of Piscataway can be expected at 100% complete buildout to ultimately generate the following pupil yield of elementary, middle, and high school. For any community of this size, experience has shown, however, that it may take several years before complete buildout and occupancy of large communities, therefore, this pupil yield will not occur immediately.

Elementary	Middle School	High School
342	114	171

Currently existing elementary schools that can service this community that are within seven (7) miles of the site and that are located within this portion of Subregion V include the following:

Elementary School	Rated Capacity	(Sept., 1996) Project Enrollment	Travel Distance from Site
Henry Ferguson	532	568	1.5
Fort Washington Forest	558	471	2.3
Potomac Landing	586	405	4.5
Rose Valley	562	315	4.5
Tayac	480	569	4.9
Forte Foote	562	424	6.8
Clinton Grove	544	466	4.9
Waldon Woods	504	430	5.7
Brandywine	666	590	6.3
	4,994	4,238	(miles)

As this table illustrates, there will be excess pupil capacity of 776 seats in the elementary schools within close proximity of the Villages of Piscataway. Even after complete buildout and full occupancy of all 1,140 units of The Villages, there will be a projected excess pupil capacity of 446 seats to be spread between the nine (9) local area elementary schools.

Currently existing high schools that can service this community, that are within eight (8) miles of the site, and that are located within this portion of Subregion V include the following:

High School	Rated Capacity	(Sept., 1996) Project Enrollment	Travel Distance from Site
Gwynn Park	1,160	1,539	5.3
Friendly	1,640	1,632	5.3
Surrattsville	1,335	1,257	5.8
Oxon Hill	2,237	1,880	8.0
	6,372	6,308	(miles)

There is a projected excess pupil capacity in 1996 of 64 seats in the four (4) high schools within close proximity of the Villages of Piscataway. After complete buildout and occupancy of The Villages, there may be a total projected deficit of 107 seats between the area high schools.

In the June 19, 1992, Transportation and Public Facilities Planning Division referral to the Villages of Piscataway's Basic Plan, the Maryland-National Capital Park and Planning Commission staff stated:

> "If the Planning Area is developed in accord with the recommendations of the proposed Subregion V Master Plan, Ferguson Elementary School [the closest elementary school] would lose its area-wide responsibilities and become a neighborhood school and have excess capacity. Furthermore, the high school deficiency would be mitigated by a school which is proposed southwest of the subject site."

The Comprehensive Design Zones were established as a means of implementing planning concepts set forth in the General Plan, Master Plan, and other relevant planning documents. The entire process involves three (3) phases and can become quite lengthy in time involved to go from Basic Plan to actual building permit. This CDP is only the second phase of the zoning process and illustrates the amounts and locations of land use and circulation systems. The CDP also illustrates a staging plan indicating the portions of a proposed community which may be constructed in the same period.

Experience with other large communities of this type has shown that even after all land use approvals (zoning, subdivision, etc.) have been obtained, construction, sale, and occupancy take several years. It is expected that this will also hold true for the Villages of Piscataway and therefore the following build-out schedule is estimated.

Assuming the completion of all land use approvals necessary for issuance of building permits by the middle of 1995, we envision the timing for construction of roads, providing water and sewer, and selling and occupying the community as follows:

Stage One	90 homes by middle of 1996
Stage Two	100 homes by middle of 1997
Stage Three	140 homes by middle of 1998
Stage Four	250 homes by middle of 1999
Stage Five	270 homes by middle of 2000
Stage Six	290 homes by year 2000
Total	1,140

As it relates to impact on schools, the full impact of The Villages will not be felt until near the year 2000. It is anticipated that the school population generated on this site during the first year of home occupation (1996) will be 27 elementary school students, 9 middle school students and 14 high school students. It is envisioned that the Board of Education or appropriate body with jurisdictional authority over school boundaries will be able to solve any capacity issues raised during the Basic Plan.

3. LIBRARIES

Library service available to the residents of the proposed development is provided by the Accokeek Library and the new Surratts-Clinton Library. The Surratts-Clinton Library, located at 9400 Piscataway Road, is 5.1 miles from the site and contains 25,682 square feet with 125,000 volumes. It is adequate to serve the projected population. The Accokeek Library is at 15010 Livingston Road, 4.4 miles from the site and contains 600 square feet. As a supplemental library, it is also adequate to serve the projected population.

4. POLICE

The police station for the Villages At Piscataway is the District IV Station in Oxon Hill at 7500 Livingston Road. It is anticipated that additional officers will be needed to serve the local population, including the Villages At Piscataway, at full build-out.

5. FIRE PROTECTION

The proposed development of the Villages At Piscataway is in the Region 15 service area under the Allentown Road #2 jurisdiction of Station #47. That station is located approximately 4.2 miles from the Floral Park Road entrance. The response time of 5.25 minutes for engines and 6.25 minutes for ambulance service exceeds the recommended response time. Guidelines approved by the Prince George's County Planning Board dated April 27, 1989 for the analysis of development on fire and rescue facilities permits a development to fully sprinkler all structures in order to alleviate a fire and rescue facility inadequacy. Accordingly, it is proposed that all structures within the Villages At Piscataway be fully sprinklered.

6. PARKS AND RECREATION

The Villages at Piscataway will provide the County both dedication of parkland significantly in excess of that required and recreational facilities which meet or exceed normal requirements. Facilities for use by the local residents within the development will include the semi-private 18-hole championship golf course, the Swim Center, the Tennis Complex, trails and other recreation facilities. The golf course will also be available for limited outside membership and play. Nearby public facilities include the Louise F. Cosca Regional Park, a 474-acre facility located 4 miles from the site. Other local facilities include a number of smaller community parks within the general area and the following larger facilities:

Piscataway Creek Stream Valley Park	Adjacent to the Property
Tinkers Creek Stream Valley Park	North of St. Mary's Church
Henson Creek Stream Valley Park	Four miles northwest of the Bailey property
Piscataway National Park	Three miles west of the Bailey property

7. TRANSPORTATION FACILITIES

The Traffic Group, Inc. has analyzed the need for off-site traffic improvements that would be needed to accommodate the development of the Villages at Piscataway. The Traffic Group report, located in the Appendices, found that with the suggested roadway improvements all area critical intersections will operate at acceptable levels of service during both the morning and evening peak hours or be appropriately "mitigated". This report shows that the Villages at Piscataway can be developed along with the suggested roadway improvements and that the resulting roadway conditions will be better than the background conditions that will exist without the development of the property. Hence, it can safely be said that traffic from the Villages at Piscataway will not place an unreasonable burden on existing area transportation facilities.

G. ADAPTIVE USE OF AN HISTORIC SITE

The Edelen house, located near Floral Park and Piscataway Roads, has been designated by the Prince George's County Historic Preservation Commission as an Historic Site. Due to the realignment of New Piscataway Road, the Edelen house is no longer planned to be an element of the Villages at Piscataway; however, approximately 25 acres of parkland will be dedicated to surround the house. Although, no adaptive use of the Edelen house is proposed as part of the Comprehensive Design Plan, it will be maintained per the agreement with the Historic Preservation Commission.

H. CONCEPTUAL DESIGN GUIDELINES

The Comprehensive Design Plan incorporates those guidelines set forth in Section 27-274 of the Prince George's County Zoning Code, which are applicable to the development. They are summarized as follows:

1. PARKING, LOADING AND CIRCULATION

The concern with safe and efficient circulation for both vehicles and pedestrians in parking lots, along with the need to minimize the visual impact of cars, is evident in the Village Design Guidelines located in Section III.C. The location of visually unobtrusive loading areas is also addressed in Section III.C.

2. LIGHTING

The street lights throughout the Villages at Piscataway will be of consistent design, to be designated by the submission of the first Specific Design Plan. Lighting of public areas will be designed with each Specific Design Plan to enhance the safety of the public and to minimize vehicular/pedestrian conflicts.

3. VIEWS

Site design techniques have been used to preserve, create, and emphasize scenic or notable views from public areas. See Section III.A. for further explanation.

4. GREEN AREA

The Villages at Piscataway provide a variety of types of "green area". Significant expanses of green area are provided in the Golf Course. The purpose of this green area, other than for the obvious recreational purpose, is to enhance the physical and visual character of the Villages at Piscataway by emphasizing natural features. It also helps to define the space of the Villages and serves as a focal point. Other green areas are found in each of the Villages in the forms of a Village Greens or Commons. Additional ancillary green areas are found in each of the Villages. Each of the green areas are easily accessible, are well-defined, appropriately scaled, and designed for the use and enjoyment of pedestrians. In addition, the "Greens" and "Commons" link major site destinations such as building and parking areas and serve as focal points. The Villages also contain green areas left in their natural state.

5. SITE AND STREETSCAPE AMENITIES

The public spaces on site will be designed and developed to include amenities such as: light fixtures, benches, trash receptacles, bicycle racks, other street furniture, kiosks, planters, fountains and public art. The design and location of these amenities will be provided with each Specific Design Plan submission and will be such that they are clearly visible and accessible.

6. GRADING

Grading on this site will be designed to minimize disruption to existing topography and to minimize environmental impacts. The grading of steep slopes will be avoided where possible and the site's natural landforms will be preserved where possible. The detailed siting of development in the Specific Design Plan submittals will implement these grading goals.

7. SERVICE AREAS

The commercial portion of the Bailey Village will contain commercial buildings with service areas (if feasible). During the design of the Specific Design Plan for the Bailey Village, ~~service areas will be designed to be accessible, but unobtrusive.~~ the feasibility of service areas will be reviewed. If feasible and necessary, they will be located as conveniently as possible to all buildings served and will be screened or enclosed with materials compatible with the primary structure.

8. PUBLIC SPACES

Numerous public spaces are designed throughout the Villages at Piscataway. A public square or commons has been designed into the Bailey Village. Additional public greens are located within the Edelen, Glassford and Lusby Villages, with the sizes and shapes designed to accommodate various activities. The Tennis Complex within the Glassford Village and the Swim Center within the Edelen Village and most of the other public spaces will be designed to incorporate sitting areas, with landscaping, pursuant to the various Specific Design Plan submittals. The future elementary school site east of Lusby Village will provide additional public spaces of a different size and character.

9. ARCHITECTURE

The Architectural Guidelines provided in Section III.E. encourage a variety of building forms, with a unified, harmonious use of materials and styles in each Village.

I. TREE CONSERVATION PLAN

Environmental Systems Analysis, Inc. has prepared a Tree Conservation Plan (TCP I) which is being forwarded to the Natural Resources Division of the Maryland-National Capital Park and Planning Commission for review. The Comprehensive Design Plan for The Villages at Piscataway has been designed to conform to the Tree Conservation Plan.

J. MASTER PLAN COMPLIANCE

1. COMPLIANCE WITH COUNTYWIDE PLANNING GOALS

The Villages at Piscataway Basic Plan fully analyzed the compliance with the Adopted and Approved General Plan for Prince George's County. The important goals and implementation strategies of the General Plan were described in the text of the Basic Plan. The Villages at Piscataway Comprehensive Design Plan, as did the Basic Plan, complies with the recommendations of the General Plan.

As called for by the General Plan, the Villages at Piscataway Plan creates an identifiable community and offers a variety of housing opportunities for varying income levels and lifestyles.

The urban design objectives of the General Plan are interrelated with the creation of an identifiable community. The sense of community will be established by providing a variety of housing opportunities within a cohesive neighborhood setting; by limiting major points of access, by creating a sense of entry at those access points through the use of monumental entrances; and by providing a cohesive, coordinated design of the various neighborhoods and villages.

The design qualities of the Villages of Piscataway Plan also integrate the General Plan recommendations relative to environmental quality. The Villages Plan respects sensitive environmental features and maintains the natural character and aesthetic qualities of the stream valleys which traverse or parallel the site.

The General Plan goal for the preservation of stream valleys is implemented by the Villages at Piscataway Plan. The stream valley situated on the south side of the Villages is left in a preserved condition with limited stream crossings. The entire area north of Floral Park Road which borders the Piscataway Creek will be dedicated to the M-NCPPC and will be left undisturbed except for possible improvements through wetlands mitigation and stormwater management. The golf course has been carefully designed to work with the natural land forms and to preserve wetlands. The preservation of these natural features illustrates the developer's commitment to work with the natural topography on site. The Villages Plan is designed to achieve a sensitive yet efficient utilization of the land. The use of the clustering technique afforded by the R-L Zone allows for the preservation of environmentally sensitive areas without compromising either the economic viability of the project or the inherent environmental qualities of the land.

Every effort has been made to insure that the regional guidelines and recommendations for Prince George's County expressed in the General Plan have been incorporated into the design principles of the Villages at Piscataway Plan.

2. COMPLIANCE WITH SUBREGION V MASTER PLAN GUIDELINES

The Subregion V Master Plan contains several sets of guidelines that have applicability to the Villages at Piscataway. These guidelines apply to several different planning elements including: Living Areas, Commercial Areas and Activity Centers, Circulation and Transportation, Environmental Envelopes, Public Facilities, Parks, Recreation, and Trails, and Historic Preservation Planning. The

Villages at Piscataway Comprehensive Design Plan conforms to these guidelines. Presented below is a description of how the Villages at Piscataway Plan implements the Master Plan guidelines.

Living Areas

The Villages at Piscataway property is large enough to create its own neighborhood environment yet small enough to provide a unique residential setting. The various neighborhood areas consisting of "villages" and large lot areas are interrelated by access and proximity. In addition, the development is provided a unity and cohesiveness by the incorporation of open space and recreation areas as focal points throughout the community.

The Plan incorporates the neo-traditional village concept into its design. Development areas {villages) are surrounded by an abundance of open space. This open space consists of the championship golf course and large areas of natural preservation. The open spaces define the edges of the villages, which are interconnected by sidewalks and paths. The golf course buffers-the dwelling units from New Piscataway Road, a proposed arterial highway. Dwelling units have been set back from Piscataway and Danville Roads in order to protect the scenic qualities of these roads.

Residential structures within the development envelopes are designed to be in harmonious relationship to one another and to the topography. The dwellings are grouped to create diverse and interesting views and useable open spaces. Moreover, the clustering technique of the village concept allows housing to be located in areas most suitable for development, thus obviating the need for encroachment into sensitive areas containing wetlands, floodplain, and unstable soils. The village concept also allows the residential areas to be developed with maximum convenience for the greatest number of people within the community. Recreational uses, the school, and the activity center have been designed to serve as focal points to the residential areas.

Commercial Areas and Activity Centers

~~The small commercial area contained in the Bailey Village has been designed as a cohesive unit with a standard of site design which is sensitive to the nearby remains of historic Piscataway and to the other surrounding area. Similarly,~~ The mixed-use proposal in the Bailey Village has been designed to relate to the nearby distinctive buildings of St Mary's Church with their church and school uses, and the Piscataway stream valley park. A trail will lead to the Piscataway stream valley park from the Bailey Village. ~~The Bailey Village is designed to accommodate a possible future civic/institutional structure such as a church. The future civic/ institutional structure site will be so located as to provide a focal point for the community.~~

Circulation and Transportation

The community, because of its village concept, is extensively served with sidewalks. Sidewalks link villages to other villages and uses to other uses. Pedestrian circulation is thus possible throughout almost the entire community. The village concept also endeavors to lessen the intrusion of automobile traffic into the living environment of the Villages.

The relationships of development envelopes and their access points to major thoroughfares have been coordinated and designed in a way that maximizes efficient operation, as well as one that provides safe and adequate ingress and egress to the community. The Villages at Piscataway provides for the relocated right-of-way for the New Piscataway Road. This right-of-way was designed to separate the Villages at Piscataway from the Edelen house and to minimize its effect on wetlands. The rights-of-way along the Villages at Piscataway and through it have been designed to minimize their physical impact on the environment, while providing the best possible opportunity for the development of suitable sites.

Environmental Envelopes

The open space and conservation network of The Villages has been based on existing soil conditions, slopes, watercourses, vegetation, and natural ecological features. The entire site area north of Piscataway Road, which includes considerable area outside the floodplain, will be dedicated to park land. The golf course, which provides a significant open space element, has been carefully designed to reduce the impact of chemicals applied to the grassy areas.

Public Facilities

A ten acre school site has been provided at a location that can be accessed by many walking students, since almost the entire community is served by sidewalks and a sidewalk will lead to the school site. A fire and rescue station site has been located along New Piscataway Road in a convenient location to the surrounding area.

Historic Preservation Planning

An environmental setting has been defined for the Edelen house and major efforts have been made to protect that setting by extra park dedication, and the careful location of New Piscataway Road. An archeologist and preservation historians have guided the development of the site to assist in the preservation of historic and archeological resources. Historic names have been used in the naming of the individual villages and will also be used in street naming.

In short, the Villages at Piscataway has been thoroughly planned and designed to comply with the guidelines of the Subregion V Master Plan.

3. COMPLIANCE WITH SUBREGION V MASTER PLAN MAP

Council Resolution 60-1993 which approved Subregion V Master Plan provided that the plan map was to show the 879-acre Bailey Plantation Joint Venture property, now known as the Villages at Piscataway, as appropriate for development. The resolution stated that the Plan was to include the following:

a. A mixed-use area ~~neighborhood activity center for commercial and residential land use~~ south of Floral Park Road and east of Piscataway Road.

b. Suburban Estate/Low Density Planned Neighborhood Development for the portion of the site generally located north of Piscataway Creek Tributary Branch 'B' (WSSC designation) which separates the "village" development areas from the estate living areas.

c. Semi-Rural land use for the "estate" living areas generally south of Tributary Branch

This Comprehensive Design Plan follows this Master Plan guidance in its design of a neighborhood activity center in the L-A-C Zone.

Likewise, design of the Comprehensive Design Plan follows the requirements which call for Suburban Estate/Low Density Planned Neighborhood Development north of the Piscataway Creek Tributary and Semi-Rural densities in the "estate" living areas south of the Tributary.

4. COMPLIANCE WITH FUNCTIONAL MASTER PLANS

The Villages at Piscataway has been designed to comply with the County's Functional Master Plans. Specifically, the following Functional Master Plans have guided the design of this project: The adopted and approved Functional Master Plan - Public School Sites, the approved Public Safety Master Plan - Police, the approved Public Safety Master Plan - Fire & Rescue, the adopted and approved Countywide Trails Plan including the Equestrian Addendum, and the Approved Historic Sites and Districts Plans.

Presented below is a description of how the Villages at Piscataway Plan implements the Functional Master Plan.

The Villages at Piscataway includes a ten acre school site that has been located in such a manner as to conveniently serve the entire community and to allow many of the students to walk to school. The school has been located on the periphery of the Danville Estates neighborhood along Danville Road. Based upon guidance provided by the Maryland-National Capital Park and Planning Commission Transportation and Public Facilities Division, the school site location was determined so as to maximize access to education facilities by all facets of the County's public school population. The school site has been located in such a manner as to provide safe and convenient access for those students who must walk to school, and safe and convenient vehicular access from those neighborhoods served by the school but not within walking distance.

The Villages at Piscataway has not been identified in the Public Safety Master Plan as a needed location for a police facility. Nevertheless, the Villages at Piscataway has provided a public safety facility site that could be used for fire, rescue, and police facilities. A fire and rescue facility site has been provided on the edge of the village adjacent to New Piscataway Road. The proposed site has access to Livingston Road and New Piscataway Road at a location that has excellent site stopping distance. Since New Piscataway Road has not yet been designed, its design can be made to allow an entrance to the fire and rescue facility that can provide unobstructed traffic flow. New Piscataway Road will be designed so as to avoid the construction of load restricted bridges or height restricted tunnels. The site is not located on a hill or at the top of a hill and will not be on a dead-end street. In the event that a fire and rescue facility is not needed at this location, the developers of the Villages of Piscataway are willing to dedicate the site for some other public purpose.

The Villages at Piscataway provides a trail connection to the trail that parallels the Piscataway Stream Valley Park shown in the Countywide Trails Plan. This trail connection will be located along and within the right-of-way of Old Piscataway Road. Other internal trails will be located in areas where street sidewalk connections are inappropriate such as linking neighborhoods together through open space area.

Because of its close proximity to the old town of Piscataway, The Villages at Piscataway has paid considerable attention to the Guidelines for Development contained in the approved Historic Sites and Districts Plan. The Villages plan establishes an environmental setting for the Edelen house and to protect that environmental setting proposes the dedication of approximately twenty-five acres of park land around it. An arterial highway was designed to go around rather than through the environmental setting and development areas were kept well back from the structure. In designing the Bailey Village within the L-A-C area of the plan, a major effort has been made to design the Bailey Village and its buildings in such a way that the new construction does not detract from the architectural characteristics and environmental setting of the old town of Piscataway and of the Edelen house. Sensitive and innovative site design techniques, such as careful siting of new buildings, the use of building materials that respect those of the historic resource, landscaping, and open space have been incorporated into the proposal to minimize any impact to the Edelen house or to the old town of Piscataway.

In order to maintain the character of old Piscataway and the surrounding rural area and to further the neo-traditional character of the Villages, variances from the strict provision of the County building and road codes will be requested, including the use of rural road or private road standards, where warranted. Archeological sites will be identified in accordance with a Phase I archeological survey and Phase II or Phase III surveys will be conducted if and where warranted. See Section II. H. In order to promote awareness of local historic heritage, appropriate and historic names will be used in the naming of the Villages and future streets. The historic town of Piscataway, and the Edelen house will be linked to the new community by a trails system that will also link to the Countywide trails system. Interpretive markers and signage will be used where appropriate.

May 15, 2026

MEMORANDUM

TO: Emery Huang, Planner IV, Urban Design, Development Review Division

VIA: N. Andrew Bishop, Planner IV, Long-Range Planning Section, Community Planning Division NAB

VIA: Thomas Lester, Acting Supervisor, Long-Range Planning Section, Community Planning Division TEL

FROM: Anusree Nair, Planner II, Neighborhood Revitalization Section, Community Planning Division AN

SUBJECT: **CDP-9306-06 Bailey's Village – Lot 10**

FINDINGS

Community Planning Division staff finds that, pursuant to Section 27-521(a)(1), of the prior zoning ordinance this application conforms to the design guidelines or standards intended to implement the development concept recommended by the 2013 *Approved Subregion 5 Master Plan*.

BACKGROUND

Application Type: Comprehensive Design Plan amendment within Bailey's Village.

Location: In the southwestern quadrant of the intersection of Floral Park Road and Saint Mary's View Road, adjacent to Baileys Pond Road.

Size: 1.65 acres

Existing Uses: Undeveloped

Future Land Use: Residential Medium

Proposal: Amend CDP-9306 for the development of approximately 25-36 multifamily dwelling units and between 6,000 – 10,000 square feet of retail commercial development.

Zoning: Legacy Comprehensive Design (LCD) Zone

Prior Zoning: Local Activity Center (L-A-C) Zone

Applicable Zoning Ordinance: Prior Zoning Ordinance

GENERAL PLAN, MASTER PLAN, AND SMA

General Plan: The 2014 *Plan Prince Georges 2035 Approved General Plan* (Plan 2035) places this application in the Established Communities. The vision for Plan 2035 classifies Established Communities as existing residential neighborhoods and commercial areas served by public water and sewer outside of the Regional Transit Districts and Local Centers. Established communities are most appropriate for context-sensitive infill and low- to medium-density development. Plan 2035 recommends maintaining and enhancing existing public services (police and fire/EMS), facilities (such as libraries, schools, parks, and open space), and infrastructure in these areas (such as sidewalks) to ensure that the needs of existing residents are met (p. 20).

Analysis: *The application is proposing approximately 25-36 multifamily dwelling units and between 6,000 – 10,000 square feet of retail commercial development in the subject property. The General Plan defines residential areas between 8 and 20 dwelling units per acre as Residential Medium-High land use and Residential High as greater than 20 dwelling units per acre (p. 100). Thus, the proposed development does not strictly conform to the low- to medium-density recommendation for Established Communities. However, the application is consistent with the approved CDP-9306. The Subject Property is located within the Bailey's Village Portion of the Villages of Piscataway and is zoned L-A-C under the Prior Zoning Ordinance. CDP-9306 for Bailey's Village proposed 140 residential units, 20,000-30,000 square feet of retail and 10,000-15,000 square feet of office. The proposed application is consistent with this approval and its amendments and is consistent with the approved density for the whole area of the CDP which meets the recommendation for Established Communities.*

Master Plan: The 2013 *Approved Subregion 5 Master Plan* (Master Plan) recommends **Residential Medium** land use (p. 32, Map IV-1: Future Land Use) on the subject property. The Master Plan describes Residential Medium land uses as "Residential areas between 3.5 and 8 dwelling units per acre. Primarily single-family dwellings (detached and attached)" (p. 31).

The subject property is located within the Bailey's Village Portion of the Villages of Piscataway, a large development of approximately 878 acres in the Legacy Comprehensive Design Zone. Pursuant to Section 27-4205(c)(1), the purpose of the Legacy Comprehensive Design (LCD) Zone is to recognize comprehensive design zones approved under the Prior Zoning Ordinance, and those that were pending approval and continue under the transitional provisions.

In this case, on September 14, 1993, the Prince George's County Council, adopted CR-60-1993, approving the 1993 *Subregion 5 Master Plan and Sectional Map Amendment* for Subregion 5. CR-60-1993 rezoned 858.70 acres in the Residential-Agriculture (R-A) Zone to the Residential Low Development (R-L) Zone (A-9869) and 19.98 acres to the Local Activity Center - Village Center

(L-A-C) Zone (A-9870). A Basic Plan was approved in conjunction with A-9869 and A-9870 for the development.

The applicable land use types and quantities, and land use relationships approved in the Basic Plan for the L-A-C Zone (A-9870) and CDP-9306 relevant to the subject property:

Uses allowed: All permitted uses in the L-A-C Zone

Land Use Quantities

L-A-C Zone (A-9870) Gross Acreage - 19.98 acres

Commercial Acreage: 6.75 acres

- Base Intensity of Zone: 0.2 Floor Area Ratio (FAR)
- Base Commercial Development: 58,806 square feet
- Approved Basic Plan Intensity: 0.238 FAR
- Maximum Commercial Development*: 70,000 square feet

Residential Acreage:13.23 acres

- Base Density of Zone: 10 dwelling units per acre (DU/A)
- Base Residential Development: 132 dwelling units
- Approved Basic Plan Density: 10.6 DU/A
- Maximum Residential Development*: 140 dwelling units

*Basic Plan acknowledged that the actual number of dwelling units and commercial square footage will be determined during review of the Comprehensive Design Plan (CDP) based on adjusted gross acreage in the CDP application, the approved development density or intensity, and the proposed public benefit features.

Further it is noted that on March 31, 1994, the Planning Board approved CDP-9306 for the overall development, known then as the Villages of Piscataway, as described in PGCPB Resolution No.94-98(C)(A), with 36 conditions. The CDP included the entire ±878.9 acres of land zoned R-L and L-A-C, which was to be developed as a golf course community with five distinct villages, one of which was Bailey's Village. The Subject Property is located within the Bailey's Village Portion of the Villages of Piscataway and is zoned L-A-C under the Prior Zoning Ordinance. CDP-9306 for Bailey's Village proposed 140 residential units, 20,000-30,000 square feet of retail and 10,000-15,000 square feet of office. To date, 106 residential units and the village green have been constructed, leaving approximately 1.65 acres undeveloped out of the original 19.98-acre site of Bailey's Village. With this application the applicant seeks to amend CDP-9306 for the remaining approximately 1.65 acres at the southwestern quadrant of the intersection of Floral Park Road and Saint Mary's View Road – Lot 10, Block E of the "Preserve at Piscataway" Subdivision.

The proposed amendment CDP-9306-06 is to decrease the minimum amount of retail/office space to 6,000 to 10,000 square feet and construct approximately 25-36 multifamily dwelling units. If approved, the subject property is proposed to be developed with two buildings— one building comprising ground-floor retail/commercial space with apartments above and the other building consisting of apartments.

While the Master Plan recommends primarily single-family dwellings (detached and attached) with a density of 3.5 to eight dwelling units per acre for Residential Medium land use, the L-A-C Zone is intended for mixed-use developments based on the need for uses or services in a residential area of a given size (Section 27-495(a)).

The Master Plan recommends commercial use in the adjacent property (Block E and portion of Block D - developed as residential), and in providing so intended to provide a mix of uses for the Bailey's Village. Given that only 1.65 acres of the original 19.98 acres of the L-A-C Zone remain undeveloped, the reduced nonresidential footage reasonably fulfills the intent of the zone, the Master Plan and the vision for Bailey's Village. While the proposed application does not strictly conform to the recommended Master Plan land use density, amendments to CDP-9306 will continue to be consistent with the approved density for the whole area of the CDP. The application also proposes providing amenity space for future residents of the apartments.

In addition, the Master Plan recommends the following (goals, policies, and strategies) to help advance the intent and purpose of the plan.

Land Use and Development Pattern

The subject property is placed in the Accokeek community in the Master Plan. "The cultural landscapes of the rural communities of Accokeek and Piscataway are part of a nationally significant historic landscape within the scenic viewshed of Mount Vernon, located across the Potomac River" (p. 39). The Master Plan recommends that "Appropriate controls should be used during development to ensure that the height, siting, mass, material, and setbacks within the Area of Primary Concern are consistent with the area's rural character", to ensure protection of the area's rural character and its historic significance (p. 39).

Analysis: *Based on a review of the architectural elevations, staff recommends that the development remain compatible with the historic character of the existing buildings and the scenic sensitivity of the area consistent with CDP-9306. Any changes to the building's massing, height, scale, and construction materials and architectural details will be evaluated for conformance at the time of SDP, to ensure continued compatibility with the area's historic character.*

Policy:

Protect water quality in Mattawoman Creek and its tributaries by implementing land use policies that reduce non-source pollution and improve water quality (p. 53).

Environment

- **Policy:** Ensure that new development incorporates open space, environmentally sensitive design, and mitigation activities (p. 71).

    - **Strategy:** Continue to implement the County's Woodland Conservation and Tree Preservation Ordinance, which places a priority on the preservation of woodlands in conjunction with floodplains, wetlands, stream corridors, and steep slopes and emphasizes the preservation of large, contiguous woodland tracts (p. 71).

- **Policy:** Ensure that, to the fullest extent possible, land use policies support the protection of the Mattawoman Creek and Piscataway Creek watersheds (p. 82).

    - **Strategy**: Incorporate stormwater management best management practices … to increase infiltration and reduce run-off volumes (p. 82).

Analysis: *The subject property has already undergone clearing and grading with the construction of the adjacent residential structures and open space village green. Per approved NRI-037-2021, no County regulated floodplain, wetland of special state of concern, Tier II waterbody, specimen, champion or historic trees are present on site. Hence no regulated environmental features will be affected by the proposed development. CDP-9306-04 was previously approved, however, a companion TCP1 should be filed with this CDP amendment for review and approval. Pursuant to the approved stormwater concept plan (SWMP-CDP-9306-06), the application is required to treat minimum 1-inch runoff on-site by retrofitting the existing stormwater pond. Stormwater facilities are proposed at the southwestern quadrant of the intersection of Floral Park Road and Saint Mary's Road, which is the lowest elevation on the subject property. Conformance to the County's Woodland Conservation and Tree Preservation Ordinance will be reviewed by the Environmental Planning Section staff.*

Transportation

Goals:

- Transportation Improvements to the road network are concurrent with development so that roadway and intersection capacities are adequate to meet projected growth (p. 92).

- A multimodal transportation network is completed that increases mobility options for pedestrians, bicyclists, and transit riders in Subregion 5 (p. 92).

    - **Policy:** Continue to support and implement the recommendations in the 2009 *Approved Countywide Master Plan of Transportation* (p. 107).

- **Strategy:** Implement the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) policies and strategies for streets, roads, and highways as they apply to new development applications and the preparation of plan recommendations (p. 108).

Analysis: *Master Planned primary road P-512 (Floral Park Road) runs along the north side of the property. It is built out at the size and scale recommended by the Master Plan (Table VI-5: Recommended Road Improvements at Buildout, page 110), as a 4-lane road, with a 60-foot right-of-way and meets the master plan's recommendations.*

Sidewalks, Bikeways, And Trails

- **Policy:** Promote pedestrian and bicycle opportunities as part of a multimodal transportation network.

    - **Strategy:** Develop street and sidewalk/trail connections between adjacent subdivisions as new development occurs (p. 121).
    - **Strategy:** Install bicycle signage and safety improvements along designated shared-use roadways when development occurs, or roadways are upgraded. Bikeway improvements may include paved shoulders, painted bike lanes, and bike signage (p. 121).

Analysis: *The subject property abuts the Floral Park Road and St. Mary's View Road, and both roadways have five-foot-wide and ten-foot-wide existing sidewalks along property frontage. In addition, the sidewalks proposed for internal circulation will create sidewalk and trail connections between adjacent properties. Floral Park Road between Piscataway Road and Brandywine Road is a planned dual route (Table VI-6: Recommended Major On-Road Pedestrian and Bicycle Improvements, page 119). Staff recommend providing a shared roadway along Floral Park Road for the entire property frontage as recommended by the master plan unless modified by the operating agency with written correspondence. The exact location for the shared roadways shall be addressed at the time of any specific design plan for construction.*

Conservation and Enhancement of Special Roadways

Scenic and Historic Roads

- **Policy:**
    - Conserve and enhance the scenic and historic values along special roadways.
    - Conserve and enhance the viewsheds along designated roadways.

Analysis: *Floral Park Road between Piscataway Road and Brandywine Road is a designated historic and scenic road (Table VI-6: Table VI-7: Designated Special Roadways Improvements, page 126). The application proposes a minimum 20-foot-wide buffer along Floral Park Road and Saint Mary's View Road and roadway design that is consistent with the character of the existing streets. This will ensure that the proposed development will conserve and enhance the viewsheds along designated roadways.*

Planning Area: 84

Community: Piscataway & Vicinity

Aviation/MIOZ: This application is not located within an Aviation Policy Area or the Military Installation Overlay Zone (MIOZ).

SMA/Zoning: The 1993 *Subregion 5 Sectional Map Amendment* for Subregion 5 (CR-60-1993) rezoned the subject property to the Local Activity Center (L-A-C) Zone (A-9870). The 2013 *Approved Subregion 5 Sectional Map Amendment* retained the subject property in the Local Activity Center (L-A-C) Zone. On November 29, 2021, the District Council approved CR-136-2021, the Countywide Map Amendment (CMA) which reclassified the subject property from Local Activity Center (L-A-C) Zone to Legacy Comprehensive Design (LCD) Zone effective April 1, 2022.

MASTER PLAN CONFORMANCE ISSUES:

None

cc: Long-Range Agenda Notebook

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

May 18, 2026

MEMORANDUM

TO: Emery Huang, Planner IV, Urban Design Section

VIA Mridula Gupta, Planning Supervisor, Subdivision Section MG

FROM: Mahsa Vatandoost, Planner III, Subdivision Section MV

SUBJECT: CDP-9306-06; Bailey's Village Lot 10

The subject property consists of one lot known as Lot 10, Block E in a subdivision known as The Preserve at Piscataway, Bailey's Village, and recorded among the Prince George's County Land Records in Plat Book PM 216 Plat no. 75. The property is approximately 1.65 acres and is a portion of the original 878-acre area which was the subject of Comprehensive Design Plan CDP-9306 titled "Villages at Piscataway". The site is located within the Legacy Comprehensive Design (LCD) Zone. In accordance with Section 27-1704(g) of the Zoning Ordinance, this application has been submitted for review in accordance with the prior Prince George's County Zoning Ordinance and prior Subdivision Regulations, under the former Local Activity Center (L-A-C) and Residential Low Development (R-L) Zones.

This application proposes an amendment to CDP-9306 to decrease the minimum amount of retail/office space from 30,000-45,000 square feet to 6,000–10,000 square feet and amend the total acreage of residential and commercial property shown on the CDP for the L-A-C Zone. The development of Lot 10 is proposed to consist of two buildings, with retail/office space on the first floor and up to 34 multifamily residential dwelling units above. The application was accepted for review on April 6, 2026 and comments were provided to the applicant during the SDRC meeting on April 24, 2026. This referral memorandum is based upon the plans submitted for review on May 8, 2026.

The property is subject to Preliminary Plan of Subdivision (PPS) 4-03027, titled "The Preserve at Piscataway," approved by the Prince George's County Planning Board on May 29, 2003 (PGCPB Resolution No. 03-122). PPS 4-03027 approved 794 lots and 66 parcels for the development of 567 single-family detached, 227 townhouse, and 42 multifamily dwelling units, along with 21,000 to 23,000 square feet of commercial retail uses and 2,500 square feet of institutional uses. The 19.97-acre L-A-C-zoned portion of the PPS was approved for up to 16,000 square feet of commercial/retail uses, 2,500 square feet of institutional uses, 57 single-family detached, 49 single-family attached, and 34 multifamily dwelling units. Lot 10, Block E was approved for 34 multifamily dwelling units and commercial uses.

This CDP amendment does not propose additional subdivision of Lot 10, Block E or an increase in the residential development previously evaluated by PPS 4-03027. The proposed commercial development is also within the quantity evaluated by the PPS. Therefore, a new PPS is not required after the approval of this CDP, for the proposed development.

Preliminary Plan of Subdivision 4-03027 was approved subject to 47 conditions, of which the conditions relevant to the review of this proposed CDP amendment are listed below in **bold** text. Staff analysis of the project's conformance to the conditions follows each one in plain text:

7. Prior to approval of any final plat of subdivision the recorded covenants for the preferential membership terms shall be submitted and a note shall be added to the plats referencing the covenants.

The condition has been addressed with General Note 10 on Plat Book PM 216, Plat no. 75 and the recording reference for the covenants is referenced in the general note.

8. The following items shall be addressed prior to the approval of the SDP that includes the following:

a. The architectural elevations of the building located adjacent to the village green within Bailey Village shall be designed such that they provide a pedestrian-friendly architectural detail.

c. The rears of townhouse units fronting on Floral Park Road within Bailey Village shall incorporate architectural detailing with sufficient interest to be suitable along a public street.

d. The single-family detached units located along the main spine road through the development should front on the spine road.

f. The development located directly adjacent to Floral Park Road should be evaluated from a visual standpoint. Full view of the major parking facility should be avoided if possible. The use of architecture to screen the view into major parking compounds and large blocks of townhouses from Floral Park Road and the interior streets should be encouraged.

The applicant proposed revisions to certain architectural standards conditioned in the CDP. These revisions should be reviewed by the Urban Design Section to ensure that they are not in contradiction to Condition 8 of the PPS.

18. Development of this property shall be in conformance with the approved Stormwater Management Concept Plan.

Copies of the approved Stormwater Management (SWM) Concept Plan 31844-2021-01 and approval letter were submitted with this CDP application. The proposed development and the SWM concept plan should be reviewed by the Environmental Planning Section for conformance to this condition.

22. The following note shall be placed on the Final Plat of Subdivision:

"Development is subject to restrictions shown on the approved Type I Tree Conservation Plan (TCPI/9/94-02), or as modified by the Type II Tree Conservation Plan, and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an

approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland Conservation/Tree Preservation Policy."

A Type 1 Tree Conservation Plan TCP1-2026-0006 was submitted with this application. The Environmental Planning Section should further review the submittal to determine conformance with Condition 22.

32. The applicant, his heirs, successors and or assignees shall provide standard sidewalks along both sides of internal public streets unless modified by the Department of Public Works and Transportation at the time of issuance of street construction permits.

No new internal public streets are proposed with this CDP amendment.

43. All applicable conditions of approval of A-9869, A-9870 and Comprehensive Design Plan CDP 9306 as expressed in CR-60-1993 and PGCPR Resolution 94-98(C) shall apply to Preliminary Plan 4-03027.

The applicant proposes revisions to Condition 1.b. of the resolution of CDP-9306 (PGCPB Resolution No. 94-98(C)(A)). These proposed revisions and staff analysis are discussed below:

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

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

The applicant proposes to remove certain architectural standards for civic and institutional buildings, and commercial structures. However, Bailey Village includes a larger 19.97-acre tract, and includes commercial area, and Edelen House, which was proposed for retail and institutional uses. Urban Design Section should evaluate the applicant's proposed revisions to this condition.

(1) All ~~commercial structures in Bailey Village and all~~ single-family residential structures on lots adjoining Piscataway Road and Floral Park Road or on lots facing Piscataway Road and Floral Park Road with no intervening structures shall have facades constructed of natural materials (wood, brick, stone, stucco, split-face block, etc.). No vinyl or aluminum siding shall be permitted.

(2) All ~~civic and institutional buildings and all~~ all single-family residential structures facing a village green in any village and ~~those structures in Bailey Village~~ not covered by (1) above shall have facades constructed of the natural materials mentioned in (1) above, or may have facades constructed of Restoration Series vinyl siding, or equal, provided that at the time of Specific

Design Plan the applicant submits for approval a special package of architectural details for use on all vinyl-sided buildings. The architectural details in this package shall exceed in number, detail and visual interest the details used on other houses in the Villages and shall include items such as brick foundation walls, bracketed cornices, decorative window caps, brick porch foundations and/or lead walks, and cupolas and belfries.

(3) **In Bailey Village, all multi-family and mixed-use structures located at the intersection of Floral Park Road and St. Mary's View Road shall have facades constructed of either natural materials (wood, brick, stone, stucco, split-face block, etc.), high-quality, durable materials (cement board, fiber cement, wood composite, etc.) that mimic or imitate natural materials or any combination thereof. No vinyl or aluminum siding shall be permitted.**

(7) **Except for multifamily and mixed-use structures, significant architectural elements such as cupolas, towers, bays, etc. shall be provided on the facades of buildings which act as focal points to terminate vistas in conformance with sheet 19, Illustrative Bailey Village Plan, and Sheet 16, Potential Public Space and View Corridors.**

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

Conditions 1.b.(1), (2), (3), (7), and (8) of the CDP above, are related to architecture. Condition 8 of PGCPB Resolution No. 03-122 of PPS 4-03027 also contains requirements related to architecture, which are to be addressed at the time of SDP. The revisions requested by the applicant to the conditions of the CDP should be reviewed by the Urban Design Section to ensure that they are not in contradiction to Condition 8 of the PPS.

Additional Comments:

1. Lot 10, Block E received an automatic certificate of adequacy (ADQ) associated with PPS 4-03027 pursuant to Section 24-4503(a)(1) of the Subdivision Regulations, effective April 1, 2022. The ADQ remains valid for 12 years from that date, subject to the expiration provisions of Section 24-4503(c).

2. General Note 25 does not reflect the correct recording reference for the subject property.

Recommended Conditions:

1. Prior to certification of the comprehensive design plan, revise General Note 25 to correct the reference of the property as Lot 10, Block E, Plat Book PM 216 Plat no. 75.

This referral is provided for the purposes of determining conformance with any underlying subdivision approvals for the subject property and Subtitle 24. The CDP has been found to be in conformance with the approved preliminary plan of subdivision. There are no other subdivision issues at this time.

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • TTY: 301-952-3796 • pgplanning.org

May14, 2026

MEMORANDUM

TO: Emery Huang, Urban Design Section, Development Review Division

FROM: NS Noelle Smith, AICP, Transportation Planning Section, Countywide Planning Division

VIA: Mark Berger, AICP, Transportation Planning Section, Countywide Planning Division

SUBJECT: CDP-9306-06, Bailey's Village, Lot 10

Proposal
The subject application proposes to revise the prior approved 20,000 – 30,000 square feet of retail and 10,000 – 15,000 square feet of office to a minimum of 6,000 -10,000 square feet of retail/office use and develop within two buildings on Lot 10.

Prior Conditions of Approval
The subject site has several prior approvals that include conditions related to transportation that shall be provided with the approval of subsequent applications. However, the subject application does not alter these conditions, and the impact of the proposed revision of office/retail use remains within the approved trip cap.

PRIOR APPROVED TRIP GENERATION SUMMARY								
			AM Peak Hour			PM Peak Hour		
Land Use	**Quantity**	**Metric**	**In**	**Out**	**Total**	**In**	**Out**	**Total**
General Office	16,000	Square feet	29	3	32	6	24	30
Day Care Center	6,500	Square feet	38	33	71	33	37	70
Pass-by rates 44% AM & PM			-17	-14	-31	-15	-16	-31

Single Family Housing	57	Units	9	34	43	33	18	51
Townhomes	49	Units	7	27	34	25	14	39
Apartments (garden and mid-rise)	34	Units	4	14	18	13	7	20
Total Trip Cap			**167**			**179**		

EXISTING + PROPOSED TRIP GENERATION SUMMARY								
			AM Peak Hour			**PM Peak Hour**		
Land Use	**Quantity**	**Metric**	**In**	**Out**	**Total**	**In**	**Out**	**Total**
Single Family Housing	57	Units	9	34	43	33	18	51
Townhomes	49	Units	7	27	34	25	14	39
Total Existing			**16**	**61**	**77**	**58**	**32**	**90**
Apartments (garden and mid-rise)	34	Units	4	14	18	13	7	20
General Office	10,000	Square feet	18	2	20	4	15	19
Total Proposed			**22**	**16**	**38**	**17**	**22**	**39**
Total Trips			**115**			**129**		

Master Plan Compliance

This development case is subject to 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and 2013 *Approved Subregion 5 Master Plan.*

Right-of-Way (ROW)

Floral Park Road (P-512): 60-foot ROW

Comment: The 2013 area master plan recommends the above ROW, of which 80-feet is identified on the plan sheets, with 48.5-foot width of pavement and exceeds the minimum ROW.

Pedestrian and Bicycle Facilities

Floral Park Road: Side path facility, dual route

Comment: The MPOT recommends a side path facility along Floral Park Road and the area master plan recommends a dual route, of which an eight-foot-wide sidewalk exists along the property frontage of Floral Park Road and meets master plan intent.

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

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

Comment: An eight-foot-wide side path is provided along the property frontage of Floral Park Road to accommodate pedestrians and cyclists and connects to an internal sidewalk network to meet master plan intent.

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

Comment: An eight-foot-wide side path is provided along the property frontage of Floral Park Road to accommodate pedestrians and cyclists and connects to an internal sidewalk network to meet master plan intent.

The 2013 *Approved Subregion 5 Master Plan* recommends the following policies (pg. 118):

- **Promote pedestrian and bicycle opportunities as part of a multi-modal transportation network.**
- **Promote and encourage cycling and walking for commuting purposes as an alternative to driving a car.**

Comment: An eight-foot-wide side path is provided along the property frontage of Floral Park Road to accommodate pedestrians and cyclists and connects to an internal sidewalk network to meet master plan intent.

Conclusion
Based on the preceding findings, the Transportation Planning Section concludes that the development will not be an unreasonable burden on available public facilities as required by Section 27-521 of the Prince George's County Code and will conform to the 2009 *Countywide Master Plan of Transportation* and the 2013 *Approved Subregion 5 Master Plan.*

Countywide Planning Division
Environmental Planning Section 301-952-3650

May 15, 2026

MEMORANDUM

TO: Emery Huang, Planner IV, Urban Design Section

VIA: Suzanne Nickle, Acting Supervisor, Environmental Planning Section *SN*

FROM: Chuck Schneider, Planner III, Environmental Planning Section *CS*

SUBJECT: **The Preserve at Piscataway - Bailey's Village – Lot 10; CDP-9306-06 and TCP1-2026-0006**

The Environmental Planning Section (EPS) has reviewed the above-referenced Comprehensive Design Plan (CDP-9306-06) and Type 1 Tree Conservation Plan (TCP1-2026-0006) accepted on April 6, 2026. Comments were provided in a Subdivision and Development Review Committee (SDRC) meeting on April 24, 2026. Revised plans were received on May 8, 2026. EPS finds the application in conformance with the Environmental Regulations of Sections 27-518 (b)(11), 27-518 (b)(12), 27-518(b)(13), 27-521(a)(10), and 27-521(a)(11) of County Code, and recommends approval of CDP-9306-06 and TCP1-2026-0006, subject to recommended findings and conditions listed at the end of this memorandum.

BACKGROUND

Review Case #	Associated Tree Conservation Plan #	Authority	Status	Action Date	Resolution Number
A-9869	N/A	District Council	Approved	9/14/1993	CR-60-1993
A-9870	N/A	District Council	Approved	9/14/1993	CR-60-1993
CDP-9306	TCPI-009-94	Planning Board	Approved	3/24/1993	94-98(C)
4-94017	TCPI-009-94-01	Planning Board	Approved	6/24/1994	94-213
SDP-9804	TCPII-098-99	Planning Board	Approved	2/14/2002	96-301
4-03027	TCP1-009-94-02	Planning Board	Approved	5/29/2003	03-122
SDP-0320	TCPII-048-04	Planning Board	Approved	6/10/2004	04-133
CDP-9306	TCPI-009-94	Planning Board	Approved	10/28/2004	94-98(A)

SDP-0320-01	N/A	Staff Level	Approved	8/31/2005	N/A
SDP-0320-02	TCPII-048-04-01	Planning Board	Approved	11/14/2013	13-131
CPD-9306-03	TCPI-009-94-03	Planning Board	Approved	3/10/2016	16-37
CDP-9306-04	N/A	Planning Board	Approved	7/8/2021	2021-90
NRI-037-2021	N/A	Staff	Approved	5/3/2021	N/A
CDP-9306-05	TCPI-009-94-04	Planning Board	Denied	N/A	N/A
4-21030	TCPI-009-94-05	Planning Board	Withdrawn	N/A	N/A
CDP-9306-06	TCP1-2026-0006	Planning Board	Pending	Pending	Pending

PROPOSED ACTIVITY
This Comprehensive Design Plan (CDP) development proposes approximately 34 residential dwelling units and over 6,000 to 10,000 square feet of retail/office space in the Bailey's Village area of the Preserve at Piscataway.

GRANDFATHERING
This property is subject to the grandfathering provisions of the 2024 Woodland and Wildlife Habitat Conservation Ordinance because the property had a TCP that was accepted for review on or before June 30, 2024. The property must conform to the environmental regulations of the 2010 Woodland Conservation Ordinance and the 2018 Environmental Technical Manual. The property is also subject to the environmental regulations in prior Subtitles 24 and 27 because there is a previously approved CDP.

SITE DESCRIPTION
The overall Preserve at Piscataway subdivision consists of a gross tract area of 878.90 acres including 79.80 acres of 100-year floodplain, resulting in a net tract area of 799.10 acres in the R-L and L-A-C zones. The site is in Planning Area 84, Subregion 5, primarily south of Floral Park Road and west of Danville Road.

This revision to the Comprehensive Design Plan (CDP) focuses on a 1.65-acre section of The Preserve at Piscataway located on the western part of the subdivision, called Bailey's Village. This application is located at the southwest corner of Floral Park Road and St Marys View Road and is undeveloped. The CDP area is bounded to the north by Floral Park Road, the east by St Marys View Road, the south by an open space park area and Baileys Pond Road, and the west by Baileys Pond Road and existing townhomes. There are no streams, wetlands, 100-year floodplain, steep slopes, woodlands, specimen trees, or Rare, Threatened, or Endangered (RTE) species on the subject site. The application area is a maintained grass field.

The portion of Floral Park Road fronting the application area is identified as both a primary collector roadway and a historic and scenic roadway. According to the United States Department of Agriculture, Natural Resources Conservation Service (USDA NRCS) Web Soil Survey (WSS) the predominate soils found within the Bailey's Village area are two types of Grosstown gravelly silt loam (0-2 percent slopes and 5-10 percent slopes). Marlboro clay and Christiana complexes are not found on or near this application area. The site is in Environmental Strategy Area 2 (ESA 2) (formerly the Developing Tier) of the Regulated Environmental Protection Areas Map as designated by the *Plan Prince George's* 2035 *Approved General Plan*. According to the *Countywide Green Infrastructure Plan* of the *Approved Prince George's Resource Conservation Plan* (May 2017), the entire area is within an Evaluation Area.

REVIEW OF PREVIOUSLY APPROVED CONDITIONS

The following text addresses previously approved applicable environmental conditions that need to be addressed with this application.

Zoning Map Amendments (A-9869 & A-9870) were approved by the District Council on September 14, 1993. The conditions of approval can be found in CR-60-1993. The environmental conditions associated with these approvals have been addressed.

Conceptual Design Plan (CDP-9306) was approved by the Planning Board on March 31, 1994. The conditions of approval can be found in 94-98. The environmental conditions associated with this approval have been addressed.

Preliminary Plan of Subdivision PPS (4-94017) was approved by the Planning Board on June 24, 1994. The conditions of approval can be found in 94-213. The environmental conditions associated with this approval have been addressed.

Specific Design Plan (SDP-9804) was approved by the Planning Board on February 14, 2002. The conditions of approval can be found in 96-301. The environmental conditions associated with this approval have been addressed.

Preliminary Plan of Subdivision PPS (4-03027) was approved by the Planning Board on May 29, 2003. The conditions of approval can be found in 03-122. The environmental conditions associated with this approval have been addressed.

Conceptual Design Plan (CDP-9306-02) was approved by the Planning Board on November 14, 2013. The conditions of approval can be found in 13-131. None of the conditions were environmental in nature.

Conceptual Design Plan (CDP-9306-03) was approved by the Planning Board on March 10, 2016. The conditions of approval can be found in 16-37. None of the conditions were environmental in nature.

Conceptual Design Plan (CDP-9306-04) was approved by the Planning Board on July 8, 2021. The conditions of approval can be found in 2021-90. None of the conditions were environmental in nature.

A Conceptual Design Plan (CDP-9306-05) was submitted and denied and a Preliminary Plan (4-21030) was submitted and withdrawn.

ENVIRONMENTAL REVIEW

Natural Resource Inventory/ Environmental Features
In accordance with Section 27-518(b)(11) of County Code, an approved natural resources inventory (NRI) is required with a CDP. An approved Natural Resources Inventory (NRI-037-2021) was submitted with the application. This NRI was only completed on the subject CDP application area, and not the whole subdivision. The site was graded and cleared when the original development occurred. This overall subdivision contains natural features that were required to be protected under Section 24-130 of the Subdivision Regulations at time of preliminary plan review, and were addressed with appropriate development applications. The current CDP application does not include natural features (streams, wetlands, floodplain, steep slopes), woodlands, or specimen trees, only maintained lawn. This NRI expired on May 3, 2026, during the review of the CDP. Prior to acceptance of the PPS, a revision to the NRI shall be approved.

No additional information is required regarding the NRI.

Woodland Conservation
In accordance with Section 27-518(b)(12) of County Code, a Type 1 tree conservation plan (TCP1) is required with a CDP. This property is subject to the 2010 Prince George's County Woodland Conservation Ordinance because the development is subject to prior TCP. TCP1-2026-0006 was submitted with the CDP application.

Previous Tree Conservation Plans
- TCPI-009-94 was approved with CDP-9306
- TCPI-009-94-01 was revised with the approval of PPS 4-94017
- TCPI-009-94-02 was approved with PPS 4-03027
- TCP1-009-94-03 was approved with CDP-9306-03.

The current TCP1-2026-0006 was submitted for review with this application. The subject CDP application area is part of an overall approved TCPII plan area that was approved, and the woodland conservation requirement has been met. No woodlands are located within the subject CDP application area. Prior to certification of the CDP, revisions are required to the TCP1, which are included as recommended conditions with this memorandum.

Scenic and Historic Roadway
Floral Park Road is designated as a Scenic and Historic roadway. Proposed applications on or adjacent to scenic and historic roads are reviewed for conformance with subsequent applications.

Mount Vernon Viewshed Area of Primary Concern
In accordance with Section 27-521(a)(8) (c) of County Code, 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 property subject to the current application is entirely located in the Mount Vernon Viewshed Area of Primary Concern, which has been delineated as an evaluation tool for the protection of the Mount Vernon Viewshed. Properties located within the Area of Primary Concern are evaluated for the location and elevation of the subject property, the elevation of structures proposed on the site, and the potential for vegetative management and screening because of the associated viewshed from the front porch of Mount Vernon as the viewing point. This will be reviewed for conformance with subsequent applications.

Stormwater Management
Stormwater Management (SWM) Concept Approval Letter (31844-2021-01) and associated plans were submitted with the application for this site. This approval was issued for only the proposed townhouse units, not the entire Preserve at Piscataway subdivision, on August 28, 2024, from the Prince George County Department of Permitting, Inspections and Enforcement (DPIE). The concept plan approved that the applicant must treat the minimum 1-inch runoff on-site and retrofit the existing Pond #2 to provide the 1-inch water quality volume, channel protection volume and 100-year Dam Safety." An SWM fee of $10,244.40 for on-site attenuation/quality control measures is required. The concept plan proposes to construct two micro-bioretention facilities. This SWM approval expires August 28, 2027.

No further action regarding SWM is required with this CDP review.

Required findings for Comprehensive Design Plan Approval Sec. 27-521
The following findings, which are environmental in nature, are required to be made by the Planning Board for the approval of a Comprehensive Design Plan:

a) Prior to approving a Comprehensive Design Plan, the Planning Board shall find that:

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

The overall Preserve at Piscataway subdivision is almost completely constructed with several open areas that remain for development, a Type 1 Tree Conservation Plan of only the subject CDP plan view area with the overall numbers used in the woodland conservation worksheet. The subdivision has already met the overall woodland conservation requirement with previous applications. The submitted TCP1 is in conformance with the proposed Comprehensive Design Plan application.

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

The CDP application area does not contain any woodland areas or Regulated Environmental Features (REF). This site was graded as part of other development applications, and the overall subdivisions woodlands conservation requirements have been met.

SUMMARY OF FINDINGS AND RECOMMENDED CONDITIONS

The Environmental Planning Section recommends approval of CDP-9306-06 and TCP1-2026-0006 subject to the following findings and conditions:

Required Findings:

1. The revised comprehensive design plan is in general conformance with A-9869 and A-9870.

2. The revised comprehensive design plan can be found to be in general conformance with the revised Type 1 Tree Conservation Plan (TCP1-2026-0006).

3. The comprehensive design plan application area does not contain any woodland areas or regulated environmental features.

Recommended Conditions:

1. Prior to acceptance of the preliminary plan of subdivision, a revision to the natural resources inventory shall be approved.

2. Prior to certification of the comprehensive design plan, the Type 1 tree conservation plan shall be revised as follows:
   a. Update the worksheet to the 1990/2010 woodland conservation worksheet template provided on the website.
   b. Add the tree conservation plan approval history table filled out with the prior associated Type 1 tree conservation plan approvals.

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

Countywide Planning Division
Historic Preservation Section
301-952-3680

May 6, 2026

MEMORANDUM

TO: Te-Sheng (Emery) Huang, Urban Design Section, Development Review Division

VIA: Thomas Gross, Planning Supervisor, Historic Preservation Section, Countywide Planning Division TWG

FROM: Jennifer Stabler, Historic Preservation Section, Countywide Planning Division JAS
Tyler Smith, Historic Preservation Section, Countywide Planning Division TAS
Amelia Chisholm, Historic Preservation Section, Countywide Planning Division AGC

RE: **CDP-9306-06 Bailey's Village Lot 10**

The subject property comprises approximately 1.65 acres and is located at 2501 Saint Mary's View Road, in the southwestern quadrant of the intersection of Floral Park Road and Saint Mary's View Road in Accokeek. The subject site was zoned Local Activity Center (L-A-C), per the Prior Zoning Ordinance, and is located within the 2013 *Approved Subregion 5 Master Plan* area. The subject application proposes a revision of the existing comprehensive design plan (CDP) to decrease the minimum square footage of retail/commercial space to between 6,000 and 10,000 square feet while constructing up to 34 multifamily dwelling units.

The 2013 *Approved Subregion 5 Master Plan* includes goals and policies related to historic preservation (p. 155-159). However, these are not specific to the subject site or applicable to the proposed development. A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low.

Portions of Bailey's Village are adjacent to the Edelen House, a County-designated Historic Site (84A-023-06). Bailey's Village was required to be designed to be compatible with the adjacent Historic Site, as stated in condition 10 of PGCPB No. 94-98(C)(A), File No. CDP-9306.

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

Specific details pertaining to the building mass, height, scale, and construction materials, and details have been provided as part of previous CDP submissions. The lots adjacent to and visible from Edelen House have already been developed, and the proposed lots in the subject application will not be visible from the historic site. This condition is satisfied.

Historic Preservation staff recommend approval of CDP-9306-06, Bailey's Village Lot 10, with no conditions.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Department of Parks and Recreation
6600 Kenilworth Avenue Riverdale, Maryland 20737

MEMORANDUM

DATE: May 15, 2026

TO: Te-Sheng Huang, Planner IV
Urban Design Section, Development Review Division
Planning Department

VIA: Sonja Ewing, Division Chief
Jameka Smith, Assistant Division Chief
Dominic Quattrocchi, Supervisor
Park Planning and Environmental Stewardship Division
Department of Parks and Recreation

FROM: Ivy R. Thompson, AICP Planner III
Land Acquisition/Management & Development Review Section
Park Planning and Environmental Stewardship Division
Department of Parks and Recreation

SUBJECT: **CDP-9306-06 Bailey's Village**

The Department of Parks and Recreation (DPR) has reviewed and evaluated this Conceptual Design Plan (CDP) amendment application as it pertains to public parks and recreational facilities.

PROPOSAL

This application is a petition for the sixth amendment to the CDP for the subject development. This CDP amendment seeks to develop up to 34 residential units over retail/office and 6,000 to 10,000 square feet of retail/office space within two buildings by reducing the minimum amount of retail/office space to 6,000 to 10,000 square feet, amending the total acres of residential and commercial areas, and updating the associated CDP plan and text to reflect these changes. The proposed density remains within the range of dwelling units originally approved of with the CDP.

BACKGROUND

The subject property is a 1.65-acre parcel within the Local Activity Center (L-A-C) Zone, a designated comprehensive design zone, and is located at the southwest corner of the intersection of Floral Park Road and St. Mary's View Road, in Accokeek. The site is referred to in the application as lot 10 in Bailey's Village, which is part of the greater 878.7 acre Preserve at Piscataway community. This property is located approximately 2.8 miles southwest of Hillantrae Community Park, 4.5 miles southwest of Cosca Regional Park, and 4

miles north of Accokeek East Park. The Preserve at Piscataway is also located approximately 3 miles southeast of Fort Washington Forest Community Center.

REVIEW OF PREVIOUS CONDITIONS OF APPROVAL

Zoning Map Amendments A-9869 and A-9870 rezoned 858.7 acres in the Residential-Agricultural (R-A) Zone to the R-L Zone (1.0 to 1.5 du/acre) and 19.98 acres to the Local Activity Center (L-A-C, Village Center) Zone, as included in CR-60-1993. The rezoning was approved with 39 conditions and 11 considerations. The Prince George's County Council, sitting as the District Council for the part of the Maryland-Washington Regional District in Prince George's County, adopted Prince George's County Council Resolution CR-60-1993 (September 9, 1993) approving the *Master Plan and the Sectional Map Amendment for Subregion V, Planning Areas 81A, 81B, 83, 84, 85A and 85B,* in Prince George's County.

Comprehensive Design Plan CDP-9306 PGCPB Resolution No. 94-98(C)(A), with 36 conditions was approved on March 31, 1994, by the Prince George's County Planning Board. The CDP included the entire ±878.9 acres of land zoned R-L and L-A-C proposed to be developed as a golf course community with five distinct villages, one of which was the large-lot component of Glassford Village. A Type I Tree Conservation Plan (TCPI-009-94) was also approved. On November 18, 2004, the Planning Board approved a request for reconsideration of a condition relating to the timing of the development of the golf course, as stated in PGCPB Resolution No. 94-98(C)(A).

CDP-9306-01 (PGCPB Resolution No. 07-116), was approved by the Planning Board, June 7, 2007, a revision to increase the maximum permissible height of townhouses within the project to 40 feet.

CDP-9306-02 (PGCPB Resolution No. 08-143), was approved by the Planning Board, October 3, 2008, a revision to modify the minimum allowable roof pitch of buildings from 8:12 to 7:12, and to allow rear decks on townhouses to extend up to 10 feet beyond the rear building restriction lines.

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

CDP-9306-04 (PGCPB Resolution No. 2021-90) was approved by the Planning Board, July 29, 2021, to amend two conditions regarding the architectural and design standards governing 14 lots.

Preliminary Plan of Subdivision (PPS) 4-03027 was approved by the Planning Board on May 29, 2003, PGCPB Res. No. 03-122 with 47 conditions, the following of which relate to DPR:

11. At the time of final plat, the applicant, his heirs, successors and or assigns shall dedicate to The Maryland-National Capital Park and Planning Commission 100± acres (Parcel R and Lot 1, Block J). Lands to be dedicated shall be subject to [standard dedication conditions listed in the resolution].

The dedication of these parcels, under different parcel identifiers, was processed, providing 100.32 acres to M-NCPPC.

DISCUSSION

The proposed amendment is being filed in accordance with the provisions of the Prince George's County Zoning Ordinance Section 27-521(a), which requires conformance with an approved Basic Plan.

The Subregion 5 Master Plan and Sectional Map Amendment indicates that Accokeek contains 260 acres of local parkland and has sufficient parkland to meet the projected needs through 2030. Additionally, there are no floating park symbols near the proposed Preserve at Piscataway development. The previously approved PPS, 4-03027, showed dedication of land for public park use with 75.03 acres north of Floral Park Road, shown in the land records as Part of Parcel 205, and 25.29 acres in the southwest quadrant of the intersection of Herbin House Road with Danville Road, shown on the plat as Parcel E, to be dedicated to M-NCPPC with a portion conveyed to the Board of Education upon request. The dedication of Part of Parcel 205 was completed by deed, recorded in the Land Records in Liber 20963 folio 681; the dedication of Parcel E was completed by plat, recorded in Plat Book REP 207, page 73. The cumulative acreage of these two parcels exceeds the acreage required for mandatory dedication by the subdivision regulations.

The site plan illustrates a network of sidewalks, shared use paths and trails that connect homes, streets and open spaces ensuring future residents have access to walk and bike through the neighborhood. The integration of the stormwater management areas via paths connecting to trails increases the usable open space as an active recreation facility for residents. The internal trail system links directly to the larger public open space areas, ensuring continuous access and reinforcing a cohesive, walkable community layout.

Overall, the development proposal meets 27-521(a) by creating a well-connected, environmentally sensitive community with coordinated circulation, preserved open space, attractive landscaping, and integrated pedestrian pathways.

RECOMMENDATION

DPR staff recommend approval of the Bailey's Village Lot 10 Comprehensive Design Plan amendment, CDP-9306-06.

cc: Len Pettiford

MEMORANDUM

DATE: April 27, 2026

TO: Tesheng Huang, Subdivision Review Section
Development Review Division, M-NCPPC

FROM: Mariwan Abdullah, P.E., Chief Engineer *Mariwan Abdullah*
Site/Road Plan Review Division, DPIE

Re: Bailey's Village
CDP-9306-06

CR: Saint Mary's View
CR: Floral Park

This memorandum is in response to the Comprehensive Design Plan (CDP-9306-06) referral for the (1) decrease in the minimum amount of retail/office space to 6,000-10,000 sq. ft. from the previously approved 20,000-30,000 sq. ft. of retail and 10,000-15,000 sq. ft. of office. (2) amend the total acres of residential and commercial property shown on the CDP; and (3) update the associated CDP to reflect these changes.

- The subject property is approximately 1.65 acres of land located at the southwestern quadrant of the intersection of Floral Park Road and Saint Mary's View Road, with an address of 2501 Saint Mary's View Road, and shown as Lot 10, Block E of the "Preserve at Piscataway" Subdivision, recorded in Plat Book 26 at Plat 75 among the Land Records of Prince George's County. It is within the Bailey's Village Portion of the Villages of Piscataway, which is a large development of approximately 878 acres in the LCD Zone. Prior to being placed in the LCD Zone, the Subject Property consisted of 19.98 acres zoned L-A-C (Local Activity Center-Village Center) known as "Bailey's Village".

Background Information:

- **Saint Mary's View Road** is a County-maintained roadway to the Northwest of the subject development. The applicant shall coordinate right-of-way dedications and construct roadway/frontage improvements as required in accordance with the Department of Public Works and Transportation (DPW&T) Urban Commercial and Industrial Road Standards. This work shall be permitted before or concurrently with the issuance of a fine grading permit.

- **Floral Park Road is** a County-maintained roadway to the south of the subject development. The applicant shall coordinate right-of-way dedications and construct roadway/frontage improvements as required in accordance with the Department of Public Works and Transportation (DPW&T) Urban Commercial and Industrial Road Standards. This work shall be permitted before or concurrently with the issuance of a fine grading permit.

Traffic Comments:

- At the time of the permitting stage, the applicant shall provide right-of-way frontage improvements along Floral Park Road, Saint Mary's View Road, and Bailey's Pond Road. Improvements include, but are not limited to, 5' sidewalk, grass buffer, ADA-compliant ramps, mill and overlay, street trees, and LED streetlights.
- At the time of the permitting stage, the applicant shall remove the existing crosswalk and install a continental-style crosswalk and ADA-compliant curb ramps along the north approach of Saint Mary's View Road at its intersection with Floral Prak Road.
- At the time of the permitting stage, the applicant shall provide Pedestrian and Bike facilities along Floral Park Road, Saint Mary's View Road, and Baileys Pond Road property's frontage.
- DPIE approves the Storm Water Management (Concept) application.

Geotechnical Comment:

- A soil investigation report, which includes subsurface exploration and geotechnical engineering evaluation for all proposed work, including building, is required. Soil borings are required to determine the vertical difference from the facility bottom to the seasonal high groundwater table.

Floodplain:

- There is no floodplain on this property.

Water and Sewer Comments:

- The 2018 Water and Sewer Plan designates Lot 10 as plated in Water and Sewer Category 3, inside the Sewer Envelope, in the Growth Tier, and within Tier 1 under the Sustainable Growth Act, for development on the public sewer.
- Water and sewer lines in Floral Park Road, Bailey's Pond Road, and St. Mary's View Road abut the Lot. Water and sewer line extensions or onsite systems may be required for proposed development and must be approved by the Washington Suburban Sanitary Commission before recording of a final plat.

Storm Drain and Stormwater Management:

- CDP-936-06 is not consistent with the approved Site Development Concept Plan 31844-2021-01, which will expire on August 28, 2027. Applicant is to revise the concept to match the proposed layout of CDP-936-06.
- All stormwater management facilities and drainage systems, including their recreational features and visual amenities (if applicable), are to be designed and constructed in accordance with the standards and specifications set forth by DPIE and DPW&T. Approval of all facilities is required prior to permit issuance.
- DPIE has no objection to CDP-9306-06.

This memorandum incorporates the Site Development Plan Review pertaining to Stormwater Management (County Code 32-182(b)). The following comments are provided pertaining to this approval phase:

a) Final site layout, exact impervious area locations are not shown on plans.
b) The exact acreage of impervious areas to be provided with DSP for Technical review.
c) Proposed grading to be shown on plans.
d) Stormwater volume computations have been provided with the concept submittal. These computations shall be further updated with the site development fine-grading permit submission.
e) Erosion/sediment control plans that contain the construction sequence, any phasing necessary to limit earth disturbances and impacts to natural resources, and an overlay plan showing the types and locations of ESD devices and erosion and sediment control practices are not included in the submittal.
f) A detailed SDFG report will be required for technical review.
g) Applicant shall provide items (a-f) at the time of filing final site permits.

If you have any questions or need additional information, please contact Mr. Nanji Formukong, District Engineer for the area, at 301.636.2060.

cc: Reynaldo de Guzman, P.E., Associate Director, S/RPRD, DPIE
Rene Lord-Attivor, Chief Engineer S/RPRD, DPIE
Nanji Formukong, District Engineer, S/RPRD, DPIE
Salman Babar, CFM, Engineer, S/RPRD, DPIE
Yonas Tesfai, P.E., Engineer, S/RPRD, DPIE

Aisha N. Braveboy
County Executive

PRINCE GEORGE'S COUNTY
HEALTH
DEPARTMENT

Date: April 14, 2026

To: Tesheng Huang, Urban Design, M-NCPPC

From: Adebola Adepoju (AA), Environmental Health Specialist, Environmental Engineering/ Policy Program

Re: CDP-9306-06_BAILEY'S VILLAGE - LOT 10

The Environmental Engineering / Policy Program of the Prince George's County Health Department has completed a desktop health impact assessment review of the comprehensive design plan submission for Bailey's Village lot 10 located 2501 St. Mary's View Road in Accokeek, MD and has the following comments / recommendations:

1. Health Department permit records indicate there are no existing carry-out/convenience store food facilities and markets/grocery stores within a ½ mile radius of this location. ***The property is not located in an area considered a "food desert."*** Research has found that people who live near an abundance of fast-food restaurants and convenience stores compared to grocery stores and fresh produce vendors, have a significantly higher prevalence of obesity and diabetes. ***The applicant should consider designating an area within the 6,000-10,00 sq ft retail space for a facility that provides healthy food options such as fruits and vegetables***.

2. The public health value of access to active recreational facilities has been well documented. Indicate the location of active recreational facilities within ¼ mile of the proposed residences. The plans propose a community building, a golf course, a swim center, and tennis complex.

3. During the construction phases of this project, noise should not be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George's County Code.

4. During the construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.

If you have any questions or need additional information, please contact me at 301-883-7677 or aoadepoju@co.pg.md.us.

Headquarters Building
1701 McCormick Drive, Suite 200, Largo, MD 20774
Office 301-883-7834, *Fax* 301-883-7896, *TTY/STS* Dial 711
www.princegeorgescountymd.gov/health

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ng and the potential

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From: Council District 8 <councildistrict8@co.pg.md.us>
Sent: Tuesday, March 24, 2026 8:29:21 PM
To: James Rockmore <jrockmore@hiscompllc.com>; management@preserveatpiscataway.com <management@preserveatpiscataway.com>
Cc: Hunt, James <James.Hunt@ppd.mncppc.org>; PPD-PGCPB <PGCPB@ppd.mncppc.org>; ttalbert@gocampmgmt.com <ttalbert@gocampmgmt.com>; Council District 9 <councildistrict9@co.pg.md.us>
Subject: Re: Respectful Request for Resident Notification & Engagement – CDP-9306-06 (Preserve at Piscataway & Bailey's Crossing)-Accokeek, Maryland

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Looping in District 9 as this is their District.

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From: James Rockmore <jrockmore@hiscompllc.com>
Sent: Tuesday, March 24, 2026 10:59:38 PM
To: management@preserveatpiscataway.com <management@preserveatpiscataway.com>
Cc: james.hunt <james.hunt@ppd.mncppc.org>; Council District 8 <councildistrict8@co.pg.md.us>; PGCPB@ppd.mncppc.org <PGCPB@ppd.mncppc.org>; ttalbert@gocampmgmt.com <ttalbert@gocampmgmt.com>
Subject: Respectful Request for Resident Notification & Engagement – CDP-9306-06 (Preserve at Piscataway & Bailey's Crossing)-Accokeek, Maryland

CAUTION: This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

To the Preserve at Piscataway HOA Board, Management Team, and Respected State and County Dignitaries:
I hope this message finds you well.
I am writing with sincere respect to request your support and coordination regarding an important community matter affecting the residents of Preserve at Piscataway, including Bailey's Crossing.
As outlined in the attached notice dated March 13, 2026, the Maryland-National Capital Park and Planning Commission (M-NCPPC) is prepared to accept **Comprehensive Design Plan No. CDP-9306-06**, which proposes modifications to the development at Bailey's Crossing, including a reduction in commercial space and the addition of approximately 25–34 multifamily dwelling units.

Respectful Request for Community Notification

With appreciation for your leadership and service, I kindly ask that the HOA and Preserve at Piscataway Management:

1. **Provide formal written notice (via mail) to ALL residents**, including:
    - Preserve at Piscataway homeowners
    - Bailey's Crossing residents
2. Ensure the communication clearly includes:
    - A summary of CDP-9306-06
    - Potential community impacts
    - Key dates, including any upcoming hearings
    - Instructions for participation (including how to register as a "Person of Record")
3. Offer residents a **fair and accessible opportunity to share their perspectives**, whether in support, opposition, or with recommendations.

Community Context

It is important to note that the prior proposal (CDP-9306-05) was not supported by many residents. As a result, there is a strong desire within the community to ensure that any new proposal is reviewed with **full transparency, proper communication, and inclusive participation**.

Request for State & County Support

With great respect, I also extend this request to our honored representatives, including:

- Prince George's County Council
- The Maryland-National Capital Park and Planning Commission (M-NCPPC)

Your support in encouraging **transparent communication and community engagement** will help ensure that residents are appropriately informed and able to participate in decisions that affect their neighborhood.

Closing

This request is made in the spirit of collaboration, respect, and shared responsibility for the well-being of our community.
Kindly ensuring that all residents are notified by mail and given the opportunity to participate will help strengthen trust and support thoughtful, community-informed outcomes.
Thank you for your time, leadership, and continued service.
James W. Rockmore

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Outlook

CDP-9306-06 (Bailey's Village, Lot 10) - Application Summary and ways of engagement

From Huang, Te-sheng (Emery) <Tesheng.Huang@ppd.mncppc.org>
Date Wed 2026-04-15 1:13 PM
To jrockmore@hiscompllc.com <jrockmore@hiscompllc.com>
Cc Conner, Sherri <sherri.conner@ppd.mncppc.org>; Garland, Hyojung <hyojung.garland@ppd.mncppc.org>; Kosack, Jill <Jill.Kosack@ppd.mncppc.org>; Gilles, Andrea <andrea.gilles@ppd.mncppc.org>; Lester, Thomas <Thomas.Lester@ppd.mncppc.org>; Bishop, Andrew <andrew.bishop@ppd.mncppc.org>

Good afternoon Mr. James Rockmore,

My name is Emery Huang , the case reviewer for **CDP-9306-06**. Per request, below is the information about this comprehensive design plan amendment. Please reach out to me if you have any questions about this application.

Summary of Approved CDP-9306

Comprehensive Design Plan CDP-9306 for the Bailey's Village area at the Preserve at Piscataway was approved to include "single family attached or commercial/retail/residential over retail" as it relates to the current area of amendment. The total development land area of Bailey's Village is 19.98 acres, which consists of 13.23 acres of residential area and 6.75 acres of commercial area. The approved CDP shows that a total of 140 residential units, 20,000 to 30,000 square feet of retail space, and 10,000 to15,000 square feet of office space were approved for this area. Among 140 residential units, 106 units has been approved with Specific Deign Plan SDP-0319 within the 18.33 acres of residential area.

Summary of CDP-9306-06 Amendment

The subject CDP amendment application seeks to (1) reduce the minimum amount of retail/office space to 6,000 to 10,000 square feet; (2) amend the total acres of residential and commercial property to be 18.33 acres and 1.65 acres, respectively; and (3) update the associated CDP plan and text to reflect these changes, in order to develop up to 34 units over retail/office and 6,000 to 10,000 square feet of retail/office space within two buildings. One building comprises ground floor retail/commercial space with residential above, while the other building will consist of residential only.

Potential community impacts

This CDP amendment establishes revised development parameters for the 1.65-acre site and reduces the amount of proposed retail and office square footage. As a result, community impacts are anticipated to be less than those associated with the development density approved under the original Comprehensive Design Plan, CDP-9306.

Key dates, including any upcoming hearings

- Officially accepted date: 04/06/2026
- Subdivision and Development Review Committee (SDRC): 04/24/2026 (The public can watch the meeting and listen to the comments provided by the review sections/agencies but cannot provide comments.)
- Tentatively Sign Posting date for Planning Board hearing : 05/12/2026 (On this date, the applicant will post signs along the street frontage of the site announcing the applicant number, application

name, the associated Tree Conservation Plan number, and Planning Board hearing date.)
- Tentative Planning Board hearing date: 06/11/2026*

*The Planning Board hearing date is subject to change, but sign posting will be required 30 days in advance of any scheduled hearing.

Instructions for participation (including how to register as a "Person of Record")

- Become a Person of Record (Link: Become a Person of Record - Prince George's County Planning Board)
- Sign up to speak at the Planning Board meeting (before noon on the Tuesday of the Planning Board meeting week. If the final Planning Board date is 06/11/2026, the Tuesday noon dateline is 06/09/2026.) (Link: Sign Up to Speak - Prince George's County Planning Board)
- Send the written documents to pgcpb@mncppc.org
- View Planning Agenda and watch Planning Boad meetings on-line (Link: Attend & Contribute to a Meeting - Prince George's County Planning Board)

Sincerely,

Emery

Te-Sheng (Emery) Huang
Planner IV | Urban Design Section | Development Review Division
301-952-4534 | Tesheng.Huang@ppd.mncppc.org

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
pgplanning.org

1616 McCormick Drive, Largo, MD 20774

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

SITTING AS THE DISTRICT COUNCIL

Legislative Session 1993

Resolution No. CR-60-1993

Proposed by District Council

Introduced by Council Members Wineland, Pemberton and Bell

Co-Sponsors

Date of Introduction September 7, 1993

RESOLUTION

A RESOLUTION concerning

The Master Plan and Sectional Map Amendment for Subregion V

For the purpose of approving the Master Plan and the Sectional Map Amendment for Subregion V with amendments, thereby defining long-range land use and development policies and detailed zoning proposals for the southwestern portion of Prince George's County generally located between Andrews Air Force Base, Charles County and the Potomac River, and including the communities of Clinton, Tanglewood, Tippett, Accokeek, Moyaone, Piscataway, Danville, Brandywine and Cedarville, and consisting of Planning Areas 81A, 81B, 83, 84, 85A and 85B; and

WHEREAS, the Maryland-National Capital Park and Planning Commission, with the concurrence of the District Council, initiated preparation of a new Master Plan for Subregion V in accordance with Part 13, Division 2, of the Zoning Ordinance; and

WHEREAS, pursuant to the procedures for preparation of a master plan, the Prince George's County Planning Board published an information brochure

and held a public forum in 1985 to inform the public of the intent and procedures for preparing a new master plan; established Goals, Concepts, Guidelines and Specific Objectives in 1986 to guide preparation of the new master plan; established a Citizens' Advisory Committee who met with the Planning Board and staff from 1986 to 1992 to provide citizen involvement and assistance in preparation of the new master plan; and

WHEREAS, the District Council adopted Council Resolution CR-118-1991, directing the Maryland-National Capital Park and Planning Commission to prepare and transmit to the District Council a proposed Sectional Map Amendment (SMA) concurrently with the proposed Master Plan for Subregion V in order to shorten the overall process and provide a strong interrelationship between the Master Plan and the zoning of land in the subject area; and

WHEREAS, the District Council adopted CB-33-1992 establishing new procedures for the concurrent processing and approval of a sectional map amendment (SMA) with an area master plan and, subsequently, the Subregion V Master Plan and SMA were processed in accordance with these procedures; and

WHEREAS, the District Council and the Prince George's County Planning Board of the Maryland-National Capital Park and Planning Commission held a duly-advertised joint public hearing on the Preliminary Master Plan and Proposed Sectional Map Amendment (SMA) for Subregion V on June 23, 1992, and subsequently the Planning Board adopted the Master Plan and endorsed the Sectional Map Amendment with revisions as described in Prince George's County Planning Board Resolution PGCPB No. 92-332(C) on November 19, 1992; and

WHEREAS, the adopted Master Plan and the endorsed SMA for Subregion V were transmitted to the District Council on January 15, 1993, and the

Council held worksessions on February 10, 17, and 23, 1993, to examine the public hearing testimony and the recommendations of the Planning Board and decided to obtain public comment on 31 possible amendments which were described in Council Resolution CR-17-1993; referred these amendments to the Planning Board on April 9, 1993; held a duly-advertised public hearing on the proposed amendments on May 11, 1993; and conducted a worksession on June 23, 1993, to review the public hearing testimony; and

WHEREAS, a principal objective of the Master Plan and SMA is protection of the health, safety and general welfare of the citizens of Prince George's County; and

WHEREAS, upon approval by the District Council, the Master Plan will define land use policies and serve as the primary guide for future development of this area, and will supersede the 1974 Subregion V Master Plan, and amend the 1982 General Plan, the 1982 Master Plan of Transportation, the 1983 Functional Master Plan for Public School Sites; the 1992 Historic Sites and Districts Plan, the 1975 Countywide Trails Plan and the 1985 Equestrian Addendum; and

WHEREAS, it is the intent of the SMA to ensure that future development will be in accordance with the principles of orderly comprehensive land use planning as expressed in the Master Plan, and towards that end, the District Council has found it necessary to change the zoning on properties which, in its judgment, are in conflict with the Master Plan's land use recommendations; and

WHEREAS, the District Council, having reviewed supporting materials submitted as part of the comprehensive rezoning proposal and examined the testimony presented, finds that the accumulated record along with County plans and policies justifies the zoning changes, including the downzoning

recommendations, within this Sectional Map Amendment; and

WHEREAS, the comprehensive rezoning of Subregion V will change existing zoning which hinders planned and staged development and will minimize future piecemeal rezoning; and

WHEREAS, subsequent to this SMA, reasonable increases in residential, employment, or activity center development may be granted through the comprehensive design zoning process, provided such increases are in accordance with the approved Subregion V Master Plan; and

WHEREAS, the Master Plan and SMA process provides for periodic comprehensive review of long-range land use policies and zoning; and

WHEREAS, the District Council recently enacted two ordinances, CB-53-1991 and CB-10-1992, allowing for development of neotraditional villages (in Village Comprehensive Design Zones) which can be designated on the zoning map through the sectional map amendment process without the filing of an application and without the requirement that the Planning Board make a recommendation thereon; and

WHEREAS, the District Council has reviewed several comprehensive design zone proposals in Master Plan communities of Accokeek, Piscataway and Brandywine, and finds the proposals to be in general conformance with the land use recommendations of the Master Plan for Subregion V as approved in this Resolution; and

WHEREAS, the District Council recognizes that its actions on the Comprehensive Design Zone Basic Plan proposals considered within this SMA become the basis on which the second phase, Comprehensive Design Plan, and third phase, Specific Design Plan(s), will be processed as a continuing development sequence.

SECTION 1. NOW, THEREFORE, BE IT RESOLVED by the District Council

that the Master Plan and the Sectional Map Amendment (SMA) for Subregion V, as concurrently adopted by the Planning Board on November 19, 1992, are hereby approved with amendments described and mapped below:

AMENDMENT 1

- o Master Plan - Revise text and map to delete recommendation for Mixed Use in the northwest quadrant of MD 5 and MD 223.
- o SMA - Retain the existing C-S-C Zone (65.8 acres) for the Clinton Plaza property and the existing R-80 Zone (9.4 acres) for the adjacent College Park Woods, Inc., property. (Transmitted SMA Change C-14 proposed M-X-T.)

AMENDMENT 2

- o SMA - Extend the I-1 Zone to encompass all of the Southern Maryland Oil Company property (Tax Map 107, Parcel 93) on the northwest corner of Old Branch Avenue and Sellner Lane. (Previous zoning was I-1 (0.3 acres) and R-80 (0.3 acres); the transmitted SMA proposed no zoning change.)

AMENDMENT 3

- o SMA - Place the 30.0-acre Cedar Point property in the southwest quadrant of MD 5 and Surratts Road in the C-S-C Zone (7.8 acres) and the R-T Zone (22.2 acres) as defined by public hearing exhibit #311. (Previous zoning was R-R; the transmitted SMA proposed R-R.)

AMENDMENT 4

- o Master Plan - Revise map to show Commercial land use for the western portion of the Smith "Bird Farm" property (Lot 6, Townsend Subdivision, Plat 004-034) at 8500 Dangerfield Road south of Woodyard Road, and Low Suburban Residential for the eastern

portion of the property south of Deborah Street. (Adopted Plan recommended all residential.)

- o SMA - Retain the existing C-S-C Zone on the westerly 2.5 acres of Lot 6, Townsend Subdivision, Plat 004-034 and place the eastern 2.0 acres of Lot 6 (located due south of Lot 9 in Block 'B' and Lot 1 in Block 'C' of Townsend Resubdivision Plat 049-056) in the R-R Zone. (Previous zoning was C-S-C; transmitted SMA Change T-5 proposed R-R.)

AMENDMENT 5

- o Master Plan - Revise map to show Low Suburban Residential land use for developed residential property at 8409-8411 Dangerfield Road south of Woodyard Road. (Adopted Plan recommended Commercial land use.)
- o SMA - Retain the existing R-R Zone on 2.6 acres of Lot 3, Townsend Subdivision, Plat 004-034. (Transmitted SMA Change T-17 proposed C-S-C.)

AMENDMENT 6

- o SMA - Retain the existing R-A Zone for the 7.3-acre English property (Tax Map 125, Parcel 42) at 10616 Moore's Lane, southwest of Ridge Road. (Transmitted SMA Change T-4 proposed R-R.)

AMENDMENT 7

- o Master Plan - Revise map to show Commercial land use for 6.4 acres of the Fox Run Associates property located north of the proposed right-of-way for the relocation of Fox Run Drive east of MD 5 (p/o Parcel 'B,' Fox Run Commercial Center, Plat 116-069 and Outlot A, Southern Maryland Nursing Center, Plat 124-024).
- o SMA - Place the C-S-C Zone on the portion of the Fox Run

Associates property described above. (Previous zoning was C-O (3.8 acres) and R-R (2.6 acres); SMA proposed no zoning change.)

AMENDMENT 8

- SMA - Retain the existing I-1 Zone (10.1 acres) and the existing C-S-C Zone (6.8 acres) for the College Park Woods, Inc., property in the northwest quadrant of Woodyard Road and Old Alexandria Ferry Road. (Transmitted SMA Changes T-6, T-7, and T-8 proposed I-4.)

AMENDMENT 9

- SMA - Place the 125.0-acre Curtis/Watson property (Tax Map 115, Parcels 140 and 212) located south of Allentown Road and northeast of Rose Valley Drive in the R-R Zone. (Previous zoning was R-E; the transmitted SMA proposed no zoning change.)

AMENDMENT 10

- Master Plan - Show the 37.5-acre Blandford/Piscataway Joint Venture properties in the southwest quadrant of MD 210 and Farmington Road West for Low Suburban Residential land use. (The Adopted Plan recommends Suburban Estate.)
- SMA - Place the 37.5-acre Blandford/Piscataway Joint Venture properties (Tax Map 152, Parcels 19 and 111) in the R-R Zone. (Previous zoning was R-E; the transmitted SMA proposed no zoning change.)

AMENDMENT 11

- Master Plan - Revise map to show the 2.8-acre Henry Homer property in the northeast quadrant of MD 210 and Farmington Road East for Commercial land use. (The Adopted Plan recommended Low Suburban residential.)

- SMA - Place the 2.8-acre Henry Homer property (Tax Map 152, Parcel 6) in the C-M Zone. (Previous zoning was R-R; the transmitted SMA proposed no zoning change.)

AMENDMENT 12

- Master Plan - Revise map to show Mixed-Use development for the portion of the Cover tract in the northeast and southeast quadrants of MD 210 and proposed MD 228, and in the northeast quadrant of proposed MD 228 and Manning Road East. (The Adopted Plan recommended an Employment, Office, and Light Manufacturing Business Park in the northeast quadrant of MD 210/MD 228 and Low Suburban Residential for the area south of MD 228 and east of Manning Road East.)
- SMA - Place approximately 124 acres of the Cover tract (Tax Map 161, p/o Parcel 137) north and south of the MD 228 right-of-way in the M-X-T Zone, as described in public hearing exhibit #154. (Previous zoning was E-I-A; the transmitted SMA proposed R-R.)

AMENDMENT 13

- Master Plan - Revise map and text to show Commercial land use for the southern portion of the Alexander Square property, located on the south side of Alexandria Ferry Road and between Ferry Avenue and Mike Shapiro Drive. (The Adopted Plan recommended Medium Suburban Residential land use.)
- SMA - Retain the existing C-2 Zone for the southern 9.0-acre portion of the Alexander Square property (Tax Map 107, p/o Plat 144-093, Alexander Square Condominium, PH 3-7). (Transmitted SMA Change T-12 proposed R-T.)

AMENDMENT 14

o SMA - Place the 5.5-acre Dyer property (Tax Map 161, Parcel 129) on the west side of Livingston Road south of the intersection with Accokeek Road West in the R-E Zone. (Previous zoning was R-A; the transmitted SMA proposed no zoning change.)

AMENDMENT 15

o Master Plan - Revise the text and map to show Low Suburban Residential land use for the 400-acre Clinton Properties, Inc., tract located on both sides of Livingston Road north and east of Berry Road. (The Adopted Plan recommended Suburban Estate land use northwest of Livingston Road and a Semi-Rural Living Area east of Livingston Road and Berry Road.)

o SMA - See Comprehensive Design Zone (CDZ) Amendment 4 in Section 4 of this resolution, which places this property in the V-M Zone.

AMENDMENT 16

o Master Plan - Revise map and text to show the 879-acre Bailey Plantation Joint Venture property located north and south of Floral Park Road at Piscataway Road, also known as the "Villages at Piscataway" development proposal as described on the basic plan for zoning applications A-9869 and A-9870, for the following:

a. A "Neighborhood Activity Center" for commercial and residential land use south of Floral Park Road and east of Piscataway Road.

b. Suburban Estate/Low Density Planned Neighborhood Development for the portion of the site generally located north of Piscataway Creek Tributary Branch 'B' (WSSC designation) which separates the "village" development areas from the

"estate" living areas in the "Villages at Piscataway" basic plan proposal.

c. Semi-Rural land use for the "estate" living areas generally south of Tributary Branch 'B' shown on the basic plan proposal.

(Adopted Plan recommended Semi-Rural land use for entire property.)

- o SMA - See Comprehensive Design Zone (CDZ) Amendment 3 in Section 3 of this resolution, which places this property in the R-L and L-A-C Zones.

AMENDMENT 17

- o Master Plan - Revise map to show Low Suburban Residential land use for the 19-acre Flaim property located between Cedar Lawn Drive and Holly Hill Drive, south of Accokeek Road. (The Adopted Plan recommended Low Rural land use.)
- o SMA - Retain the existing R-R Zone on the 19-acre Flaim property. (Transmitted SMA Change P-2 proposed O-S.)

AMENDMENT 18

- o Master Plan - Revise text to add a new "Rural" land use category that recommends residential development according to the regulations of the R-A Zone but does not encourage use of public sewer facilities for such development. Show the portion of the Piscataway-Danville Rural Living Area located south of Accokeek Road in the new "Rural" land use category. For consistency with land use and sewer facility policies of the Plan, also show the new "Rural" category for that portion of the West Accokeek-Moyaone rural living area which was reclassified to the Semi-Rural

category by the Planning Board in the adopted master plan. (The Adopted Plan recommended Low Rural land use in the Piscataway-Danville area and Semi-Rural in the West Accokeek-Moyaone area.)

- o SMA - Place approximately 4,030 acres located south of Accokeek Road in the Piscataway-Danville Rural Living Area in the R-A Zone. (Previous zoning was R-A [2,705 acres] and O-S [1,325 acres]; transmitted SMA retained existing O-S and SMA Changes P-1, P-3, and P-4 proposed changing R-A to O-S.)

AMENDMENT 19

- o Master Plan - Revise text and map to show Employment-Industrial land use for the northwest quadrant of US 301 and Dyson Road, extending to the M-NCPPC "Robinson Tract" park on the west and the State of Maryland property along Piscataway Creek to the north. (The Adopted Plan recommended Low Suburban residential.)
- o SMA - Place 242 acres in the I-1 Zone, including the A.H. Smith property as identified in public hearing exhibit #248 and the Kaplan, Solotkin and Cutwright property as identified in public hearing exhibit #335 and intervening properties in the employment area described above. (Previous zoning was R-A; transmitted SMA Change B-17 proposed R-R .)

AMENDMENT 20

- o SMA - Retain the existing R-R Zone on the 53-acre George Curtis property located in the southeast quadrant of MD 5/US 301 and Cedarville Road. (Transmitted SMA Change B-27 proposed I-3.)

AMENDMENT 21

- o Master Plan - Revise the Plan map and text to delete all proposed improvement alternatives for MD 223 (Piscataway-Woodyard Road)

between Temple Hill Road and MD 5 (Branch Avenue). Note in the Plan text that the State Highway Administration (SHA) has begun project planning studies to evaluate alternatives for this corridor of the State highway system. Generally indicate the study corridor on the Plan map. Prior to public notice of a selected alternate by the SHA, the Planning Board shall require right-of-way dedication or reservation, and building setbacks, along existing MD 223 as appropriate for an arterial roadway with turning lanes. Following public notice of a selected alternate by the SHA, the Planning Board shall only require right-of-way dedication or reservation and building setbacks for the selected alternate (which will be designated for planning purposes as A-54 if it is a highway improvement). Previously acquired rights-of-way or easements for alternates other than the selected alternate shall be eligible for return to the preceding owners. (The Adopted Plan proposed reserving rights-of-way for two potential improvement alternatives.)

AMENDMENT 22

o Master Plan - Revise map and text to recognize the Pope's Creek Branch Conrail line as a possible commuter rail line pursuant to the initiatives of the Maryland Department of Transportation.

AMENDMENT 23

o Master Plan - Revise map and text to change the "Hiker/Biker/Equestrian Trail" designation in Piscataway National Park to the "Potomac Heritage National Scenic Trail," and to emphasize the need for protection of both the sacred Indian burial grounds and sensitive environmental features when the National Park Service

conducts studies to determine the specific design and route for this segment of trail in Piscataway National Park.

AMENDMENT 24

- o Master Plan - Revise map to delete the former Surrattsville Elementary School site as a proposed future public school site in the Clinton area. Place a floating symbol for a future elementary school site farther west toward the public or private land located north of Cosca Park.

AMENDMENT 25

- o Master Plan - Revise map to show Employment-Industrial land use for 11.2 acres of the Clinton Mechanical Warehouse property located west of Cherry Tree Crossing Road and north of the Holt-Manor subdivision along Bank Street. (The Adopted Plan recommended Low-Suburban Residential land use.)
- o SMA - Retain the existing I-2 Zone for 11.2 acres of the Clinton Mechanical Warehouse property. (Transmitted SMA Change B-22 proposed R-R.)

AMENDMENT 26

- o Master Plan - Revise the alignment of the proposed M-NCPPC stream valley park and pedestrian bikeway trail in the Brandywine Special Study Area from a northwestern tributary of Timothy Branch to a northeastern tributary of Timothy Branch.

AMENDMENT 27

- o Master Plan - Revise map to show Commercial land use for all of the undeveloped 4-acre A.H. Smith and Associates property on the west side of Brandywine Road across from the intersection with Surratts Road (as identified in public hearing exhibit #324).

(The Adopted Master Plan recommended Suburban Residential land use for the western 2.5 acres and commercial for the eastern 1.5 acres of this parcel.)

- o SMA - Retain the existing C-M Zone for all the A. H. Smith and Associates property described above. (Transmitted SMA Change C-12 proposed R-80 for the western 2.5 acres.)

AMENDMENT 28

- o Master Plan - Revise map to show Employment-Industrial land use for approximately a 50-acre portion of the A.H. Smith property identified in Public Hearing Exhibit 324 as a gravel wash plant located along the northeast boundary of Cosca Regional Park south of the proposed extension of Surratts Road (collector road C-514). (The Adopted Plan recommended Suburban Residential land use.)
- o SMA - Retain the existing I-2 (Heavy Industrial) Zone for approximately 50 acres of the A.H. Smith property (Tax Map 125, Parcel 62). (Transmitted SMA Change C-1 proposed R-80.)

AMENDMENT 29

- o Master Plan - Revise text regarding administration of the adequate public facility ordinance to indicate that the adequacy of public school facilities should also be considered.

AMENDMENT 30

- o Master Plan - Revise text concerning the Mount Vernon viewshed area to recommend further study to determine whether additional protection of the view of the Maryland shoreline from Mount Vernon is merited, and if so, the appropriate techniques to be utilized.

SECTION 2. BE IT FURTHER RESOLVED that the District Council concurs with the determinations of the Planning Board in PGCPB Resolution Nos. 92-

290 and 93-82 and finds that the requirements of Zoning Ordinance Section 27-195(b) have been met for the following Comprehensive Design Zone Basic Plans, which are hereby approved as part of the SMA pursuant to Zoning Ordinance Section 27-226(f)(4) for the land use types, quantities, relationships, conditions and considerations listed below:

CDZ AMENDMENT 1: (Bellewood Preserve, Zoning Application A-9874):

1) Place the 155-acre tract known as the "Bellewood Preserve," located west of Bealle Hill Road and north of Mattawoman Creek, in the R-L (Residential Low Development, 1.0 to 1.5 du/acre) Zone. (Previous zoning was R-A; the transmitted SMA proposed R-L (1.0-1.5) Zone per Planning Board Resolution PGCPB No. 92-290.)

2) The Basic Plan referenced in application A-9874 shall be revised to show this 155-acre tract and land use types, quantities, relationships, conditions and considerations in accordance with this resolution within 60 days of its effective date.

A) Land Use Types:

Single-family Detached Dwellings

Single-family Attached Dwellings

Recreation Center or Other Recreational Facilities

Day Care Facilities for Children

Accessory Uses

B) Land Use Quantities:

Gross Acreage	155 acres
Less One-Half Floodplain	-13 acres
Adjusted Gross Acreage	142 acres
Base Density of Zone	1.0 du/acre
Base Residential Development	142 dwelling units
Approved Basic Plan Density	1.09 du/acre
Maximum Residential Development*	155 dwelling units

* The actual number of dwelling units will be determined during review of the Comprehensive Design Plan (CDP) on the basis of adjusted gross acreage in the CDP application, the approved development density, and the proposed public benefit features.

(C) Land Use Relationships:

The Amended Basic Plan contained in the record of Application A-9874 generally indicates the spatial relationship of land uses proposed. The following conditions and considerations for development shall be listed on the Basic Plan:

o Conditions:

1. Prior to the issuance of building permits, the applicant shall resurface Menk Road from its intersection with MD 373 to the applicant's property line.
2. The applicant shall complete a traffic signal warrant study for the intersection of MD 373 and Bealle Hill Road (south) at the time of Specific Design Plan (SDP). If a traffic signal is found warranted at that time by the State Highway Administration (SHA), then the applicant shall be responsible for his pro rata share of the costs for the design and construction of the traffic signal. The pro rata share shall be based upon the applicant's percentage contribution to peak hour traffic. Prior to the issuance of building permits, if said traffic signal has not been constructed, the applicant shall pay his pro rata share of the costs of the traffic signal to the appropriate governmental agency.

3. At the time of Specific Design Plan, if MD 228 Relocated has been constructed and opened to traffic between MD 210 and the Charles County line, and assuming that traffic patterns on MD 228 Relocated have stabilized to the satisfaction of the SHA, then the applicant shall complete a traffic signal warrant study for the intersection of MD 228 Relocated and Bealle Hill Road. If SHA determines that a signal is warranted, then the applicant shall be responsible for his pro rata share of the cost, based on the applicant's percentage contribution to peak hour traffic, for the design and construction of the traffic signal. Prior to the issuance of building permits, if said traffic signal has not yet been constructed, the applicant shall pay his pro rata share of the costs for the traffic signal to the appropriate governmental agency.
4. A buffer area of 100 feet (including the rural lane) shall be established surrounding the Bellevue Historic Site to protect the view from the historic site. Future Comprehensive and/or Detailed Site Plan and subdivision plans shall permit the creation of an outlot for the purpose of conveyance to the owner of the Historic Site.
5. Immediate access, beginning at the outside edge of the buffer, to Bellevue should remain as a rural lane rather than being finished as a subdivision street.
6. At the time of Specific Design Plan, the applicant shall address siting, height, size, style, design, and

materials for units adjacent to Bellevue for the purposes of insuring compatibility with the historic site.

7. Prior to approval of the Phase II Comprehensive Design Plan, a Type I Tree Conservation Plan shall be submitted to the Natural Resources Division for review. A minimum of 25% of the net tract area shall be placed in a conservation easement.

8. A stormwater management concept plan shall be approved by the Watershed Protection Branch of the Department of Environmental Resources prior to approval of the Phase II Comprehensive Design Plan (CDP).

9. In conjunction with approval of the CDP, buffers shall be established along all perennial streams and wetlands in accordance with criteria set forth in Section 24-130 of the Prince George's County Code.

10. A 100-year floodplain study shall be approved by the Watershed Protection Branch of the Department of Environmental Resources prior to approval of the Phase III Specific Design Plan. The study should include proposed ultimate channel conditions.

11. The applicant shall establish a 50-foot buffer from the 100-year floodplain and the 100-year water surface elevation of proposed stormwater management ponds to lot lines.

12. The applicant shall provide 7.77 acres of public parkland suitable for active recreation in the southwest quadrant of the subject property.

13. No dwelling units may be constructed unless and until the Board of Education finds adequate capacity for affected schools as identified by the Board of Education.

o Other Considerations:

1. Protection of specimen trees shall be a design consideration at CDP.

2. The applicant shall consider the use of audible alarms, fencing, and private security to prevent crime during the construction phase of the project.

3. The applicant shall consider establishment of a Neighborhood Watch Program and encourage membership of all residents.

4. The applicant shall address specific screening in the buffer area along the Bellevue Historic Site in order to assure protection of the plantation house which is most proximate to the southern boundary.

CDZ AMENDMENT 2: ("Brandywine Village," Zoning Application A-9878)

1) Place 212 acres of the Brandywine Investment Associates, Inc. property, also known as Brandywine Village, located on the west side of MD 5/US 301 north of Clymer Drive in the E-I-A Zone, the L-A-C (Village Center) Zone, and the R-M (5.8-7.9 du/acre) Zones. (Existing zoning is M-A-C; transmitted SMA proposed R-R as base zone for comprehensive design zone (CDZ) applications. A pending CDZ application was subsequently reviewed by the Planning Board, recommended for approval in PGCPB Resolution No. 93-82, and forwarded to the District Council for consideration as part of this SMA.)

2) The Basic Plan contained in the record of application A-9878 shall be revised to show the approved zone boundaries, land use types, quantities, relationships, conditions and considerations in accordance with this resolution within 60 days of its effective date.

A) Land Use Types:

- o E-I-A Zone

  Offices

  Light Manufacturing

  Prohibited Uses:

  Mobile or modular home sales lot

  Heavy manufacturing

  Distribution center

  Stone monument sales

  Agricultural products processing

  Wholesale petroleum products storage

  Vehicle salvage and wrecking operations

  Storage tanks - gasoline

  Boat storage yard

- o L-A-C Zone

  Service and retail commercial uses

  Residential uses

  Institutional uses

- o R-M Zone

  All permitted uses in the R-M Zone

B) Land Use Quantities:

- o E-I-A Zone

  Gross Area 46 acres

Approved Basic Plan Development	320,601 square feet
o <u>L-A-C (Village Center) Zone</u>	
Gross Acreage	16.4 acres
Residential Acreage	7.87 acres
Base Density of Zone	10 du/acre
Base Residential Development	78 dwelling units
Approved Basic Plan Density	15 du/acre
Maximum Residential Development*	118 dwelling units
Commercial Acreage	8.53 acres
Base Intensity of Zone	0.2 FAR
Base Commercial Development	74,313 square feet
Approved Basic Plan Intensity	0.31 FAR
Maximum Commercial Development*	115,000 square feet

o R-M (5.8-7.9) Zone

Gross Acreage	149 acres
Less One-Half Floodplain	-20 acres
Adjusted Gross Acreage	129 acres
Base Density of Zone	5.8 du/acre
Base Residential Development	748 dwelling units
Approved Basic Plan Density	7.9 du/ac
Maximum Residential Development*	1,019 dwelling units

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

C) Land Use Relationships:

The Basic Plan generally indicates the spatial relationship of proposed employment, commercial and residential land uses, as well as significant recreational and accessory land uses. The following conditions and considerations for development shall be listed on the Basic Plan:

o Conditions:

1. The Basic Plan shall be modified to identify the required Moderately Priced Dwelling Units.
2. Conveyance of the stream valley of the tributary of Timothy Branch to The Maryland-National Capital Park and Planning Commission (M-NCPPC) as shown on Exhibit "B".
3. Lands to be conveyed to The M-NCPPC shall be subject to the conditions of attached Exhibit "A" as submitted by the Park Planning and Development Division.

4. The applicant shall provide private recreational facilities in accordance with the standards outlined in the Park and Recreational Facilities Guidelines.
5. The applicant shall construct an eight-foot wide hiker/biker trail in the above referenced stream valley park from the northern to the southern end of the subject property. The applicant shall provide whatever structures necessary to insure dry passage along the trail.
6. Sensitive natural features shall be preserved as amenities that help to define the pattern of neighborhoods.
7. Single-family attached residential areas shall include a variety of building styles including townhouse, duplex, triplex, quadplex, z-lot and zero lot line units.
8. There should be a mix of housing types to accommodate different life styles and household income levels; an appropriate segment should be affordable' for seniors, and young adults starting out.
9. Higher density and medium density housing shall be located (1) as a transition between business areas and regional highway intersections to lower density areas, and (2) to expand/diversify housing opportunities for employees in nearby business areas.
10. The proposed residential development pattern and implied development densities should be the product of flexible zoning techniques that allow zoning densities to be

transferred from areas that should be preserved (for environmental or community design reasons) to development pods that are more suitable for construction. Thus, the zoning categories that are utilized to implement the 'Vision' concepts should yield net building densities within the development pods, as roughly described on the staff modified 'Vision' land use map, within the ranges listed below. (Gross zoning densities will be somewhat lower, depending on the parcel.)

Category	Development Pod Density
Single-Family Detached	1.6 to 2.6 du/net acre
Single-Family Attached	5.8 to 7.9 du/net acre
Multifamily	12.0 to 16.9 du/net acre

11. The local road network shall provide convenient access between all uses, and to the regional road system.

12. Trails (hiker/biker) shall provide linkage between all parts of the community, to surrounding employment areas, and to the stream valley park trail system.

13. The applicant and/or the applicant's heirs, successors, or assigns shall contribute toward and participate in the construction of certain additional off-site transportation improvements as identified hereinafter. These improvements shall be funded and constructed through the formation of a Road Club which will include the applicant, the Montgomery Wards Brandywine Distribution Center, the Brandywine Commerce Center, the Mattawoman-Brandywine Commerce Center, the Brandywine

Business Park, the Brandywine/301 Industrial Park, the Hampton CDZ, and other property owners in the area designated as Employment Area "C" in the Subregion V Master Plan, as well as any properties along US 301/MD 5 between T.B. (the intersection of US 301 and MD 5 in Prince George's County) and Mattawoman Creek, and any other properties for which participation is deemed necessary by the Planning Board. For development on the R-M portion of the subject property, the applicant's sole funding responsibility toward the construction of these off-site transportation improvements shall be the payment of the following:

- For each single-family detached unit, a fee calculated as $1,472 X (Engineering News-Record Highway Construction Cost index at time of payment) - (Engineering News-Record Highway Construction Cost Index for first quarter, 1993);
- For each single-family attached unit, a fee calculated as $1,338 X (Engineering News-Record Highway Construction Cost index at time of payment) - (Engineering News-Record Highway Construction Cost Index for first quarter, 1993);
- For each multifamily unit, a fee calculated as $999 X (Engineering News-Record Highway Construction Cost index at time of payment) - (Engineering News-Record Highway Construction Cost Index for first quarter, 1993).

- For development on the L-A-C and E-I-A portions of the subject property, the applicant's sole funding responsibility toward the construction of these off-site transportation improvements shall be the payment of a fee calculated as $1.24 per gross square foot of space X (Engineering News-Record Highway Construction Cost index at time of payment) - (Engineering News-Record Highway Construction Cost Index for first quarter, 1993).
- The total fee to be paid shall not exceed an amount calculated as $1,719,946.04 X (Engineering News-Record Highway Construction Cost index at time of payment) - (Engineering News-Record Highway Construction Cost Index for first quarter, 1993).

Payment is to be made in trust to the Road Club escrow agent and shall be due, on a pro rata basis, at the time of issuance of building permits. Prior to issuance of any building permit(s), the applicant shall provide written evidence to The M-NCPPC that the required payment has been made.

The off-site transportation improvements to be constructed are set forth below. Construction of these improvements shall occur in the numerical sequence in which they appear. Each improvement shall be constructed if and only if sufficient funds for engineering, full design, and construction have been deposited into the

Road Club escrow account by Road Club members or said funds have been provided by public agencies. The off-site transportation improvements shall include:

a. Widen US 301/MD 5 from a four (4) lane road to a six (6) lane road beginning at Timothy Branch (north of Cedarville Road) and extending northerly to the US 301/MD 5 interchange (at T.B.). The construction shall be in accordance with presently-approved SHA plans.

b. Install a traffic signal at the A-63/Cedarville Road intersection, provided said signal is deemed warranted by DPW&T.

c. Make minor widening/striping improvements to the US 301/MD 5 interchange ramps.

d. Widen US 301 from a four (4) lane road to a six (6) lane road beginning at the T.B. interchange (US 301/MD 5) and extending northerly to a point approximately 2,500 feet north of MD 381.

e. Reconstruct the traffic signal at US 301/MD 381.

f. Install a traffic signal at the MD 381/A-63 intersection, provided said signal is deemed warranted by DPW&T and SHA.

g. Provide a grade separation at the point the Spine Road crosses US 301 northeast of T.B.

h. Reconstruct the traffic signal at MD 5/Brandywine Road.

i. Construction of an interchange in the area of US

301/MD 5 and Cedarville/McKendree Roads.

j. Construction of an interchange in the area of MD 5 and A-63 north of T.B.

k. Construction of A-63 as a six-lane arterial roadway (where off-site) between the US 301/MD 5/Cedarville Road/McKendree Road intersection and MD 5 north of T.B.

l. Widen US 301/MD 5 from a six (6) lane road to an eight (8) lane road beginning at the T.B. interchange (US 301/MD 5) and extending southerly to Mattawoman Creek.

m. Widen MD 5 from a four (4) lane road to a six (6) lane road beginning at the T.B. interchange (US 301/MD 5) and extending northerly to a point approximately 2,500 feet north of the planned intersection with A-63.

14. Total development of this 212.2-acre site shall be limited to 320,601 square feet of office/light manufacturing/business park space, 115,000 square feet of retail space, 1,019 dwelling units in the R-M Zone and 118 dwelling units in the L-A-C Zone; or different uses generating no more than the number of peak hour trips (1,074 AM peak hour trips and 1,512 PM peak hour trips) generated by the above development.

15. At the time of preliminary plat approval, the applicant and/or the applicant's heirs, successors, or assigns shall show dedication of the right-of-way for US 301/MD 5

on the eastern side of the applicant's property. At the time of final plat approval the applicant shall dedicate the above-mentioned right-of-way. The dedication shall be in accord with the recommendations for the F-9 facility in the Subregion V Master Plan.

16. At the time of preliminary plat approval, the applicant and/or the applicant's heirs, successors, or assigns shall show dedication of the right-of-way for C-502, as shown in the Subregion V Master Plan. At the time of final plat approval the applicant shall dedicate the above-mentioned right-of-way.

17. If the applicant and/or the applicant's heirs, successors, or assigns obtains and constructs an entrance from US 301/MD 5 onto the subject property as shown on the Basic Plan, the applicant and/or the applicant's heirs, successors, or assigns shall install a traffic signal at this location at the time it is deemed necessary by SHA.

18. Following the connection of C-502 to A-55 (and a planned partial interchange at US 301/MD 5 and A-55) on the north, and to McKendree Road on the south, the applicant and/or the applicant's heirs, successors, or assigns shall close the US 301/MD 5/site entrance at-grade intersection to traffic. In the event that a traffic signal has been installed at this location following approval of this plan, and removal of the signal is required as directed by State Highway Administration

(SHA) following closure of the intersection, such modification or removal shall be at the sole expense of the applicant and/or the applicant's heirs, successors, or assigns.

19. The Basic Plan shall retain the three proposed street connections between the subject property and the adjacent Brandywine Village R-M property at the approximate locations shown on the Basic Plan.

20a. The Basic Plan shall be modified to identify a 10-acre elementary school site in accordance with the Subregion Master Plan. The school site may be eliminated if the Board of Education selects a different location prior to the development of the subject site. If the school site is dedicated by the applicant, the Planning Board may approve density transfers within the R-M boundaries upon a finding that the intent of the master plan is not adversely affected.

20b. In the event an alternative school site is selected, the L-A-C or R-M Zones may be considered as alternate locations for the proposed library site. Such a site shall be designed to be a community focal point in conjunction with recreational, institutional or other public or quasi-public uses.

21. The Comprehensive Design Plan (CDP) shall establish an open space network throughout the development which will include both natural features and man-made public spaces.

22. The CDP shall establish a complete pedestrian circulation

system to provide convenient and attractive linkages among individual neighborhoods and to encourage and facilitate pedestrian movements between neighborhoods and the proposed activity center as well as other public spaces. The system should also take the adjacent 65-acre, R-M zoned development into account to form a fully integrated development.

23. The CDP shall establish criteria for internal streets and signage to help define the roadway character for various streets through streetscape and signage designs.

24. The CDP shall develop design guidelines for the commercial/industrial components to ensure that their scale and character will complement those of the remaining portion of the development, and will present a positive frontage along US 301.

25. The CDP shall provide possible future connections with adjacent properties to the north and south.

26. A metes and bounds description shall be submitted by the applicant which accurately shows the location of all zoning boundary lines. What is granted in the approval of this application shall be based on the metes and bounds description.

o <u>Other Considerations:</u>

1. The applicant shall work with the Police Department to determine if a Community Oriented Police Office is warranted within the proposed community.

2. The applicant shall employ the use of audible alarms,

fencing and private security to prevent crimes during the construction phase of the project.

3. The applicant shall establish a Neighborhood Watch Program which has mandatory membership for all residents.

SECTION 3. BE IT FURTHER RESOLVED, on the basis of information contained in the full public hearing record and the land use policies of the Subregion V Master Plan as approved in this resolution, that the determinations of the Planning Board in PGCPB Resolution Nos. 92-291(A) and 92-292(A) regarding the "Villages at Piscataway" Comprehensive Design Zone proposals are superseded and the District Council is satisfied that all of the requirements of the Zoning Ordinance Section 27-195(b) have been met for the following Comprehensive Design Zone Basic Plan, which is hereby approved as part of the SMA pursuant to Zoning Ordinance Section 27-226(f)(4) for the land use types, quantities, relationships, conditions and considerations listed below:

CDZ AMENDMENT 3: "Villages at Piscataway," Zoning Applications A-9869 and A-9870

1) Change the SMA proposed zoning for the 879-acre tract known as the "Villages at Piscataway," located north and south of Floral Park Road near Piscataway Road to the R-L (Residential-Low Development, 1.0 to 1.5 du/acre) Zone for 858.7 acres and to the L-A-C (Local Activity Center - Village Center) Zone for 19.98 acres. (Previous zoning was R-A; the transmitted SMA proposed no zoning change.)

2) The Basic Plan contained in the record of applications A-9869 and A-9870, as modified by Subregion V Master Plan/SMA Public Hearing Exhibit 247, shall be revised to show the approved land use types, quantities, relationships, conditions and considerations in accordance

with this resolution within 60 days of its effective date.

A) Land Use Types

o R-L Zone (A-9869)

All permitted uses in the R-L Zone.

o L-A-C Zone (A-9870)

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

B) Land Use Quantities

o R-L Zone (A-9869)

Gross Acreage	858.7 acres
Less One-Half Floodplain	-39.9 acres
Adjusted Gross Acreage	818.8 acres
Base Density of Zone	1.0 du/acre
Base Residential Development	818 dwelling units
Approved Basic Plan Density	1.22 du/acre
Maximum Residential Development*	1,000 dwelling units

In addition, a maximum of 9,000 square feet of the commercial land uses allowed in the R-L Zone may be developed in accordance with the basic plan.

o L-A-C Zone (A-9870)

Gross Acreage	19.98 acres
Commercial Acreage:	6.75 acres
Base Intensity of Zone	0.2 FAR
Base Commercial Development	58,806 square feet
Approved Basic Plan Intensity	0.238 FAR
Maximum Commercial Development*	70,000 square feet
Residential Acreage:	13.23 acres
Base Density of Zone	10 du/acre
Base Residential Development	132 dwelling units
Approved Basic Plan Density	10.6 du/ac
Maximum Residential Development*	140 dwelling units

* The actual number of dwelling units and commercial square footage

will be determined during review of the Comprehensive Design Plan (CDP) on the basis of adjusted gross acreage in the CDP application, the approved development density or intensity, and the proposed public benefit features.

C) Land Use Relationships:

- The modified Basic Plan submitted by the applicant as exhibit 247 in the record of the Subregion V Master Plan/SMA public hearing indicates the spatial relationship of proposed land uses. The following conditions and considerations for development as identified in public hearing exhibit #313 shall be listed on the basic plan.
- Conditions:

1. The land use types, quantities, conditions and considerations of approval shall be printed on the approved Basic Plan.
2. There shall be no grading or cutting of trees on the site prior to approval of the Comprehensive Design Plan, except on a selective basis with written permission of the Prince George's County Planning Board.
3. The alignment of Piscataway Road extended shall be located approximately as shown on the Revised Basic Plan. The exact location shall be determined by Prince George's County and the SHA, taking into consideration the ability of the applicant or Prince George's County or the SHA to obtain any necessary rights-of-way.
4. Phase I archeological survey with possible Phase II and Phase III follow-up shall be undertaken prior to any

ground breaking activity in the vicinity of the old village including the area of road construction. The boundaries of the area needing archeological survey can be set at time of CDP approval.

5. The view of Edelen Village from the ridge top south of the old village should be softened by appropriate plantings and retention of existing materials. The applicant should demonstrate with a drawn cross-section at CDP submittal what the view will be from Floral Park Road.

6. The architectural design guidelines to be submitted as part of the CDP application shall be subject to review and approval by the Planning Board or its designee prior to CDP approval.

7. As a condition of Basic Plan approval the applicant should sign an Historic Property Security Agreement which would be an agreement between the applicant and M-NCPPC, to include retention of a tenant in the Edelen House, and routine maintenance to insure the building's occupancy and good repair until it is adaptively reused or transferred to another owner.

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

9. The site shall be developed using the neo-traditional concepts as represented by the Basic Plan application.

10. The L-A-C portion of the project known as Bailey's Village shall be designed so as to be compatible with the

adjacent Historic Bailey's Plantation (Edelen House) and the historic village. Specific details pertaining to the building mass, height, scale and construction materials and details shall be provided as part of the CDP submission.

11. The extension of Piscataway Road shall be carefully designed so as to lessen its impact on the surrounding rural historic setting. This may include the use of brick or stone walls, orchard plantings, etc., designed to enhance the historic context. The use of berms shall be discouraged. Pedestrian crossings shall be provided.

12. A minimum 50-foot buffer shall be established between the golf course and any adjacent roadway to allow for an edge treatment compatible with the existing historic rural character of the area. The edge treatment might include areas of tree preservation, open meadows and/or orchard-type plantings.

13. Prior to approval of the CDP, the composition of the Board of Trustees for the Historic Piscataway Preservation Grant and Loan Fund and details on how the Fund will be administered will be determined. One member of the board shall be a member of the Prince George's County Historic Preservation Commission.

14. Prior to CDP approval, a plan shall be developed and approved by the Developer and the Urban Design staff of the Maryland-National Capital Park and Planning Commission that shall grant as a benefit to each purchaser of a home

upon the property and all future purchasers some use of the golf course or an equivalent program that grants a direct benefit to all future purchasers of the homes in the Villages at Piscataway, such as preferential membership terms.

15. The applicant shall demonstrate at CDP that the golf balls will not present a danger to the residents or their property. Setbacks from the golf course shall be determined by the most likely direction and distance that the golf ball will travel.

16. The applicant or others shall provide the following improvements at the following intersections in the study area with the phasing of, exact nature and extent of the improvements to be determined at CDP.

    a. MD 210 and Farmington Road

        - Install a traffic signal, provided said signal is deemed warranted by the SHA
        - Provide a second left turn lane on southbound MD 210

    b. Livingston Road and Farmington/Berry Roads

        - Install a traffic signal, provided said signal is deemed warranted by the DPW&T
        - Provide additional lanes on the approaches to achieve adequate operations, with improvements at this location determined in cooperation with the DPW&T, SHA and the Prince George's County Planning Department at

the time of Preliminary Plat of Subdivision

c. Livingston Road and Old Fort Road South

- Install a traffic signal, provided said signal is deemed warranted by the DPW&T
- Provide an exclusive left turn lane on southbound Livingston Road

d. MD 223 and Gallahan Road

- Install a traffic signal, provided said signal is deemed warranted by the SHA

e. MD 223 and Floral Park Road

- Install a traffic signal, provided said signal is deemed warranted by the SHA
- Provide lanes on the intersection approaches to achieve adequate operations, with improvements at this location determined in cooperation with the DPW&T, SHA and the Prince George's County Planning Department at the time of Comprehensive Design Plan

f. MD 223 and Livingston Road

- Install a traffic signal, provided said signal is deemed warranted by the SHA
- Provide lanes on the intersection approaches to achieve adequate operations, with improvements at this location determined in cooperation with the DPW&T, SHA and the Prince George's County Planning Department at the time of Comprehensive Design Plan

g. MD 223 and the site entrance

- Install a traffic signal, provided said signal is deemed warranted by the SHA
- Provide lanes on the intersection approaches to achieve adequate operations, with improvements at this location determined in cooperation with the DPW&T, SHA and the Prince George's County Planning Department at the time of Comprehensive Design Plan

h. MD 210 and Swan Creek/Livingston Roads

- Provide a westbound channelized free right turn on Livingston Road and an acceleration lane on northbound MD 210
- Provide a fourth northbound through lane shared with the right-turn lane on MD 210, and extend this lane 800 feet north of Livingston Road
- Provide a fourth southbound through lane on MD 210, and extend this lane 800 feet south of Swan Creek Road
- Provide an exclusive through lane on westbound Livingston Road

i. MD 210/Old Fort Road South

- Provide a fourth southbound through lane shared with the right-turn lane on MD 210, and extend this lane 800 feet south of Old Fort Road South

17. Construct the relocation of MD 223 (A-54) through the subject property as a four-lane arterial facility with the phasing for the initial construction of the first two lanes and the subsequent construction of the last two lanes to be determined at the time of subdivision. The alignment for A-54 shall:
    a. Conform to SHA design standards
    b. Tie into the existing MD 223 bridge over the Piscataway Creek
    c. Be reviewed by the Transportation and Public Facilities Planning Division
18. The applicant shall, at the time of subdivision, show appropriate dedication along the following facilities:
    a. MD 223 (A-54)--arterial--120-foot right-of-way
    b. Floral Park Road (east of A-54)--collector--80-foot right-of-way
    c. Livingston Road--collector--80-foot right-of-way
    d. Danville Road--rural collector--80-foot right-of-way
19. Total development of this site shall be limited to permitted uses generating no more than the following number of peak hour trips: 995 AM peak hour trips and 1,377 PM peak hour trips. Any development other than that identified herein which generates more than this identified number of trips shall require a revised Basic Plan and traffic impact analysis in order to determine the adequacy of transportation facilities.

20. The Basic Plan shall be modified to show all Open Space outside of the Golf Course and development pods.
21. The proposed master plan trail is along Piscataway Creek Stream Valley Park. In the anticipation of the Department of Parks and Recreation Parkland Dedication for this stream valley, a trail connection from the R-L parcel to the planned hiker/biker/equestrian trail on the north side of the creek shall be required.
22. The applicant shall provide for and construct the proposed master plan trail on or adjacent to PEPCO's Brandywine transmission line for the entire frontage.
23. All development pods shall be connected by the internal pedestrian/bike trail network.
24. The internal trail network shall also accommodate bicycles.
25. The trail network shall be totally separate from the golf cart paths.
26. Prior to the approval of the Phase II Comprehensive Design Plan, a Type I Tree Conservation Plan shall be submitted to the Natural Resources Division for review.
27. The developer, his successors, and/or assigns, shall dedicate to the M-NCPPC for public park use, 75± acres of land on the north side of Floral Park Road as shown on the amended Basic Plan.
28. The developer, his successors, and/or assigns, shall dedicate to the M-NCPPC for public park use, about 25 acres of land located to the south of Floral Park Road

where it intersects with Piscataway Road as shown on the amended Basic Plan.

29. The developer, his successors, and/or assigns, shall work with community representatives and M-NCPPC staff to find a suitable organization to accept responsibility for preserving and protecting the Edelen House (Bailey Mansion).

30. All land to be conveyed to the M-NCPPC shall be subject to the conditions in the document "Conditions for Conveyance of Parkland to the M-NCPPC."

31. The final golf course envelopes, building envelopes, and access points shall be determined at the CDP stage. The relationship of Glassford Estates and the golf links surrounding it shall be determined at CDP to create a desirable golf course configuration even if it means the deletion of Glassford Estates. In the event that it is determined that the portion of the golf course adjacent to North Danville Estates, an area not to exceed 15 acres, is not needed as golf course, the building area of North Danville Estates may be expanded into this former golf course area.

32. The two southernmost portions of the site (cross-hatched area in drawing attached to Subregion V Master Plan/SMA public hearing exhibit #247) which consist of approximately 253 acres, shall contain no more than 126 single-family detached dwelling units.

33. Prior to issuance of any residential building permits,

the Board of Education shall have determined the affected elementary, middle and high schools have adequate capacity to serve the subject development.

34. The applicant shall show a floating symbol for an elementary school site (10 acres) to be located in the general vicinity of the low-density "North/South Danville Estates" development pod. The exact location of the school site shall be decided upon consultation with the Board of Education at CDP. The applicant shall be permitted to transfer the displaced low-density residential units to the 20±-acre school site currently shown on the amended Basic Plan. The number of dwelling units transferred shall not exceed the number being displaced.

35. If desired by the Prince George's County Fire Department, the applicant shall dedicate a two- to four-acre site as shown on the amended Basic Plan for the location of a station for an ambulance or medic unit. If the Fire Department has no need for a station for an ambulance or medic unit at this site, it shall be devoted to open space or recreational uses or, if the adjoining 20-acre school site is devoted to residential uses pursuant to Condition 34, to residential uses.

36. A contribution shall be made to the Historic Piscataway Preservation Grant and Loan Fund, which shall be used for the preservation of buildings in the Village. At the time of each residential building permit issuance, the

applicant shall contribute $400.00 to the Fund.

37. New construction west of the future Piscataway Road that is visible from Floral Park Road shall have architectural review by the HPC to ensure compatibility with the historic character of the Village.

38. The applicant shall be required to identify the specifics of any proposed lighting and netting for the driving range at CDP. Any such lighting or netting shall not detract from the historic character of the Village or the Edelen House.

39. At the time of CDP, an environmental setting for the Edelen House shall be defined which retains the existing fields in front of the house. These should be maintained in agricultural plantings or appropriate rural character; they should be fenced in appropriate materials to be set off from active park uses.

o <u>Other Considerations</u>:

1. Any structure within the golf course, other than the club house and any associated buildings, shall be designed to resemble a barn or other agricultural building.

2. Design and exact alignment of Piscataway Road extended shall be coordinated with the developer, M-NCPPC staff and the State Highway Administration to ensure that the road itself (e.g., horizontal and vertical curvature, design speed, cross sections, number of travel lanes and median, if any) blends in with and has the least impact on the existing historic setting to the extent possible.

3. All abutting roadways are recommended to be constructed as open road cross sections in accordance with the Proposed Subregion V Master Plan Amendment. All three roads abutting the subject property, Piscataway Road, Floral Park Road and Danville Road, are planned as Class III bikeways. Floral Park Road and Danville Road are planned as historic and scenic roadways, as well.
4. Woodland conservation of 35 percent should be a Phase II design consideration as well as preservation of large contiguous wooded area in the southern portion of the site.
5. High-intensity artificial lighting should not be permitted at the proposed driving range unless the applicant can show that such lighting can be directed such that it does not intrude upon the surrounding roadway, residences or historic sites.
6. A wetlands report shall be approved by the Natural Resources Division prior to the approval of Phase II Comprehensive Design Plan.
7. All streams and wetlands shall be shown on the Comprehensive Design Plan along with buffers established in accordance with Section 24-130 of the County Code.
8. As part of the submittal of the CDP, the applicant shall include a conceptual layout of water and sewerage service to and within the site and an analysis of the impact of the construction of these facilities. Applicant, Technical Staff and WSSC shall work together to attempt

to minimize the impact of construction.

9. The CDP submittal shall include a proposed Integrated Pest Management Program for the proposed golf course and a conceptual layout of management practices to reduce impacts to surface and groundwater. The SDP shall include the specific elements of the management practices and the location of the devices.

10. The CDP submittal shall include a plan to monitor surface and groundwater resources on the site. The plan shall include a baseline monitoring phase for at least one year prior to grading of the site and a follow-up monitoring phase for two years from the start-up of golf course operations.

11. As part of the CDP submittal, the applicant shall evaluate potential stability problems associated with the Marlboro Clay and other marine clay formations which outcrop along the stream valley system.

SECTION 4. BE IT FURTHER RESOLVED that public hearing exhibit #153 pertaining to the Clinton Properties, Inc., tract contains the essential elements of a basic plan for development of a Village Comprehensive Design Zone for the purposes of Zoning Ordinance Section 27-226(f)(4) and that the public hearing record in combination with the land use policies of the Subregion V Master Plan as approved in this resolution provide sufficient information to satisfy the District Council that the requirements of Zoning Ordinance Section 27-195(b) are being met, and thus the following Village Comprehensive Design Zone is approved with the conditions listed below:

CDZ AMENDMENT 4: (Clinton Properties, Inc., Property; SMA Rezoning Request #33)

1) Place the undeveloped 400-acre Clinton Properties, Inc., tract (Tax Map 142, Parcels 61 and 71 and Tax Map 152, Parcel 14) located on both sides of Livingston Road north and east of Berry Road in the V-M Zone (Village-Medium; maximum 2.0 du/acre). (Previous zoning was R-A: the transmitted SMA proposed R-A and R-E.)

2) Pursuant to requirements of Section 27-198, a basic plan shall be prepared on the basis of land use types, quantities, and relationships described on maps and in the text of public hearing exhibit #153 and submitted for approval prior to or concurrently with a Comprehensive Design Plan (Phase II of the CDZ process).

SECTION 5. BE IT FURTHER RESOLVED that the staff is authorized to make appropriate text and map revisions to correct identified errors, reflect updated information, and incorporate the use, density and intensity changes resulting from Council actions specifically described in this Resolution.

SECTION 6. BE IT FURTHER RESOLVED that previously approved Comprehensive Design Zones within the subject planning areas shall be shown on the SMA Zoning Map, and the related basic plans and accompanying materials shall remain in full force and effect, unchanged in any way by adoption of this SMA.

SECTION 7. BE IT FURTHER RESOLVED that conditions which have been attached to previously approved zoning applications are considered to be a part of this Sectional Map Amendment when the previous zoning category has been maintained and noted on the Zoning Map.

SECTION 8. BE IT FURTHER RESOLVED that appropriate notification, in

accordance with the Zoning Ordinance, be given concerning the adoption of this Sectional Map Amendment.

SECTION 9. BE IT FURTHER RESOLVED that this Sectional Map Amendment is an amendment to the Zoning Ordinance, and the official Zoning Map for that portion of the Maryland-Washington Regional District in Prince George's County described as Planning Areas 81A, 81B, 83, 84, 85A and 85B. The zoning changes adopted by this ordinance shall be depicted on maps at a scale of 1 inch equals 200 feet and, when certified by signature of the chairperson of the District Council, shall constitute the official Zoning Map for these planning areas.

SECTION 10. BE IT FURTHER RESOLVED that the provisions of this Ordinance are severable and if any zone, provision, sentence, clause, section or part thereof is held illegal, invalid, unconstitutional or inapplicable to any person or circumstances, such illegality, invalidity, unconstitutionality or inapplicability shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of the act or their application to other zones, persons or circumstances. It is hereby declared to be the legislative intent that this Act would have been adopted as if such illegal, invalid, unconstitutional or inapplicable zone, provision, sentence, clause, section or part had not been included therein.

SECTION 11. BE IT FURTHER RESOLVED that this Ordinance shall take effect on the date of its enactment.

Adopted this 14th day of September, 1993.

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND, SITTING AS THE DISTRICT COUNCIL FOR THAT PART OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT IN PRINCE GEORGE'S COUNTY, MARYLAND

BY: Hilda R. Pemberton
Hilda R. Pemberton
Chairwoman

ATTEST:

Joyce T. Sweeney
Joyce T. Sweeney
Clerk of the Council

NOTE: The attached maps are available in hard copy only.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (301) 952-3796

PGCPB No. 94-98(C)(A)

File No. CDP-9306

AMENDED CORRECTED RESOLUTION

WHEREAS, the Prince George's County Planning Board is charged with the approval of Comprehensive Design Plans pursuant to Part 8, Division 4 of the Zoning Ordinance of the Prince George's County Code; and

**[WHEREAS, in consideration of evidence presented at a public hearing on March 24, 1994, regarding Comprehensive Design Plan CDP-9306 for Villages at Piscataway, the Planning Board finds:]

**WHEREAS, Comprehensive Design Plan CDP-9306 for Villages of Piscataway, was approved by the Planning Board on March 24, 1994, and PGCPB Resolution No. 94-98 (C) was adopted on March 24, 1995; and

**WHEREAS, by letter dated September 14, 2004, Andre J. Gingles, attorney for the applicant, requested a reconsideration of the of the timing of the construction of the golf course and the waiver of the rules of procedures; and

**WHEREAS, on September 30, 2004, the Planning Board granted the request to waive the rules of procedures and the request for reconsideration; and

**WHEREAS, in consideration of evidence presented at a public hearing on October 28, 2004 regarding Comprehensive Design Plan CDP-9306 for Villages of Piscataway, also known as The Preserve, the Planning Board finds:

1. On September 14, 1993, the County Council, sitting as the District Council for the part of the Maryland-Washington Regional District in Prince George's County, adopted CR-60-1993 approving the Master Plan and the Sectional Map Amendment for Subregion V in Prince George's County. Comprehensive Design Zone Amendment Three (Zoning Applications A-9869 and A-9870) rezoned 858.7 acres in the R-A Zone to the R-L (Residential-Low Development, 1.0 to 1.5 du/acre) Zone and 19.98 acres to the L-A-C (Local Activity Center - Village Center) Zone. The rezoning was approved with 39 conditions and 11 considerations.

   On December 1, 1993, Bailey's Corporation, on behalf of Bailey's Plantation Joint Venture, filed an application for the total 878.68 acres in accordance with Section 27-518 of the Zoning Ordinance. The application was accepted by the Development Review Division for processing on December 2, 1993.

2. The Villages at Piscataway is located in Planning Area 84 primarily south of Floral Park Road near its intersection with Piscataway Road. The site includes the historic Edelen House located on the south side of Piscataway Road adjacent to the historic Village of Piscataway. Currently, the site consists of cultivated fields with extensive woodlands and a stream valley.

**Denotes Amendment
Underlining indicates new language
[Brackets} indicate deleted language

3. The following table lists the land use quantities for the subject property established by CR-60-1993:

A. Land Use Types

R-L Zone (A-9869)

All permitted uses in the R-L Zone.

L-A-C Zone (A-9870)

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

B. Land Use Quantities

R-L Zone (A-9869)

Gross Acre	858.7 acres
Less One-Half Floodplain	-39.9 acres
Adjusted Gross Acreage	818.8 acres

Base Density of Zone	1.0 du/acre
Base Residential Development	818 du

Approved Basic Plan Density	1.22 du/acre
Maximum Residential Development*	1,000 du

In addition, a maximum of 9,000 square feet of the commercial land uses allowed in the R-L Zone may be developed in accordance with the Basic Plan.

L-A-C Zone (A-9870)

Gross Acreage: 19.98 acres

Commercial Acreage: 6.75 acres

Base Intensity of Zone	0.2 FAR
Base Commercial Development	58,806 square feet

Approved Basic Plan Intensity	0.238 FAR
Maximum Commercial Development*	70,000 square feet

Residential Acreage: 13.23 acres

Base Density of Zone 10 du/acre

Base Residential Development 132 dwelling units

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

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

4. The following table summarizes the proposed land uses for all of the sections in the Villages at Piscataway:

A. General Site Data:

Gross Area of Site	878.9 acres
Flood Plain Area	79.8 acres
Area of Bailey Village (Zoned L-A-C)	19.98 acres
Residential Area	13.23 acres
Commercial Area	6.75 acres

B. L-A-C and R-L Areas:

Bailey Village (L-A-C Zone)
20,000 to 30,000 square feet commercial
10,000 to 15,000 square feet retail
140 Dwelling Units

***Glassford Village, Edelen Village, Lusby Village and Danville Estates (R-L)

800 Single-Family Detached (80%)
200 Single-Family Attached (20%)
1,000 Dwelling Units

*** Denotes Correction

C. General location of dwelling units by Villages and Estate Area, as proposed in CDP-9306:

(1) Bailey Village (L-A-C)

20,000 to 30,000 square feet retail
10,000 to 15,000 square feet office
140 Dwelling Units

Per Section 27-496(e) of the Zoning Ordinance, this figure does not include the required MPDUs.

(2) Glassford Village (R-L)

202 Single-Family Detached
64 Single-Family Attached

(3) Edelen Village - South (R-L)

146 Single-Family Detached
45 Single-Family Attached

(4) Edelen Village - North (R-L)

125 Single-Family Detached
58 Single-Family Attached

(5) Lusby Village (R-L)

201 Single-Family Detached
33 Single-Family Attached

(6) Danville Estates (North and South)(R-L)

126 Single-Family Detached

5. The Comprehensive Design Plan for Villages at Piscataway, as modified by the conditions, will be in conformance with the Basic Plan for Zoning Map Amendments A-9869 and A-9870, and with the 39 conditions and 11 considerations of CR-60-1993. Specific conditions which warrant discussion regarding conformance of the Comprehensive Design Plan with the Basic Plan are considered below:

4. Phase I archeological survey with possible Phase II and Phase III follow-up shall be undertaken prior to any ground breaking activity in the vicinity of the old village including the area of road construction. The boundaries of the area needing archeological survey can be set at the time of CDP approval.

The applicant proposed boundaries for the area proposed for a Phase I archeological survey (CDP Section II H., p. 7) and the Historic Preservation Section accepted the proposed boundaries of the area. Per Condition 4, the archeological survey(s) are to be conducted in accordance with the Basic Plan condition.

6. The architectural design guidelines to be submitted as part of the CDP application shall be subject to review and approval by the Planning Board or its designee prior to CDP approval.

The applicant's proposed architectural design guidelines were the subject of extensive discussions between the applicant and the Urban Design Review Section staff. Agreement was reached on appropriate design guidelines for many aspects of the residential, commercial and civic architecture proposed for the development. Those aspects of architectural design which require additional refinements are discussed below:

Additional standards are required for residential structures to be built in Glassford Village (northern section), the new village immediately adjacent to the historic Village of Piscataway, to insure compatibility of new homes with those in the historic village. Architectural and other Preservation Section and published in the *Piscataway Village Rural Conservation Study* (M-NCPPC, July 1991). Pages 39-44 discuss architectural standards. As stated in Condition 1.a., the staff recommended that the standards in this study be adopted as CDP requirements for any construction in the northern portion of Glassford Village adjacent to historic Piscataway.

Additional standards are required for civic and institutional buildings, for all structures in Bailey Village, and for residential structures surrounding the village greens in the various villages, particularly those at street corners, to insure that they are of sufficient visual interest and historic character to reinforce the neotraditional style required in the Villages of Piscataway.

The architectural standards considered necessary by the Urban Design Review Section and the Historic Preservation Section to achieve the necessary visual interest and historic character are shown in Condition 1.b.

Additional standards are required for the appearance of the rears of residential units which face the golf course or other public spaces. It is imperative that typical residential-style decks constructed of pressure-treated or other wood left to weather naturally not be allowed in such areas as they would dramatically undermine the image of a traditional town sought in the Villages at Piscataway. The standards considered necessary to prevent the appearance of decks from undermining the image of a traditional town are shown in Condition 1.c.

7. As a condition of Basic Plan approval, the applicant should sign an Historic Property Security Agreement which would be an agreement between the applicant and M-NCPPC, to include retention of a tenant in the Edelen House, and routine maintenance to insure the building's occupancy and good repair until it is adaptively reused or transferred to another owner.

The applicant submitted a proposed security agreement to the Historic Preservation Section for review. Discussions continue concerning the final language of the agreement. Condition 3.a. should insure that the security agreement is finalized in a timely fashion.

9. The site shall be developed using the neotraditional concepts as represented by the Basic Plan application.

The Comprehensive Design Plan is generally faithful to the neotraditional concepts approved in the Basic Plan regarding the relationship of the new villages to historic Piscataway and to each other. Neotraditional concepts were also employed in the layout and design of individual villages and of structures in the villages. In order to reinforce the neotraditional concepts mandated by the Basic Plan, staff proposed numerous refinements to design and architectural standards throughout this Resolution. Condition 1.d. should insure that the layout of blocks does not result in a "garage-dominated" streetscape typical of suburban development but antithetical to neotraditional design.

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

The Comprehensive Design Plan contains most of the details and standards necessary to make Bailey's Village compatible with the Edelen House and the historic village. Those additional standards thought necessary by staff to insure compatibility are shown in Conditions 1.b., 1.d. and 1.g.

11. The extension of Piscataway Road shall be carefully designed so as to lessen its impact on the surrounding rural historic setting. This may include the use of brick or stone walls, orchard plantings, etc., designed to enhance the historic context. The use of berms shall be discouraged. Pedestrian crossings shall be provided.

The applicant agreed to submit as part of the first Specific Design Plan (probably for the golf course) a plan for treating the edge of New Piscataway Road to insure that its impact on the surrounding rural historic setting is minimized. This is required by Condition 2. At the same time the location of pedestrian crossings will be evaluated.

12. A minimum 50-foot buffer shall be established between the golf course and any adjacent roadway to allow for an edge treatment compatible with the existing historic rural character of the area. The edge treatment might include areas of tree preservation, open meadows and/or orchard-type plantings.

Condition 2 is provided to insure that the required 50-foot buffer is established.

13. Prior to approval of the CDP, the composition of the Board of Trustees for the Historic Piscataway Preservation Grant and Loan Fund and details on how the Fund will be administered will be determined. One member of the board shall be a member of the Prince George's County Historic Preservation Commission.

As explained in the memorandum from the Historic Preservation Section (Rivers to Adams, February 16, 1994): "One of the requirements for Basic Plan approval was the establishment of the Historic Piscataway Preservation Fund, which allows for $400.00 to be donated to a preservation fund for every unit built in the development. The applicant proposed that the Piscataway Preservation Corporation,

which will administer the fund, be made up of two owners of property within the historic village, two owners of property within the new development, a representative of St. Mary's Church, a member of the HPC, a representative from the County Executive's Office, and eight representatives of the owner/developer. After 60 percent of the project has been completed, the developer representatives would be reduced to two. This is an improvement over the Basic Plan language, which called for the developer to administer the fund without input from other sources until the 60 percent completion point. However, the proposed configuration is still heavily weighted towards the interests of the developer, to the point that all decisions made by the corporation prior to 60 percent completion can essentially be made by the developer. In addition, there is little in the description which ensures that the funding will actually go towards preservation and restoration; a number of possible projects are mentioned, such as street improvements, yet there is nothing which states what the priorities for funding would be.... The fund should be administered with a high priority given to the preservation and restoration of the historic structures in Piscataway. Language should be added to the proposed procedures which achieves this end. Additionally, language should be added which ensures compliance with the Secretary of the Interior's Standards for Rehabilitation and the County Historic Preservation Ordinance. Finally, language should be added to the procedures which allows for input from all interested parties."

The unanimous recommendation of the Historic Preservation Commission regarding the composition of the Board of Trustees and how the fund will be administered is shown in Condition 5.

14. Prior to CDP approval, a plan shall be developed and approved by the developer and the Urban Design staff of the Maryland-National Capital Park and Planning Commission that shall grant as a benefit to each purchaser of a home upon the property and all future purchasers some use of the golf course or an equivalent program that grants a direct benefit to all future purchasers of the homes in the Villages of Piscataway, such as preferential membership terms.

Because a golf course developer has not yet been selected, the applicant is unable to specify the exact provisions of the plan which will grant some benefit relating to the golf course to every homeowner. However, the applicant proposed the outline of a plan, shown in Condition 2.d., the exact provisions of which will be filled in at the time of Specific Design Plan for the golf course.

15. The applicant shall demonstrate at CDP that the golf balls will not present a danger to the residents or their property. Setbacks from the golf course shall be determined by the most likely direction and distance that the golf ball will travel.

The applicant adhered to and exceeded in many locations the minimum safety setbacks prescribed by the golf course industry and demonstrated, to the extent feasible at the scale of the Comprehensive Design Plan, that golf balls will not present a danger to residents or their property. However, the golf course layout on the CDP is still somewhat conceptual and will be refined and finalized on the Specific Design Plan for the golf course. Condition 2.e. should insure that the final golf course design will not result in any hazards to residents or their property.

21. The proposed master plan trail is along Piscataway Creek Stream Valley Park. In anticipation of the Department of Parks and Recreation Parkland Dedication for this stream valley, a trail connection from the R-L parcel to the planned hiker/biker/equestrian trail on the north side of the creek shall be required.

The Trails Coordinator recommended that this connection be an eight-foot-wide asphalt trail. The applicant's plans, however, provide conflicting information regarding the width and nature of the portion of this trail connection along Floral Park Road (from Piscataway Road east to the entrance road into Bailey Village). Figure 18 describes this trail segment as "Pedestrian Paths (Outside Public Right-of-Way)." Figure 22 describes it as "4'-0" sidewalks." Condition 6 should correct this discrepancy and insure that a continuous eight-foot-wide asphalt trail is constructed from Bailey Village to the master plan trail along Piscataway Creek.

22. The applicant shall provide for and construct the proposed master plan trail on or adjacent to PEPCO's Brandywine transmission line for the entire frontage.

Condition 7 should ensure that this segment of the master plan trail is constructed in a timely fashion.

23. All development pods shall be connected by the internal pedestrian/bike trail networks.

In order to conform to the requirement in Basic Plan Condition 9 that the site be developed in accordance with neotraditional concepts, the Villages at Piscataway is not organized into conventional suburban "development pods." In consists rather of a group of interconnected village-type neighborhoods, all of which have a modified grid street pattern which both eliminates the need for and suggests no appropriate alignments for a system of "inter-village" trails which is separate from the street system.

Pedestrian traffic is accommodated by a complete system of four-foot sidewalks on both sides of most streets. Bicycle traffic is safely accommodated on the public streets, where on-street parking and other measures are employed to slow automobile traffic as much as possible. In his memorandum dated February 3, 1994, the Trails Coordinator stated that "Where roadways are designated as part of the internal trail network, the applicant shall provide four-foot striped bike lanes in the roadway to accommodate bicycle traffic...." However, the addition of four feet of pavement to streets to accommodate an exclusive bicycle lane is both unnecessary and at variance with the narrower streets intrinsic to neotraditional design concepts. Therefore, the alternative to an exclusive bicycle lane expressed verbally by the Trails Coordinator, i.e., a series of "bikeway" signs on the major streets, is considered the most appropriate means of fulfilling the intent of Basic Plan Condition 23 within the context of a neotraditional development, and is offered in Condition 8.

28. The developer, his successors and/or assigns, shall dedicate to the M-NCPPC for public park use, about 25 acres of land located to the south of Floral Park Road where it intersects with Piscataway Road as shown on the amended Basic Plan.

The applicant agreed to dedicate approximately 36 acres on the south side of Floral Park Road to M-NCPP C for use as a future public park. Combined with the 75 acres to be dedicated on the north side of this road, the developer proposed to convey a grand total of 111 acres to The M-NCPPC for public park use. This dedication is in excess of the amount required under the mandatory dedication provisions of the Subdivision Regulations and recommended by the Preliminary Master Plan.

29. The developer, his successors and/or assigns, shall work with community representatives and M-NCPPC staff to find a suitable organization to accept responsibility for preserving and protecting the Edelen House (Bailey Mansion).

The M-NCPPC declined to accept ownership of the Edelen House. Tentative agreement was reached between the Department of Parks and Recreation, the Historic Preservation Section and the developer to sell a 3.2 acre tract of land containing the historic Edelen House to a private party who intends to preserve the property and restore it for use as a residence and a bed and breakfast.

31. The final golf course envelopes, building envelopes, and access points shall be determined at the CDP stage. The relationship of Glassford Estates and the golf links surrounding it shall be determined at CDP to create a desirable golf course configuration even if it means the deletion of Glassford Estates. In the event that it is determined that the portion of the golf course adjacent to North Danville Estates, an area not to exceed 15 acres, is not needed as golf course, the building area of North Danville Estates may be expanded into this former golf course area.

The CDP reflects the golf course envelopes, building envelopes and access points. The golf course was redesigned causing Glassford Estates to be deleted. A separate SDP will be submitted for the golf course at which time details for its design and construction shall be approved.

34. The applicant shall show a floating symbol for an elementary school site (10 acres) to be located in the general vicinity of the low-density "North/South Danville Estates" development pod. The exact location of the school site shall be decided upon consultation with the Board of Education at CDP. The applicant shall be **permitted to** transfer the displaced low-density residential units to the 20+-acre school site currently shown on the amended Basic Plan. The number of dwelling units being transferred shall not exceed the number being displaced.

The applicant agreed to dedicate approximately 12 acres for an elementary school site along Danville Road.

35. If desired by the Prince George's County Fire Department, the applicant shall dedicate a 2-4 acre site as shown on the amended Basic Plan for the location of a station for an ambulance or medic unit. If the Fire Department has no need for a station for an ambulance or medic unit at this site, it shall be devoted to open space or recreational uses or, if the adjoining 20-acre school site is devoted to residential uses pursuant to Condition 34, to residential uses.

The applicant intended to dedicate approximately 2 acres to the Fire Department for use as a station for a medic or ambulance unit; however, the Fire Department determined that there is no need for the station. The applicant, in accordance with Condition 35, intends to devote the parcel to residential uses. Because this parcel is within the historic village of Piscataway, the staff recommended specific development and architectural standards to ensure compatibility with the historic village.

38. The applicant shall be required to identify the specifics of any proposed lighting and netting for the driving range at CDP. Any such lighting or netting shall not detract from the historic character of the Village or the Edelen House.

The applicant stated that netting will not be necessary at the driving range because of the length and width of the driving range. The applicant intends to use ground mounted lighting which will not detract

from the historic character of the Village, and can be shielded so as not to be intrusive into surrounding areas.

39. At the time of CDP, an environmental setting for the Edelen House shall be defined which retains the existing fields in front of the house. These should be maintained in agricultural plantings or appropriate rural character, and they should be fenced in appropriate materials to be set off from active park uses.

A 6.6 acre environmental setting was established for the Edelen House and approved by the Historic Preservation Commission. The setting includes the house, the existing fields in front of the house, the approach and circular drive around the house as well as some areas of existing trees. The fields in front of the house which are part of the environmental setting will be dedicated to the Department of Parks and Recreation. The Department of Parks and Recreation is committed to preserving the fields in an agricultural use and may in the future lease the land to the owners of the Edelen House.

BASIC PLAN CONSIDERATIONS

1. Any structure within the golf course, other than the club house and any associated buildings, shall be designed to resemble a barn or other agricultural building.

The applicant stated that there will be several such buildings proposed in conjunction with the golf course that will be designed to appear as rural farm outbuildings. At the time of the SDP for the golf course, the staff will review the architectural drawings for these buildings to ensure that this consideration has been addressed.

2. Design and exact alignment of Piscataway Road extended shall be coordinated with the developer, M-NCPPC staff and the State Highway Administration to ensure that the road itself (e.g., horizontal and vertical curvature, design speed, cross sections, number of travel lanes, and median, if any) blends in with and has the least impact on the existing historic setting to the extent possible.

The applicant's engineers are currently working on the design of the New Piscataway Road extension. At the time of the first SDP, an overall plan for the new road will be submitted with the required special landscape edge treatment which maintains the open rural image of the site; however Condition 36 was added to ensure that every effort is made in the engineering design of the road to be sensitive to the adjacent historic Edelen House and to the rural setting.

4. Woodland conservation of 35 percent should be a Phase II design consideration as well as the preservation of a large contiguous wooded area in the southern portion of the site.

The Natural Resources Division (NRD), recommended approval of TCPI/09/94. NRD stated that much more detail will be needed at the time that the TCPII is reviewed during the SDP stage.

5. High-intensity artificial lighting should not be permitted at the proposed driving range unless the applicant can show that such lighting can be directed such that it does not intrude upon the surrounding roadway, residences or historic sites.

The applicant stated that he intends to use ground mounted lighting which can be shielded from the surrounding roadway, residences and historic sites. At the time that the SDP is submitted for the golf course, the staff will review the lighting standards and details to ensure that this consideration is addressed.

6. A wetlands report shall be approved by the Natural Resources Division prior to approval of the Phase II Comprehensive Design Plan.

A wetlands report was included as part of the CDP submission and was accepted by the Natural Resources Division. The site contains 92.9 acres of non-tidal wetlands, 6.0 acres of unsurveyed forested lands and 7.2 acres of intermittent streams on the property. These areas will be verified and reviewed by the County Wetlands Unit and the Army Corps of Engineers. A joint State/Federal wetlands permit will be needed for disturbance to the wetlands and the wetland buffer.

6. The proposed plan for the Villages at Piscataway would result in a development with a better environment than could be achieved under other regulations. Approximately 35 percent of the trees presently existing on the site will be preserved. A total of 111 acres of land will be dedicated to M-NCPPC for public park use, which is considerably in excess of the amount required under the mandatory dedication requirements of the Subdivision Regulations and recommended by the Preliminary Master Plan.

7. Approval is warranted by the way in which the Comprehensive Design Plan includes design elements (e.g., the modified grid street layout and centrally located public spaces typical of neotraditional planning), moderately priced dwelling units (required only in the L-A-C portion of the site, MPDUs are proposed to be located above the retail space in Bailey Village), facilities and amenities (such as the 18-hole golf course, swim center and tennis complex), and satisfies the needs of the residents, employees or guests of the project.

8. The proposed development will be compatible with existing land use, zoning and facilities in the immediate surroundings. The design of the Villages at Piscataway, as modified by conditions, will be as compatible as possible with the adjacent historic Village of Piscataway. Proposed lot sizes along Danville Road are in character with existing properties located across Danville Road. The long, irregular southern boundary of the site is lined with open space. No lots border the R-A zoned property. Long stretches of Floral Park Road and Danville Road are lined with golf course and most of the community's development has been placed in the interior of the property to preserve the rural character of the surrounding area.

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

a. Amounts of building coverage and open space.

The setback and other standards for residential lots in combination with the large amount of open space provided in the public park area, the golf course and the village greens will create a pleasing rhythm of buildings and open space throughout the development and a compatible relationship among the various land uses and facilities in the development.

b. Building setbacks from streets and abutting land uses.

The CDP provides a comprehensive set of standards for building setbacks from streets and abutting land uses.

c. Circulation access points.

The circulation system was carefully designed to include modified grid street patterns in accordance with neotraditional design principles and has adequate circulation access points to the surrounding road network.

10. The R-L zoned portion of the property is exempt from the requirements for moderately priced dwelling units. Residential development in the L-A-C Zone is required to include MPDUs based on 10 percent of the base residential density. This translates into a requirement for 14 MPDUs. The applicant proposes to include them within the apartment units to be provided above the retail space in Bailey Village.

11. 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.

12. The Transportation and Public Facilities Planning Division found (see memorandum, Masog to Komes, March 8, 1994) that the staging of the development proposed does not pose an unreasonable burden on available transportation facilities, as determined under the *Guidelines for the Analysis of the Traffic Impact of Development Proposals (April 1989)*. Facts which support this finding include:

a. A total of 1,140 dwelling units, up to 15,000 sq. ft. of retail space, and up to 30,000 sq. ft. of professional office space is planned for the subject property at buildout.

b. This development would produce an estimated 925 trips (237 in, 688 out) during the AM peak hour and 1,178 trips (721 in, 457 out) during the PM peak hour with the development of the site.

c. The first phase of development would include Parcels A, B, C and G. The uses on these parcels would include a total of 780 dwelling units, up to 15,000 sq. ft. of retail space, up to 30,000 sq. ft. of professional office space and a golf course/driving range. This development would produce an estimated 657 trips (183 in, 474 out) during the AM peak hour and 859 trips (512 in, 347 out) during the PM peak hour under Phase I.

d. The second phase of development would include Parcels D, E and F. The uses on these parcels would include a total of 360 dwelling units, up to 15,000 sq. ft. of retail space, and up to 30,000 sq. ft. of professional office space. This development would produce an estimated 268 trips (54 in, 214 out) during the AM peak hour and 319 trips (209 in, 110 out) during the PM peak hour under Phase II.

e. The following links were programmed for improvement with 100 percentconstruction funding within the next six years in the Maryland Department of Transportation Consolidated Transportation Program for FY 1994-1999:

(1) Widen MD 210 to a 6-lane divided highway from the MD 228 connector to Old Fort Road South.

(2) Construct a new highway connection for MD 228 from MD 210 to MD 228 at Sharperville Road in Charles County

f. The Prince George's County Planning Board, in the *Guidelines* for the *Analysis of the Traffic Impact of Development Proposals*, has defined Level-of-Service D (LOS D) as the lowest acceptable operating condition for signalized intersections on the transportation system, and has defined a negative reserve capacity as an unacceptable operating condition for unsignalized intersections on the transportation system. The following intersections, when analyzed with the programmed improvements in d. above and future traffic under Phase I as developed using the *Guidelines*, were not found to be operating acceptably:

- Livingston Road and Farmington/Berry Roads
- Livingston Road and Old Fort Road South
- MD 223 and Floral Park Road
- MD 223 and Livingston Road
- MD 210 and Swan Creek/Livingston Roads

g. The applicant proposed Phase I improvements to the following intersections in consideration of the findings in f. above which would provide an acceptable level of service under Phase I development:

- Livingston Road and Farmington/Berry Roads
- MD 223 and Floral Park Road
- MD 223 and Livingston Road

h. The applicant proposed Phase I improvements to the intersection of MD 210 and Livingston Road/Swan Creek Road in consideration of the findings in f. and in consideration of the Guidelines for Mitigation Action, which would potentially allow the use of mitigation procedures at this location.

i. The staff recommended that the applicant provide additional Phase I improvements to the intersection of Livingston Road and Old Fort Road South in consideration of the findings in f. above.

j. The Prince George's County Planning Board, in the *Guidelines for the Analysis of the Traffic Impact of Development Proposals*, has defined Level-of-Service D (LOS D) as the lowest acceptable operating condition for signalized intersections on the transportation system, and has defined a negative reserve capacity as an unacceptable operating condition for unsignalized intersections on the transportation system. The following intersections and links, when analyzed with the programmed improvements in d. above and future traffic under Phase II as developed using the *Guidelines*, were not found to be operating acceptably:

- Livingston Road and Farmington/Berry Roads
- Livingston Road and Old Fort Road South
- Livingston Road and Washington Lane
- MD 210 and Farmington Road
- MD 210 and Old Fort Road South
- MD 210 and Swan Creek/Livingston Roads
- MD 223 and Gallahan Road

k. The applicant proposed Phase II improvements to the following intersections in consideration of the findings in j. above which would provide an acceptable level of service under Phase II development:

- Livingston Road and Farmington/Berry Roads
- Livingston Road and Old Fort Road South
- Livingston Road and Washington Lane
- MD 210 and Farmington Road

l. The applicant proposed Phase I improvements to the intersection of MD 210 and Livingston Road/Swan Creek Road in consideration of the findings in f. and j. in consideration of the Guidelines for Mitigation Action, which would potentially allow the use of mitigation procedures at this location.

m. The staff recommended that the applicant provide additional Phase II improvements to the following intersections and links in consideration of the findings in j. above:

- Livingston Road and Old Fort Road South
- Livingston Road and Washington Lane
- MD 210 and Farmington Road
- MD 210 and Old Fort Road South
- MD 223 and Gallahan Road

n. Due to the size of the subject property, many internal streets are very long and straight, and these characteristics may encourage speeding by users of these roads.

13. The Transportation and Public Facilities Planning Division also provided the following comments regarding transportation issues at the Villages at Piscataway:

a. <u>Design Issues</u>

As a part of the package of information which was submitted with the CDP, the applicant provided an alternative set of public street guidelines proposed to be used to establish an environmental setting for the proposed development. The applicant should be aware that the Department of Public Works and Transportation (DPW&T) has final approval on any designs proposed for public rights-of-way, and any deviations from the County road standards should be obtained on an individual basis. Meetings with DPW&T indicate that a blanket set of revised standards for this property is unacceptable. However, individual waivers from the road standards may be identified for due consideration on a case by case basis.

Due to the size of the subject property, many internal streets are very long. In particular, the roadways which extend from Glassford to Edelen North, from Edelen North to Bailey, and from Edelen North through Lusby to Danville are long and straight, and these characteristics may encourage speeding by users of these roads. The applicant should work with DPW&T and planning staff to implement strategies that will maintain lower speeds on these roadways and avoid any use of these streets as cut-through streets prior to Preliminary Plat approval.

b. Mitigation

The applicant recommended capacity improvements at the MD 210/Livingston/Swan Creek intersection as a part of a mitigation package. In 1993, the District Council amended the Subdivision Regulations to allow mitigation in certain areas of the County (CB-62-1993). However, until the District Council also approves the "Guidelines for Mitigation Action", mitigation is not law and cannot be used to demonstrate the adequacy of public facilities at the time of subdivision.

In the case of the subject application, because a set of "Guidelines for Mitigation Action" have been approved by the Planning Board (as of March 3, 1994) and it is expected that the Council will take action on them in the near future, the transportation staff believes that CDP findings based on mitigation are appropriate. The applicant should be aware that, until the Council approves the final guidelines for mitigation, the transportation staff cannot make subdivision findings of adequate public facilities when all facilities do not operate at LOS D or better under total traffic conditions.

c. Conformance With Basic Plan Approval

The approval of the Basic Plan contained several transportation-related conditions of approval. Each of these conditions is discussed briefly below for conformance between the Basic Plan and the CDP:

Condition 3 and 11: These conditions specify the alignment for the A-54 facility. The CDP, from a transportation perspective, appears to meet these conditions.

Condition 16a: This condition provides for signalization and a second southbound left-turn lane at MD 210/Farmington Road. A signal exists at the location; the recommendations include the physical improvement.

Condition 16b: This condition provides for signalization and physical improvements at Livingston/Farmington/Berry Roads. The recommendations include signalization, and they also specify physical improvements for each stage of development.

Condition 16c: This condition provides for signalization and an exclusive southbound left-turn lane at Livingston Road/Old Fort Road South. The traffic study recommendations fully address these conditions.

Condition 16d: This condition provides for signalization at MD 223/Gallahan Road. The staff recommendations address this condition.

Condition 16e: This condition provides for signalization and physical improvements at MD 223/Floral Park Road. The recommendations include signalization, and they also specify physical improvements for each stage of development.

Condition 16f: This condition provides for signalization and physical improvements at MD 223/Livingston Road. The recommendations include signalization, and they also specify physical improvements for each stage of development.

Condition 16g: This condition provides for signalization and physical improvements at MD 223/site entrance. The recommendations specify physical improvements for each stage of development, and the requirement for a signal warrant study will be carried forward.

Condition 16h: This condition provides for additional through lanes along MD 210 and providing an exclusive westbound through lane and a westbound free right-turn lane at MD 210/Livingston Road/Swan Creek Road. The traffic study recommendations fully address these conditions.

Condition 16i: This condition provides for an additional southbound through lane at MD 210/Old Fort Road South. The staff recommendations address this condition.

Condition 17: This condition provides for phasing to construct the full section of A-54 (MD 223 Relocated) through the subject property. The applicant has gotten approval for the design of A-54 from the SHA and this Division, including the connections to existing roads at each end. The staff recommendations address the staging of construction of the facility.

Condition 18: This condition provides for showing appropriate dedication along A-54, Livingston Road, Floral Park Road and Danville Road. The submitted CDP is consistent with this condition.

Condition 19: This condition sets a trip cap for development on the subject property. The CDP shows development levels which are within the trip cap.

d. Supplementary Memorandum (Masog to Komes, March 15, 1994)

"As a consideration in this case, it should be noted that the traffic study was funded cooperatively by the Villages at Piscataway property and the neighboring Clinton Estates property. Both properties have assumed that they would cooperatively fund the needed road improvements in the area to serve the two developments. However, the March 8, 1994 memo did not adequately discuss the improvements which would be required in the event that one of the

properties, either the Villages at Piscataway properties or the Clinton Estates property, does not develop at the time that the other does."

"If the Villages at Piscataway property develops first, the improvements required under Conditions 1c, 2c, 2d, and 2g of the March 8, 1994 memo would not be needed until the Clinton Estates property develops. If the Clinton Estates property develops first, the improvements required under Conditions 1d, 1,e, 2a, 2b, and 2f of the March 8, 1994 memo would not be needed until the Villages at Piscataway property develops. This consideration does not preclude other properties in the area from contributing to or fully funding these improvements in accordance with findings of adequate public facilities."

14. The staff of the Transportation and Public Facilities Planning Division also reviewed the Comprehensive Design Plan for adequacy of existing and programmed public facilities other than transportation facilities (see memorandum, Harrell to Adams, March 9, 1994). The following comments were received regarding public facilities:

a. Engine, ambulance, medic and ladder truck services are beyond the recommended travel standards for the proposed residential/commercial land use. In addition, the current Capital Improvement Program does not contain projects which would mitigate these inadequacies. Hence, in order to alleviate the negative impact on fire and rescue services, a sprinkler system should be provided throughout all structures. Therefore, as a condition of approval, all structures should be fully equipped with an automatic fire suppression system in accordance with National Fire Protection Association (NFPA) Standard 13 and 13D.

b. The subject site is served by the Surratts-Clinton Branch Library, which has a collection capacity of 125,000 volumes. According to the response issued by the Prince George's County Memorial Library System, existing and programmed library facilities can provide adequate services.

c. The Villages at Piscataway tract is projected to yield 278 elementary students, 116 middle school students and 153 high school students. The affected elementary and high school do not have the capacity to support the proposed development. Also, the approved Capital Improvement Program does not provide a solution to the problem.

With regard to the issue of school capacity, staff determined that over capacity does not become an issue (re: Adequate Public Facilities) unless the projected enrollment is over 120 percent of the rated capacity of the affected school. In this regard, the assigned proposed elementary school (Henry Ferguson) is projected to be over this level including the subject yield by 1998.

However, school capacity was based upon the six stages of development proposed by the applicant. Based on this analysis, the deficiency of school seats does not occur until the middle of stage four. The total cumulative deficiency created through stage six (using 1998 school capacity figures) amounts to a total overall shortage of 143 seats. When the deficiency is multiplied by $4,000 (the current fee proposed for mitigation), the grand total is $532,000. Based on the number of units creating the deficiency, a contribution of approximately $905 per dwelling unit would be necessary to mitigate the "unreasonable burden on available public facilities." (Sec. 27-520 (a)(8)).

Secondly, the Approved Basic Plan for Villages at Piscataway recommends that an elementary school site be located in the subject development. This school site has most recently been identified in the newly submitted Preliminary Plat of Subdivision (4-94017). The location identified along Danville Road and proposed Road B1 meets the preliminary requirements of Prince George's County Public Schools staff with regard to location, access, site size (12 acres) and shape (rectangular). However, Public Schools staff reserves final acceptance of the site upon such criteria as soils analysis, tree conservation plan and State approval.

d. According to the Health Department, the subject use will have a negligible impact on Health Department Services. In addition, the agency has determined that they can house the necessary staff in its existing facilities.

e. According to the Adequate Public Facility Guidelines, the District IV Station will be adequate to accommodate the proposed development. However, it will require allocation of additional officers.

f. In a supplementary memorandum (Harrell to Komes, March 14, 1994), this Division also addresses the proposed fire station site:

> "In this regard, while the site plan identifies a two- to four-acre site for a fire station (east of the intersection of Livingston Road and Piscataway Road) it is staff's understanding that as of today the Fire Department is no longer interested in the site. Furthermore, staff cannot recommend the site because the location is in direct conflict with the recommendation of the *Public Safety Master Plan.*"

15. The Comprehensive Design Plan does not contain a formal proposal for an adaptive use of the Edelen House historic site, therefore it is premature to make specific findings concerning the effect any particular use would have on the historic site. The Department of Parks and Recreation and the Historic Preservation Section have expressed support for allowing a private party to acquire the house for use as a residence and a bed and breakfast, but the subject CDP does not include an official request for this adaptive use.

16. The CDP incorporates all applicable design guidelines set forth in Section 27-274 of the Zoning Ordinance.

17. The Natural Resources Division (Metzger and Miller to Adams, February 24, 1994) made the following observations, among others, regarding the environmental features of the site:

a. "From our preliminary research, if Marlboro clays are on the site they would occur in the southwest portion of the property at the top elevation of 55-60 feet, and be about 10-15 feet thick. We request that the presence or absence of Marlboro clay in that area be verified by borings prior to Preliminary Plat approval."

b. "Based on Mount Vernon Viewshed Analysis Study, areas of critical vegetation should be preserved to the extent possible."

c. "The applicant has proposed a surface and groundwater monitoring program for the golf course, for which a baseline will be established soon. They have proposed other measures to reduce the transport of nutrients and pesticides into the watershed, such as `waste bunkers,' an underground charcoal filtering system around the greens, minimization of sheet flow across the course, large wooded buffers, and an integrated pest management program. It is extremely important that these measures be followed through."

d. "Natural Resources Division ...believes there may be an opportunity to incorporate wildlife habitat enhancement through the HOA or recreational facilities plan for this property."

e. "The current stormwater proposal includes 20 ponds which provide quality and 2-10 attenuation. There is insufficient information on these ponds (computations, grading, access) to determine their ultimate size, and it appears that a number of lots will be lost to accommodate the ponds."

f. "A Type I Tree Conservation Plan (TCPI/09/94) has been received and undergone preliminary review by NRD.... We basically agree with the proposed TCP I, subject to approval by the Department of Parks and Recreation of any WCAs proposed for any acreage to be dedicated to the Department of Parks and Recreation."

18. The Villages at Piscataway development is located south of the Piscataway village (Historic Survey Area No. 84-23), which includes five Historic Sites and four Historic Resources. One of the Historic Sites, the Edelen House (No. 84-23-6), is included in the subject application. The subject site also fronts on Floral Park Road, which is designated as a Scenic and Historic Road. The Historic Preservation Section memorandum (Rivers to Adams, February 16, 1994) recommended several findings and conclusions, including the following:

a. "The Villages at Piscataway development calls for the construction of 1,140 residential units concentrated in four `villages.' In addition, a small mixed use village will be located at the southeast quadrant of the Piscataway Road/Floral Park Road intersection. The development has been planned according to neotraditional design principles, which imitate traditional methods of town development: a grid street pattern, clustering of houses into villages, surrounding open space, and an emphasis on architectural detail. The plan has several components which relate specifically to historic preservation issues: an extension of Piscataway Road which diverts traffic away from the historic village; the adaptive reuse of the Edelen House Historic Site, and the maintenance of the rural setting of its Environmental Setting; the establishment of a

Piscataway Preservation Fund, which will assist preservation efforts in the historic village; archeology; and the preservation of the rural setting for the historic village through the establishment of a surrounding park."

b. "The application does not specify an adaptive reuse for the Edelen House. However, since the application was submitted, the applicant has been negotiating with a local family regarding the conversion of the house to a bed-and-breakfast. This use would require several minor alterations to the house and its setting, but is a clearly compatible use. It is planned for the applicant to turn over the ownership of the house and an accompanying 3.1 acres of land (Parcel M3), to the family. In accordance with the proposed use, and after negotiations with the Department of Parks and Recreation, the proposed Environmental Setting has been changed slightly. In addition to Parcel M3, the proposed Environmental Setting includes a 3.5 acre parcel immediately north, between the house and Floral Park Road (Parcel M2), for a total acreage of 6.6 acres. This proposed setting includes the house, the approach drive and circular drive, as well as associated vegetation. It should be noted that a requirement of the Basic Plan approval is that the fields in front of the Edelen House, which are included in the Environmental Setting, are to be maintained in agricultural plantings or appropriate rural character."

c. "The County Council approval of the Basic Plan required that the school site, which was formerly located just to the west of the historic village, be relocated to the far eastern side of the development, along Floral Park Road. In the old location, the applicant was permitted to provide additional housing. In addition, the applicant is permitted to provide housing on the site dedicated for a fire station (west of the former school site), should the County decide that a fire station is not needed there. For both sites, the applicant has proposed that design guidelines prepared for the four residential villages be utilized. These guidelines do not address the historic context which would be impacted by the construction of housing in these areas."

d. "The applicant has proposed a mixed-use village, Bailey Village, to be located at the southeast quadrant of the Piscataway Road/Floral Park Road intersection. This village will feature a combination of retail uses, as well as apartment units, townhouses and single-family detached houses, centered on a village green. This site is a particularly sensitive location, because it is not only the focal point and main entrance feature of the development, but it is also situated between the historic village and a designated Scenic Road - Floral Park Road." (The Urban Design Review Section staff proposes Condition 29 in response to this concern.)

e. "As the link between the historic village and Floral Park Road (a designated Scenic Road) to the east, the design of Bailey Village - especially its frontage along Floral Park Road - should provide an appropriate transition. Specifically, the design of the village (massing, materials, landscaping, siting, etc.) should not detract from the rural context of the historic village and the Scenic Road. Staff will work with the Urban Design Review Section in recommending appropriate language to address the need for Bailey Village to be designed in a way that is complementary to the area's rural character."

The Historic Preservation Section memorandum also reported the following actions and recommendations made by the Historic Preservation Commission at its meeting on February 15, 1994:

a. "Approval of the proposed 6.6-acre Environmental Setting for the Edelen House Historic Site as submitted."

b. "Recommendation that the Planning Board incorporate the following as conditions of approval:

(1) The design guidelines for Glassford Village shall apply to the houses permitted in Conditions 34 and 35 of the Basic Plan approval. These guidelines shall be applied so that the new houses are compatible with the existing historic structures in Piscataway in terms of scale, setback, massing, detail, use of materials, and variety. The new houses shall be reviewed by the Historic Preservation Commission, in accordance with Condition 37 of the Basic Plan approval." (Condition 1.a. addresses the concern about the design of the new houses in the northern portion of Glassford Village.)

c. "The Environmental Setting for the Edelen House Historic Site (#84-23-6) shall be 6.6 acres, as approved by the Historic Preservation Commission. All improvements within this setting shall be reviewed by the Historic Preservation Commission in accordance with the County Historic Preservation Ordinance."

19. The Department of Parks and Recreation memorandum (Anderson to Komes, February 16, 1994) made the following statements regarding the subject application:

a. "County Council approval of Basic Plan A-9869/9870 as reflected in CR-60-1993 calls for the developer to dedicate to The M-NCPPC for public park use, 75 acre and 25 acre tracts of land on the north and south sides of Floral Park Road respectively as shown on the Amended Basic Plan. Regarding the Edelen House (Bailey Mansion) which is located on the 25-acre tract, the developer is required to find a suitable organization to accept responsibility for preserving and protecting the historic house."

b. "In compliance with zoning conditions of the approved Basic Plan, the submitted CDP shows two tracts of land on the north and south sides of Floral Park Road to be dedicated for public park use. The southern tract borders the historic village of Piscataway and includes the historic Edelen House (Bailey Mansion). Staff representatives of the Department of Parks and Recreation have informed the developer and the HPS that The M-NCPPC was not prepared to accept ownership of the Edelen House. This Department is supportive of the private party (Rod and Beth Parker) who has expressed an interest in acquiring the house for use as a residence and a bed and breakfast. The developer, the Parkers and the staff of the Park Planning and Development Division have reached agreement on the boundaries of a parcel to be created for the Edelen House site. This 3.2 acre parcel (M3) will be bordered on the east by New Piscataway Road and to the south by an access road to be shared with the future park. This access road will be an extension of Road BB from the point where it intersects with New Piscataway Road. The residual land in this tract to be dedicated for public park use is 22.52 acres. Although the Parkers expressed an interest in a larger site that included the 3.5 acres of fields in front of the house extending to Floral Park Road, the Parks Department is intent on keeping this land (parcel M3) in public park ownership. A lease arrangement between the Parkers and the Parks Department will be entertained at an appropriate time in the future."

c. "In compliance with zoning condition number 39 which calls for these front fields to remain in a rural character as part of a defined environmental setting, the Parks Department intends that this portion of the site would not be developed in active park uses. It was further noted during discussions with the developer that recreational development on the remaining portion of the site would not involve any active uses that were visually uncomplimentary to the historic house setting."

d. "Based on information from the developer that the proposed stormwater management facility shown on the future public parkland located north of Floral Park Road will be a dry pond, this feature should be deleted from the dedication area. This request is based on the Parks Department's current policy of not allowing dry ponds on parkland. The developer has also indicated the possibility that the existing pond on the proposed 36-acre park dedication may be needed as a stormwater management (wet) pond for the development. Should this need arise, the pond shall be designed as an amenity feature with recreational accents such as trails and benches. The design and construction of the pond shall meet the Parks Department's technical and aesthetic guidelines for these amenities and be reviewed and approved by this agency."

e. "With the exception of tree conservation plan impacts on proposed public parkland, the submitted CDP and subsequent revisions committed to by the developer are in conformance with relevant planning guidelines and zoning and subdivision requirements pertaining to public parks, recreation and open space. The developer proposes to dedicate a total of about 111 acres for public parkland. This exceeds the requirements for mandatory dedication and will make a valuable contribution towards implementing Master Plan goals for acquiring parkland in the Piscataway/Accokeek community and the Piscataway Stream Valley."

In a supplementary memorandum (Anderson to Komes and Adams, March 9, 1994), the Department of Parks and Recreation provided revised comments regarding proposed tree conservation areas on land to be dedicated for public park use:

"Representatives of the applicant and this Department met recently to discuss the potential conflicts with the future development of active and passive public recreation amenities posed by the submitted Tree Conservation Plan (TCP) I. Based on these discussions, the DPR has agreed to support the TCP I subject to the following revisions to the Plan to be made by the applicant prior to CDP approval:

(1) Revise forest conservation areas north of Piscataway Road to show tree save areas only on steep slopes. This would provide additional unrestricted developable land area for future active recreation improvements.

(2) Remove finger of forest preservation area shown along swale extending between Historic Piscataway and New Piscataway Road, immediately east of its intersection with Livingston Road. This will create additional unrestricted developable land for future active recreation improvements."

"The DPR's support for the TCP I is also subject to approval by the Natural Resources Division (NRD) of management criteria to guide the potential development of passive recreation improvements (like trails) within tree save areas. These criteria will be developed in conjunction with the applicant at the time of TCP II submission. Should these management criteria not be approved by NRD, these areas may not be counted toward required tree preservation for this application. The Department of Parks and Recreation would therefore be allowed to develop passive recreation amenities in these locations."

20. The Trails Coordinator's memorandum (Hancock to Adams, February 3, 1994), made recommendations regarding an internal pedestrian/bike trail network which are evaluated in Finding 5 under discussion of Basic Plan Condition 23. The Trails Coordinator also stated that the *Subregion V Master Plan* recommends that Floral Park Road and Danville Road be designated as rural collectors and Class III bikeways, and recommended that where the applicant is required to make any roadway improvements along these roads, the applicant shall construct an open road cross-section including 7- to 10-foot-wide hard-surface shoulders.

21. The Information Management Division (Valenza to Adams, March 8, 1994), stated that "While ...the projected population can support the total amount of [retail] space that is being proposed in the plan, the distribution of this space among four different sites may not lend itself to a viable operation." This Division concluded its comments with the remark that "...the portion [of retail space] in the L-A-C Zone seems too large and that in the three R-L Zones too small. Three or four centers, each no larger than 10,000 square feet, may be more viable."

22. The Community Planning Division (Rovelstad to Adams, February 3, 1994), made extensive comments concerning the Village at Piscataway proposal, among which appear the following points:

a. "The Master Plan recommends a neighborhood level activity center for the `Villages at Piscataway' property to emphasize the limited scope of commercial development appropriate for this area. While the village level L-A-C Zone was approved in the SMA, approved development conditions tend to limit it to the neighborhood level function. According to the description on page 16 of the CDP submittal, the amount of commercial development actually proposed is even less than that allowed by zoning restrictions and corresponds closely to that described for a neighborhood center on page 54 of the Plan text."

"More important, however, is the design of the proposed activity center. It is a uniquely designed focal point for the surrounding community, both new and old. This kind of design concept, sensitive to relationships between public and private space, conforms to objectives of the master plan for development of new commercial centers and helps to establish community identity."

b. ".... Development policies for the Suburban Estate/Low Density Planned Neighborhood Development category encourage use of traditional village development themes to achieve distinctive, well designed neighborhoods and even more effectively preserve the open, rural character of the landscape. Thus, the `village' design theme of this proposal, which is achieved by utilizing the flexibility of comprehensive design zone techniques, is fully supported by Plan concepts for this area. The proposed use of public spaces and community facilities as a focal point for each village is especially interesting and should help to foster neighborhood identity."

c. The Community Planning Division also expresses reservations in their memorandum concerning the design of the Danville Estates portion of the plan in light of the Master Plan recommendation that this area remain in Semi-Rural land use. Subsequent discussions with the applicant resulted in refinement of design standards which should result in a more rural character for Danville Estates.

23. The following tables have been taken from the CDP text and represent the applicant's density calculations based on the provision of public benefit features in accordance with Section 27-496 for development in the L-A-C Zone, and Section 27-514.10 for development in the R-L Zone.

L-A-C Zone Density Calculations/
Public Benefit Features

Total Acreage: 19.98 acres		
Density	Residential	Commercial
Base	10 DU/Gross Acre	0.20 FAR/Gross Acre
Maximum Allowable	15 DU/Gross Acre	0.31 FAR/Gross Acre
Base Number of Units/ Base Commercial sq. ft.	132.3 Dus	47,044 sq. ft.
The Villages at Piscataway Proposal (140 DUs and 30,000-45,000 commercial sq. ft.)		
* Per Section 27-496(e) of the Prince George's County Zoning Ordinance this figure does not include MPDUs.		

Density Increment Factors				
PUBLIC BENEFIT FEATURES	MAXIMUM ALLOWABLE INCREMENT FACTOR	EARNED INCREMENT FACTOR	INCREASE ALLOWED IN BASE DENSI-TY	INCREASE ALLOWED IN DWELLING UNITS
2. For improved common recreational space/private open space	10%	10%	1.0 DUs/acre	13.23
3. For pedestrian system separated from public right-of-way	10%	10%	1.0 DUs/acre	13.23
4. For public facilities	20%	20%	2.0 DUs/acre	26.46
5. For distinctive streetscape design	5%	5%	.5 DUs/acre	6.61
6. For preserving irreplaceable features	5%	5%	.5 DUs/acre	6.61 66.14

R-L Zone Density Calculations/
Public Benefit Features

Total Acreage: 818.8 acres (including 50% of 100-year floodplain)		
Density	Residential R-L 1.0	Total Dwelling Units
Base	1.0 DUs/Gross Acre	818 DUs
Maximum Allowable in R-L Zone	1.5 Dus/Gross Acre	1,228 DUs
The Villages at Piscataway Proposal (1,000 Dwelling Units)	1.22 DUs/Gross Acre	1,000 DUs

Density Increment Factors

PUBLIC BENEFIT FEATURES		MAXIMUM ALLOWABLE INCREMENT FACTOR	EARNED INCREMENT FACTOR	INCREASE ALLOWED IN BASE DENSITY	INCREASE ALLOWED IN DWELLING UNITS
1.	For open space land at ratio of 3.5 acres/100 DUs	25%	25%	.25 DUs/Acre	204.5
2.	For enhancing existing physical features	2.5%	2.5%	.025 DUs/Acre	20.4
3.	For pedestrian system separated from public right-of-way	5%	5%	.05 DUs/Acre	40.9
4.	For recreational development of open space	10%	10%	.10 DUs/Acre	81.8
5.	For creating activity centers with space provided for quasi-public services	10%	5%	.05 DUs/Acre	40.9 388.5

In the L-A-C zone area of the site known as Bailey Village, the base residential density is 132 units. The applicant proposed 140 residential units plus 14 required moderately priced dwelling units. The additional 8 units over the base density are easily justified by the public benefit features proposed by the applicant; however the staff disagreed with the total increase (66.14 units) which the applicant felt would be allowed based on the public benefit features proposed.

The applicant should be given full credit for the open space provided in the village squares in Bailey Village, approximately 21,600 square feet, but not for the open space at the corner of New Piscataway Road and Floral Park Road as it will not meet the requirement for recreational use. This modification would permit an increase of 10.21 units.

There is no pedestrian system separated from the public right-of-way in Bailey Village and therefore there is no justification for a density increase included in the applicant's proposal.

Under the current proposal the Edelen House will be sold to a private party and therefore no longer meets the criteria or definition of a public facility. The staff does agree with the density increase obtained by providing a distinctive streetscape design and for the willingness to ensure that the Edelen House will be preserved in its historic environmental setting. The total increase in density based on the provision of these public benefit features would be a total of 23.43 units. Several conditions have been included to ensure that these public benefit features will be provided.

The current proposal for commercial space within Bailey Village is under the base .20 floor area ratio per gross acre allowed in the L-A-C zone and therefore does not require further justification. The applicant proposed 30,000-45,000 square feet which is .10-.15 F.A.R. per gross acre.

In the R-L portion of the site, the base residential density permits 818 dwelling units. The application proposed a maximum of 1,000 dwelling units and up to 9,000 square feet of commercial space. The applicant provided the justification for an additional 388.5 units over the base residential density. The staff disagreed with this justification and included several conditions of approval which address these discrepancies.

In the R-L and in the L-A-C portions of the development, the sidewalks within the right-of-way form the basis for the pedestrian system. There are, however, several short segments of trail separate from the sidewalk system that the developer will be responsible for constructing. This includes the hiker/biker trail in the Pepco right-of-way, a trail along the west side of old Piscataway Road from the bridge to the intersection with Floral Park Road, and a section of trail along the south side of Floral Park Road across the Bailey Village frontage. The applicant should receive an increase in the base density of 3 percent or 24.54 units.

The applicant should receive full credit for open space land provided at a ratio of 3.5 acres/100 DU's. The proposal included an 18-hole championship golf course, a swim center/community building, a tennis complex and five neighborhood parks, several of which will have play areas. This recreational development of open space justifies the requested increase in density. The applicant stated that the swim center will be developed as a community center with a meeting room for civic activities. The staff agrees with the applicant that the five percent density increase is justified through the provision of this facility.

The total density increase in the R-L portion of the development based on the provision of these public benefit features is 372.14 dwelling units, and therefore the applicant's proposal for 182 units over the base density is clearly justified.

A letter dated January 17, 1994, was received from Mary Forsht-Tucker, a county resident involved with the Subregion V Coalition, which evaluates the Public Benefits and Density Determinations contained in the CDP. The letter contained some important points which the staff incorporated into its Conditions.

24. The Comprehensive Design Plan does not propose standards for tree-planting requirements on individual lots with detached houses. In order to insure that trees in addition to those in the public right-of-way are planted to improve the appearance and air quality of residential areas, the requirements of the *Landscape Manual* should be applied for plantings on lots with detached houses. Because of space restrictions in areas of attached housing, the on-lot plantings in those areas should be determined at the time of Specific Design Plan.

25. At the intersection of Livingston Road, New Piscataway Road and Floral Park Road, Parcel M-4 (as identified on the master Preliminary Plat of Subdivision) in the northeast quadrant will be a highly visible "gateway" from the south and west into both historic Piscataway Village and the new Villages at Piscataway. The applicant's proposal to dedicate land for a fire station at this location recognized the need for a significant civic building or other "statement" there. As reported in Finding 14.f., a fire station will not be built in this location, and in accordance with Basic Plan Condition 35 it will be lotted for residential uses instead, but the need for a physical acknowledgement of the "entrance" character of this intersection remains. Accordingly, the applicant should be required to provide an entryway "landmark" at this location on a separate parcel to be dedicated to the homeowners' association. This "landmark" should consist of a statue, monument, obelisk or other architectural or artistic statement, combined with complementary earthwork and landscaping if appropriate.

26. The applicants provided the following private recreational facilities in addition to the golf course:

A Village Green in Bailey Village.
A Tennis Complex in Glassford Village South (four tennis courts and a multipurpose court).
A Village Green in Edelen Village South.
A Swimming Center in Edelen Village North.
A Village Green in Lusby Village.

Each of the Village Greens will contain a focal point, as described in the revised CDP text: "Focal points may be buildings (i.e., the swim center), pavilions, flag poles, statues, fountains or similar elements." Insufficient information is provided in the application regarding the nature of the Swimming Center, the timing of construction of this and the other facilities, and the character of certain other facilities such as children's play areas. Therefore, Conditions 32, 33 and 34 are provided.

27. The plan does not provide sufficient guarantees that the required porches and fences will be constructed in phase with the development as a whole. Therefore, Conditions 30 and 31 are provided.

28. An important character-lending feature of traditional and neotraditional towns is the regular planting of street trees. Street trees define the pedestrian space and provide visual separation between the public right-of-way and private lots. The application includes numerous illustrative drawings which acknowledge the importance of street trees in neotraditional town planning. It is the applicant's intention to build the development in phases with potentially numerous builders involved in different phases. Therefore it is critical that a master landscape plan be established which identifies the recommended street tree spacing and tree species for all of the streets within the villages and in Danville Estates.

29. The original landscape concept for Danville Estates was for a "rural image." Although the lots in Danville Estates will be generally larger and wider than the lots in the villages, the staff was informed that a rural open ditch section type road will probably not be possible because of the extremely level nature of this portion of the site. Therefore even if it will be possible to save trees in many of the front yards, a regular street tree planting may still be preferable in order to provide continuity with the villages and to reinforce the desired image for this portion of the site.

30. The applicant's proposal for Bailey Village (the L-A-C portion of the site), includes a prominent building "for a major institutional or civic building, such as a church". At this time, the responsibility to build, operate and maintain this important building is uncertain. The developer stated that he may donate the property to an individual or entity who will agree to build the building, using the approved architectural standards, and maintain and operate it. Because the L-A-C portion of the project will probably be the last phase to be built, and because the disposition of this critical element in this portion of the site will most likely be uncertain for some time, it is imperative that some general standards for the building be established at this time. (See Condition 35).

31. The proposed 18-hole championship golf course is a unique feature of the development proposal. The applicant stated that the golf course clubhouse is intended to be an important building within the community and will be "placed to create a focus for sight line vistas." The applicant also stated that the golf course will be sold to a golf course developer and will most likely be the first part of the project to be developed. To ensure that the vision for the clubhouse as held by the developer, the staff, and the community is realized, it is important at this time to create some general standards for the clubhouse architecture and site grading and development, including landscaping and parking lot screening.

32. A fundamental aspect of neotraditional town planning is the creation of a pedestrian-friendly environment with all destinations located within comfortable walking distance. The applicant proposed sidewalks on both sides of all roads within the development, except in Danville Estates, where a rural image is proposed. The use of a special paving material, characteristic of traditional towns, such as concrete unit pavers or brick, should be used in highly visible areas with intense pedestrian use such as along the spine road, throughout Bailey Village, and around the inside and outside of the village greens, if acceptable to the Department of Public Works and Transportation.

33. On September 9, 2004, the Planning Board reviewed the Specific Design Plan (SDP-0401) for Lusby Villages, East and West. At that hearing, the applicant argued against the following recommended condition of the approval:

"25. Prior to the issuance of the 640th building permit for the entire project, one of the following shall be accomplished:

a. The golf course shall be fully constructed and open for use.

b. The Basic Plan shall be amended to delete the golf course and eliminate all conditions relating to the golf course.

c. Revise the Comprehensive Design Plan to modify the timing of the completion of the golf course."

The Planning Board considered the applicant's request to eliminate the condition and advised the applicant that because the requirement is contained within the text of the CDP, it would be necessary for the applicant to seek a reconsideration of the CDP for the purpose of revising the timing of the construction of the golf course. The applicant submitted a request to waive the rules of procedure and to request a reconsideration in letter dated September 14, 2004, Gingles to Chairman Hewlett. On September 30, 2004, the Planning Board granted the request to waive the rules of procedure and granted the request for reconsideration.

The applicant submitted the following justification statement for the Planning Board's review:

> "At the Planning Board, the applicant presented information relative to its ongoing development and construction of homes and other improvements at the Preserve property. Relative to that construction, the applicant believes agreement with a golf course developer/operator, design and approval via a Detailed Site Plan for a golf course and ultimate construction and opening would take a minimum of 3-4 years. The applicant remains desirous of constructing the golf course and asserts its continuing development of the Preserve with homes, infrastructure and other community recreational facilities is greatly beneficial to ultimately getting a golf course developer and operator. In this manner, much of the grading which is a significant cost can be accomplished for the course and an immediate market for potential rounds can be put in place.

"The CDP for the Preserve, formerly the Villages of Piscataway, includes a 'Staging and Construction Schedule' for its development. The schedule includes the mandatory recreational facilities and public road improvements, which were statutorily required as well as a golf course which was proffered by the developer in order to get increased density. A density increment was granted in the CDP for providing open space (204 dwelling units) and developing the open space as a recreational amenity, the golf course (81 dwelling units).

"It is noted, at the time of CDP and approval of the schedule, the Planning Board actually approved 1,140 dwelling units. In subsequent approvals, the Planning Board's actions have resulted in a reduction in the total number of dwelling units to 985, with no corresponding modification of the schedule. All of the lost dwelling units (155) have occurred in the R-L portion of the property, which is the area burdened with the provision of the open space and development of the golf course. Assuming 140 dwelling units are ultimately approved for the SDP in the LAC portion of the property, then only 15 dwelling units have been granted—as regards increased density—pursuant to the provision of open space and recreational development of the open space with a golf course.

"The applicant would propose the schedule be modified so as to provide the base density of 818 dwelling units (exclusive of any increment associated with the provision of open space or the golf course) as the time by which the golf course would need to be constructed and operational. Permits for the remaining 155 dwelling units could only be released upon construction and operation of the golf course or a revision to the CDP that might otherwise change the requirement.

"The proposed condition would read: 'Prior to the issuance of a building permit for the 818th dwelling unit for the R-L portion of the property or any building permits within Bailey's Village, the golf course shall be constructed and open for operation unless deleted or modified pursuant to a revision of the CDP.'"

The staff basically agreed with the applicant's proposal and recommended that the Planning Board include an additional condition to be added to the previous conditions of approval. The staff recommended the following language to the Planning Board;

Prior to the issuance of the 818th residential building permit for the entire project, and prior to the issuance of any commercial building permits within Bailey's Village, one of the following shall occur:

a. The golf course shall be fully constructed and open for use.

b. The Basic Plan shall be amended to delete the golf course and eliminate all conditions relating to the golf course.

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 the Type I Tree Conservation Plan (TCPI/9/94) and further APPROVED the Comprehensive Design Plan for the above-described land, subject to the following conditions:

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

   a. The architectural and design standards for Glassford Village (northern section) shall be as specified in the *Piscataway Village Rural Conservation Study* (M-NCPPC, July 1991), primarily as shown on pp. 39-44, and shall also include the following:

      (1) All new housing shall have facades constructed of natural materials such as brick, stone, wood clapboard or board and batten, or stucco. No vinyl or aluminum siding shall be permitted.

      (2) All units shall have detached garages.

      (3) No decks or fences constructed of pressure treated or other wood left to weather naturally shall be permitted.

      (4) All units shall have their front yards fenced with a decorative fence.

      (5) The lots in Glassford Village (northern section) shall not be of uniform size and shape, and shall have street frontages that are similar to those in the historic village (except for flag lots, which shall be allowed if determined to be appropriate at the time of the detailed Preliminary Plat for Glassford Village).

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

      (1) All commercial structures in Bailey Village and all structures on lots adjoining Piscataway Road and Floral Park Road or on lots facing Piscataway Road and Floral Park Road with no intervening structures shall have facades constructed of natural materials (wood, brick, stone, stucco, split-face block, etc.). No vinyl or aluminum siding shall be permitted.

(2) All civic and institutional buildings and all structures facing a village green in any village and those structures in Bailey Village not covered by (1) above shall have facades constructed of the natural materials mentioned in (1) above, or may have facades constructed of Restoration Series vinyl siding, or equal, provided that at the time of Specific Design Plan the applicant submits for approval a special package of architectural details for use on all vinyl-sided buildings. The architectural details in this package shall exceed in number, detail and visual interest the details used on other houses in the Villages and shall include items such as brick foundation walls, bracketed cornices, decorative window caps, brick porch foundations and/or lead walks, and cupolas or belfries.

(3) All buildings shall be designed with special attention to architectural details which evoke the image of a traditional town. At least half of the structures located facing a village green in any village which are also located at the intersection of two streets shall include special architectural details or special treatment of the corners which will distinguish them visually from adjacent houses, such as round turrets, bay windows or wrap-around porches.

(4) All buildings within Bailey Village shall be designed so as to be compatible with Historic Piscataway Village.

(5) Screening of off-street parking areas within Bailey Village from public and private streets (except alleys) and from the play areas of the golf course shall be accomplished through the use of masonry or stone walls, or, where appropriate, existing vegetation, landscaping or painted fences.

(6) Significant architectural elements such as cupolas, towers, bays etc., shall be provided on the facades of buildings which act as focal points to terminate vistas in conformance with sheet 19, Illustrative Bailey Village Plan, and Sheet 16, Potential Public Space and View Corridors.

c. The following standard shall be added to the text:

No typical residential-style decks constructed of pressure-treated pine or other wood left to weather naturally shall be attached to a house, if the deck would be visible from the street, the golf course or any other public space. (This restriction does not apply to Danville Estates.)

Open decks shall only be permitted on rears of units.

Any deck visible from the street, the golf course, or any other public space shall be stained or painted to complement the color of the house.

Any deck visible from these areas shall incorporate design features and details which are evocative of traditional town architecture.

Any deck built above ground level shall have the undercroft screened from view by decorative lattice or other screening of similar durability and visual interest, if the undercroft is four feet or less in height.

d. No fences constructed of pressure-treated or other wood left to weather naturally shall be permitted in North Glassford Village, Bailey Village or where visible from public streets, parkland or the golf course. Chain-link fences generally used to enclose recreation facilities shall be black vinyl-coated. All fences shall be painted or stained.

e. The following standard shall be added to the text: All detached residential lots 50 feet wide or less at the street line shall be provided with one of the following: (1) an alley (if allowed by the Subtitle 24, Subdivisions, and other applicable provisions of the County Code) providing access to a garage (one- or two-car, detached or attached) to prevent garage doors from becoming an overly dominant element of the streetscape; or (2) a one-car garage accessed from the front street, with the front edge of the garage set back a minimum of 10 feet from the most recessed front facade plane of the house.

f. The provision of alleys with access to detached garages shall be encouraged (if allowed by Subtitle 24, Subdivisions, and other applicable provisions of the County Code) for single-family attached units. If alleys are allowed, the use of front-loaded garage townhouse units shall be prohibited on the main spine roads, the village greens, and in Bailey Village. If alleys are not allowed, the use of front-loaded garages shall be prohibited on the village greens and within Bailey Village.

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

1. Residential Architectural Guidelines for the Villages and Danville Estates

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

Architectural Elements

Facade Modulation/Articulation: Facade Modulation/Articulation shall reference the historic scale, facades and details in the historic architecture of the region. Architectural details or elements such as reverse gables, offsets, front, rear and side porches, both screened and unscreened, sunrooms, bay windows, and multiple wall planes should be combined and utilized to provide architectural character within the community.

Front and side facades of any one building on a corner lot shall be made of the same materials, similarly detailed. Corner lots are those at the intersection of streets with alleys, the golf course and parkland.

Gables atop brick facade walls shall be finished in brick, wood, stucco or a dryvit type material.

Architectural Materials

Building walls may be built of:

1. Smooth cut cedar shingles (4"-6" exposed to the weather)

2. Wood Clapboard (4"-6" inches exposed to the weather)

3. Wood beaded siding (7" exposed to the weather)

4. Wood board and batten siding

5. Masonite Superside hardboard siding, or equal, with smooth or textured pine finish, (not more than 7" exposed to the weather)

6. Brick in a horizontal running band pattern with no more than □" raked joints

7. Fieldstone set in an uncoursed ledgerstone pattern.

8. Dryvit or equal

9. Restoration Series vinyl siding, or equal (4"-6" exposed to the weather)

10. Alcoa Aluminum siding, or equal (4"-6" exposed to the weather)

Rooflines: Roofs shall be simple and symmetrically pitched (except in the case of a true salt box). The roof pitch on the main structure shall be between 8:12 and 14:12. Intermixing of gable and hipped roofs is required to promote a visually exciting and animated streetscape. Roofs shall overhang a gable end a minimum of 8"; however, larger overhangs shall be provided on larger houses in the development. Skylights, solar panels, vent stacks, and other roof protrusions shall not be placed on a roof facing a street nor shall they be visually obtrusive from nearby streets.

Roofs may be built of cedar shakes, standing seam, slate, copper, artificial slate or asphalt composition shingle in black, dark brown, dark grey or grey/green colors.

Architectural Material Detail
(item numbers below refer to Sections on page 35 of CDP text).

3. Retaining walls shall be brick or stone in all yards which face a street or public area (excluding the golf course, except the area near the clubhouse). All other retaining walls not within view of a public area may be built of brick, stone, new timbers or finished concrete modular units.

5. Chimney enclosures which protrude from a facade shall be brick, stone or stucco.

6. A consistent vocabulary of window types shall be used for each house or building. For the most part, windows will be square or vertical in proportion. No more than one semi-circular, circular, octagonal, or hexagonal shall be used in any one facade. Bay windows on facades which face a street shall not be permitted on the second floor.

9. House foundation walls may be built of brick, fieldstone, parged block, or painted brick-form poured concrete. House foundation walls built of parged block, or painted brick-form poured concrete that are within public view from a street, or within view of the golf clubhouse, may be exposed up to 2 feet above the ground.

Porches

Location: Porches may be located on the front, side and rear of units.

Scale and Style: Porches should be of a scale and style that is compatible with the house. All sitting porches shall be functional and be a minimum of six feet deep. The undercroft of porches shall be skirted with wood or vinyl lattice.

Material: Porches shall be made of wood, concrete faced on three sides with stone or brick or be a combination of brick or stone piers and wood.

Color: Porches should utilize simple color schemes which are compatible with the colors of the house.

Garages and Outbuildings

All single-family detached lots shall have garages. Garage doors shall not exceed 9 feet in width if accessed from a street or 18 feet if accessed from an alley. Garage openings onto an alley shall be provided with a light fixture and a photocell.

Patios, Fences, Walls and Walks

Fences may be built of wood pickets, wood lattice, wood board, steel or wrought iron. The use of chain-link fencing on any lots other than those with community recreational facilities shall be prohibited. Fences shall be constructed so that the right side faces outward. All terminal posts in fences (corners, openings, ends, etc.) shall be more substantial in height and width than typical posts.

All fences shall be painted or stained when facing streets, the golf course, parks or other public open spaces. Fences built of steel or wrought iron shall be painted black. No board on board or stockade type fences, or unpainted fences built of pressure treated or other wood left to weather naturally shall be permitted.

Fences along streets on neighboring lots are encouraged to be of different designs.

Patios on single-family detached lots may only be located in side and rear yards not facing a public street.

The use of hedges to define lot lines shall be encouraged.

Lead walks shall be brick when connecting to a public brick sidewalk. Other walks and paths (other than those on park land or golf cart paths which may be asphalt) shall be brick, stone or concrete.

2. a. As part of the first Specific Design Plan for the Villages of Piscataway, the applicant, his heirs, successors and/or assigns, shall include the entire length of the New Piscataway Road within the boundaries of the Comprehensive Design Plan, and shall show how the road edge will be treated with elements such as walls, orchard plantings, other plantings of trees, native shrubs, grasses, and wildflowers, and preservation of existing trees or of unplanted open vistas.

b. In those areas where New Piscataway Road is adjacent to the golf course, the full width of the required 50-foot golf course buffer shall be shown and full details shall be provided for landscape treatment of the buffer.

c. When the Specific Design Plan for the golf course is submitted, the required 50-foot buffer shall also be shown along Danville Road and Floral Park Road, and shall be treated as described above for New Piscataway Road.

d. The Specific Design Plan for the golf course shall also include information on the exact provisions of the plan which shall grant to each purchaser of a home and all future purchasers in the Villages at Piscataway some preferential membership terms at the golf course. This plan shall include one or more of the following or items similar to the following:

(1) Discount on initiation fees
(2) Discount on green fees
(3) Preferential right to become member
(4) Preferential starting times
(5) Discount on yearly membership
(6) Discount on lockers and/or other services

The plan shall be set forth in recorded covenants that run with the land and are noted on all record plats for the Villages at Piscataway.

e. The Specific Design Plan for the golf course shall show the location of proposed streets and of all residential lots (as approved on the Comprehensive Design Plan) which are located adjacent to or in close proximity to the golf course. The Specific Design Plan shall show overlaid on the golf course and adjacent streets and lots a graphic study, prepared by a certified golf course architect, of the most likely direction and distance of the errant golf shots expected from all tee locations of all holes except Numbers 12, 13 and 14, and from all other locations on these holes from which errant shots may be expected.

If, in the judgment of the Planning Board, the layout of the golf course presents too great a hazard to residents or their property, the golf course layout shall be revised or, if this is not possible, the affected areas of residential lots shall be prohibited for residential use and shall become homeowners' open space or part of the golf course.

f. The Specific Design Plan for the golf course shall set forth the detailed design of the proposed surface and groundwater monitoring program for the golf course, all measures proposed to reduce the transport of nutrients and pesticides into the watershed, exact operational details of the integrated pest management system, and proposed measures for incorporating wildlife habitat enhancement into the golf course design.

g. The Specific Design Plan for the golf course shall illustrate the entire network of golf cart paths and demonstrate that they are completely separate from all other proposed trails.

3. Prior to approval of any Final Plat for the Villages of Piscataway, the following shall be accomplished:

The Historic Property Security Agreement between the applicant and M-NCPPC shall be executed and recorded, and a note referencing the agreement shall be placed on the Final Plat.

4. Prior to approval of any grading permit for the golf course, for the construction of New Piscataway Road, or for any development north and west of New Piscataway Road within the boundaries of the Comprehensive Design Plan, the following shall be accomplished:

a. The applicant, his heirs, successors and/or assigns, shall complete the Phase I archeological survey for the entire archeological survey area.

b. The Phase I archeological survey shall be reviewed and accepted by staff of the Historic Preservation Section.

c. The exact boundaries of any areas where Phase II and Phase III surveys will be required will be mapped and agreed upon by the applicant and the Historic Preservation Section.

Prior to any grading permits for any area where a Phase II or Phase III archeological survey is agreed upon, that survey shall be completed by the applicant, his heirs, successors and/or assigns, and shall be reviewed and accepted by staff of the Historic Preservation Section.

5. The Historic Piscataway Preservation Fund shall be administered according to the following:

a. Funds shall only be given for projects associated with the historic village, which shall be defined as those parcels located on Floral Park Road, between Livingston Road and Piscataway Road, and not included in this application. Significant consideration shall be given in the administration of the fund to preserving historic structures.

b. Projects requiring a Historic Area Work Permit in accordance with the County Historic Preservation Ordinance (Subtitle 29) shall receive approval by the Historic Preservation Commission prior to disbursement of any funds, and shall comply with the Secretary of the Interior's Standards for Rehabilitation and the County's Historic Preservation Ordinance.

c. All meetings of the Piscataway Preservation Corporation shall be open to the public; input from interested parties shall be encouraged.

d. The membership of the Piscataway Preservation Corporation shall be changed to delete a representative of the Prince George's County Executive and to add a representative of Prince George's Heritage, Inc.

e. The Articles of Incorporation, Bylaws, or any other documents which formallyestablish the rules of procedure for the Piscataway Preservation Corporation shall be reviewed by the Planning Board, or its designee, prior to the disbursement of any funds.

6. An eight-foot-wide asphalt trail connection shall be shown (instead of a 4'-0" sidewalk) on CDP Figure 22 along Floral Park Road from Piscataway Road east to the entrance road into Bailey Village. This trail segment and the connecting segment extending north along Piscataway Road to the master plan trail along Piscataway Creek shall be bonded prior to release of any permits for Bailey Village, and shall be constructed prior to release of 50 percent of the residential building permits in Bailey Village, or permits for the first 20,000 square feet of retail or office in Bailey Village, whichever comes first. The Recreational Facilities Agreement encompassing Bailey Village shall reflect these requirements.

If the applicant, his heirs, successors and/or assignees, is unable to obtain easements necessary to construct this trail, the trail or alternative arrangements approved by the Trails Coordinator and the Department of Public Works and Transportation (DPW&T) shall be built in the public right-of-way.

7. The master plan trail segment on or adjacent to the PEPCO right-of-way across the southeast corner of the property and the trail connection from this trail into Danville Estates shall be bonded prior to release of any building permits for Danville Estates, and shall be constructed prior to release of 50 percent of the building permits for Danville Estates. A Recreational Facilities Agreement encompassing Danville Estates shall reflect these requirements.

8. Prior to approval of each Specific Design Plan, the Trails Coordinator shall determine which streets, if any, shall be designated "bikeways." The applicant, his heirs, successors and/or assigns, shall indicate on the plan, following consultation with the Trails Coordinator and the Department of Public Works and Transportation (DPW&T), at which locations along the "bikeway" streets appropriate signs (or other appropriate treatment) shall be installed.

9. A 100-year Floodplain Study or Studies shall be approved by the Flood Management Section of the Department of Environmental Resources (DER) for each drainage area greater than 50 acres in size. Prior to approval of each Specific Design Plan or detailed Preliminary Plat of Subdivision, whichever comes first, a floodplain study shall be approved for any floodplain that is adjacent to or affecting the area of the plan.

10. A Stormwater Management Concept Plan shall be approved by DER prior to approval of the first Specific Design Plan or the first detailed Preliminary Plat of Subdivision, whichever comes first.

11. Prior to approval of the master Preliminary Plat of Subdivision, the applicant, his heirs, successors and/or assignees, shall submit a geotechnical report verifying the presence or absence of Marlboro clay in the southwest portion of the property in accordance with DER criteria. In areas where it is determined that Marlboro clay might affect structural stability, a detailed geotechnical report shall be submitted for review and verification by the Natural Resources Division prior to approval of any detailed Preliminary Plat of Subdivision.

12. The master Preliminary Plat shall include a conceptual layout of water and sewerage services including off-site connections and evaluation of alternations.

13. Prior to submittal of each Specific Design Plan, the applicant, his heirs, successors and/or assigns, shall field locate the specimen trees specified by the Natural Resources Division.

14. Prior to submission of each Specific Design Plan, the applicant, his heirs, successors and/or assignees, shall confer with the Natural Resources Division regarding appropriate wildlife management measures to be employed in the portion of the development which is the subject of that Specific Design Plan.

15. The applicant, his heirs, successors and/or assignees, shall dedicate 72 acres of land located on the north side of Floral Park Road, to the M-NCPPC for future park use as shown on DPR staff Exhibit B.

16. The applicant, his heirs, successors and/or assignees, shall dedicate 36 acres of land located in the southwest quadrant of Floral Park Road and New Piscataway Road, to the M-NCPPC for future park use as shown on DPR Staff Exhibit B. This dedication excludes the 3.1 acre parcel created around the Edelen House which will be acquired by a private interest.

17. In the event that the developer determines a need to use the existing pond on the land to the south of the Edelen House as a stormwater management facility for the development, the design and construction of the pond shall conform with the Department of Parks and Recreation's technical and aesthetic guidelines for these features. The Department of Parks and Recreation shall review and give final approval of the pond.

18. The land to be dedicated to the M-NCPPC shall be subject to the conditions of DPR Staff Exhibit A.

19. The applicant, his heirs, successors and/or assignees, shall work with the DPR to develop management criteria to guide the possible future development of passive recreation facilities within required tree conservation areas designated on land to be dedicated to The M-NCPPC for public park use. These criteria will be subject to the approval of the DPR and the NRD of the Planning Department at the time of TCP II submission. Should these criteria not receive final approval by the NRD, the applicant, his heirs, successors and/or assigns, shall not be allowed to count these areas as tree conservation and the Department of Parks and Recreation shall be allowed to develop passive recreation facilities in these locations. The precise location of these areas will be determined by the DPR at the time of TCP II submission.

20. Prior to the issuance of any building permit for Stage I (780 dwelling units, up to 30,000 square feet of office, and up to 15,000 square feet of retail, but not including Parcel G and the Edelen House for the staging of transportation improvements), the following improvements shall (a) have full financial assurances, (b) have been permitted for construction, and (c) have an agreed-upon timetable for construction with the SHA or the DPW&T:

    a. MD 210 and Livingston/Swan Creek Road:

        - Provide a 200-foot westbound channelized right-turn lane along Livingston Road.

        - Provide a fourth northbound shared through/right-turn lane along MD 210 beginning 500 feet south of Livingston Road and extending approximately 2,800 feet north of Livingston Road.

        - Provide a fourth southbound through lane along MD 210 beginning 500 feet north of Swan Creek Road and extending approximately 2,800 feet south of Swan Creek Road.

- Provide exclusive through and a shared through/left-turn lane on the westbound approach of Livingston Road

b. MD 223 and Livingston Road/site access

- Provide, at least, exclusive through, right-turn, and left-turn lanes on all approaches to the intersection.

- Install a signal, provided it is deemed warranted by SHA.

c. Livingston Road and Farmington/Berry Road

- Provide an exclusive 250 foot left-turn lane along eastbound Farmington Road.

- Provide an exclusive 450-foot left-turn lane along southbound Livingston Road.

- Install a signal, provided it is deemed warranted by DPW&T.

d. MD 223 and Floral Park Road

- Provide an exclusive 110-foot left-turn lane along westbound Floral Park Road.

- Provide an exclusive 150-foot left-turn lane along southbound MD 223.

- Install a signal, provided it is deemed warranted by SHA.

e. Livingston Road and Old Fort Road South

- Install a traffic signal, provided said signal is deemed warranted by DPW&T.

All improvements shall be constructed in accordance with the design standards of the responsible highway agency. The applicant, his heirs, successors and/or assigns, shall submit acceptable signal warrant studies for all proposed signals prior to the approval of Specific Design Plans for any portion of Phase I (except for Parcel G), with the signals to be installed by the applicant, the applicant, his heirs, successors and/or assigns, at any time during Phase I or II of this project that the responsible highway agency deems the signal to be warranted.

f. The applicant, his heirs, successors and/or assignees, shall construct the initial half section of the relocation of MD 223 (A-54) through the subject property along the right-of-way shown on the CDP in accordance with SHA design standards.

21. Prior to the issuance of any building permit for Stage II (360 dwelling units, up to an additional 15,000 square feet of retail, up to an additional 30,000 square feet of office), the following improvements shall (a) have full financial assurances, (b) have been permitted for construction, and (c) have an agreed-upon timetable for construction with SHA or DPW&T:

a. Livingston Road and Old Fort Road:

- Provide an exclusive 225-foot left-turn lane along southbound Livingston Road.
- Provide an exclusive 225-foot right-turn lane along northbound Livingston Road, if a traffic signal is installed at this location.

b. Livingston Road and Washington Lane:

- Provide a southbound through lane along Livingston Road beginning 300 ft. north of Washington Lane and extending approximately 800 feet south of Washington Lane.
- Widen the northbound approach to provide a left-turn bypass lane along Livingston Road, if a traffic signal is installed at this location.
- Install a signal, provided it is deemed warranted

c. MD 210 and Farmington Road:

- Provide a free-right lane along westbound Farmington Road with a 700-foot acceleration lane along northbound MD 210.
- Provide an exclusive 160-foot left-turn lane along eastbound Farmington Road.
- Provide a second left-turn lane on southbound MD 210.

d. Livingston Road and Farmington/Berry Road

- Provide an exclusive 225-foot left-turn lane and a 225-foot right-turn lane along northbound Livingston Road.
- Provide an exclusive 250-foot right-turn lane along southbound Livingston Road.
- Provide an exclusive 315-foot right-turn lane along eastbound Farmington Road.
- Provide an exclusive 350-foot right-turn lane along westbound Berry Road.

e. MD 223 and Gallahan Road

- Install a traffic signal, provided said signal is deemed warranted by the SHA.

f. MD 223 and the site entrance

- Install a traffic signal, provided said signal is deemed warranted by the SHA.

g. MD 210/Old Fort Road South

- Provide a fourth southbound through lane shared with the right-turn lane on MD 210, and extend this lane 800 feet south of Old Fort Road South.

All improvements shall be constructed in accordance with the design standards of the responsible highway agency. The applicant, his heirs, successors and/or assigns, shall submit signal warrant studies for all proposed signals prior to the approval of Specific Design Plans for any portion of Phase II, with the signals to be installed by the applicant, his heirs, successors and/or assigns, at any time during Phase II of this project that the responsible highway agency deems the signal to be warranted.

22. The applicant, his heirs, successors and/or assignees, shall dedicate the following facilities in accordance with DPW&T or SHA requirements:

a. MD 223 (A-54)--arterial--120-foot right-of-way.

b. Floral Park Road (east of A-54)--collector--80-foot right-of-way.

c. Livingston Road--collector--80-foot right-of-way.

d. Danville Road--rural collector--80-foot right-of-way.

23. The applicant, his heirs, successors and/or assignees, shall, in cooperation with DPW&T and Planning Department staff, implement strategies that will maintain lower speeds on certain internal streets within the subject property. These include:

a. The roadway which connects Parcels B, C, and D.

b. The roadway which connects Parcels D and A.

c. The roadway which connects Parcels D, E, and F.

24. All structures shall be fully equipped with an automatic fire suppression system in accordance with National Fire Protection Association (NFPA) Standard 13 and 13D.

25. a. Prior to the approval of Final Plats that contain individual residential lots except for the Edelen House lot, a developer contribution not to exceed the amounts calculated below shall be paid. This developer contribution shall be calculated as follows:

(1) At the time of approval of Final Plats for the first 508 residential units, there shall be no contribution.

(2) Prior to the approval of Final Plats for the 509th residential unit and all remaining residential units, a developer contribution of $905.07 (adjusted to 1994 dollars using the consumer price index) per unit shall be paid.

(3) At the time of approval of Final Plats for the MPDUs, there shall be no contribution required.

The $905.07 per unit developer contribution is based upon current Prince George's County Public Schools student projections. If this development becomes subject to a school facility surcharge or other exaction (monetary or otherwise) in whole or in part for the benefit of schools, the developer contribution required by this condition shall be reduced by the amount of the surcharge or exaction.

b. With regard to the proposed elementary school site, the 12-acre site as shown on the Comprehensive Design Plan shall be dedicated at such time as the Board of Education requests. Such dedication shall occur no later than the time when the residential lots are approved for Final Plat for North/South Danville Estates. Such dedication is subject to State approval. If in the event, the State wished to adjust the exact configuration or location, such adjustments shall be made during review of the Preliminary Plat for the individual lots in the North/South Danville Estates area.

26. Prior to certificate approval, the following additional standards and requirements shall be added to the CDP text or plans:

a. On all single-family detached lots, on-lot tree planting requirements shall be based on the size of the lot as stated in Section 4.1 of the *Landscape Manual*. Planting requirements for attached housing shall be determined at the time of Specific Design Plan.

b. The applicant, his heirs, successors and/or assignees, shall deed to the homeowners association a minimum 10,000-square-foot-parcel in the southwest corner of Parcel M4 (in the northeast corner of the intersection of New Piscataway Road and Livingston Road). On this parcel the applicant, his heirs, successors and/or assigns, shall construct a "gateway feature" which shall consist of a statue, marker, monument, obelisk or other architectural or artistic statement (combined with complementary earthwork and land-scaping, if appropriate) which commemorates some person, group, event or activity which is significant in the history of the Piscataway area or Prince George's County. The Specific Design Plan for Glassford Village North shall include plans and renderings for the proposed gateway feature, which shall be subject to review and recommendation by the Historic Preservation Commission as well as the Planning Board. This gateway feature shall be constructed prior to release of 50 percent of the building permits for Glassford Village North.

c. A master street tree planting framework shall be provided which specifies a street tree type and typical tree spacing for each street in the villages and in Danville Estates.

d. Architectural standards shall be provided for the golf course clubhouse as well as general standards for site grading and development including landscape planting and parking lot screening. This will also include standards for how the tunnel under new Piscataway Road will be constructed and the proposed treatment of the tunnel endwalls.

e. A note shall be added to the plans which states that if acceptable to the Department of Public Works and Transportation, special sidewalk paving, characteristic of traditional towns, such as concrete unit pavers or brick, shall be used along the main spine roads (Road A, AA, AAA, B1, BB,BBB and DD), throughout Bailey Village and around the interior and exterior of the village greens. At the time of the first SDP which contains any one of these areas, the paving material shall be selected and approved for the rest of these areas.

f. A section shall be added to the text which includes general standards for special decorative lighting (if acceptable to DPW&T), and street furnishings which shall be used throughout Bailey Village, around the village greens and at the tennis and swim centers.

g. The density increment tables shall be revised in accordance with Finding 23.

27. Prior to submission of the first SDP for the Danville Estates section, a plan with the proposed grading shall be submitted to Urban Design for review which identifies the tree save areas, the proposed units, and the street network in order to determine whether a street tree planting scheme and sidewalks would be desirable.

28. The design of Bailey Village should be compatible with the height, scale, building mass, directional expression, roof shapes, building materials and architectural details found in the historic village of Piscataway. Particular attention should be given to the view of Bailey Village from Floral Park Road and Piscataway Road. The view from this area shall not be exclusively the view of large blocks of townhouse units, either fronts or backs.

29. A minimum of 25 percent of the single-family detached houses in each village shall have a front porch. By the time 50 percent of the permits for detached houses in any village have been released, at least one-half of the required number of porches shall have been built.

30. A minimum of 50 percent of the single-family detached lots in each village that are 50 feet or less in width shall have a hedge, fence or wall (as specified on page 25 of the CDP text) in the front yard. (This condition does not apply to Glassford Village North.) A significant percentage of all three optional treatments shall be required; however, fences are the preferred option. By the time 50 percent of the permits for the affected lots in any village have been released, at least one-half of the required hedges, fences or walls shall have been installed.

31. The Swimming Center shall be equipped with a meeting room that will accommodate a minimum of 100 people, and a kitchen, as well as the normal bathhouse facilities. The swimming pool itself should include the following features:

    a. Zero depth entrance: wide ramps and/or recessed stairs to provide easy access for young children, the disabled and seniors.

    b. Adequate shallow water: an area of water depths from two to three feet for children learning to swim.

    c. Lap swimming lanes: a noncompetitive pool should have at least three lap lanes with a minimum 20-meter length and minimum depth of 3.5 feet.

32. The private recreational facilities shall have bonding and construction requirements as follows, all of which shall be incorporated in recreational facilities agreements (as specified in the *Parks and Recreation Facilities Guidelines*) prior to Final Plat of Subdivision.

Facility	Bond Posted (or other suitable financial guarantee, suitability to be judged by the General Counsel's Office of M-NCPPC)	Construction Completed
Village Green in Bailey Village (including "focal point" and any children's play area).	Prior to release of any building permits in Bailey Village.	Prior to release of 50% of the residential building permits in Bailey Village, or permits for the first 20,000 square feet of office or retail, whichever comes first.
Tennis Complex in Glassford Village South	Prior to release of any building permits in any village.	Prior to release of the 500th residential building permit for the development as a whole.
Village Green in Edelen Village South (including "focal point" and any children's play areas)	Prior to release of any building permits in Edelen Village South	Prior to release of 50% of the building permits in Edelen Village South
Swimming Center in Edelen Village North	Prior to release of the 250th building permit in any village.	Prior to release of the 500th residential building permit for the development as a whole.
Village Green in Lusby Village (including "focal point" and any children's play areas).	Prior to release of any building permits in Lusby Village.	Prior to release of 50% of the building permits for Lusby Village.

33. At the time of Specific Design Plan, the applicant, his heirs, successors and/or assignees, shall demonstrate that the proposed pre-school and school-age play areas comply with the following:

    a. The play areas shall be designed to be as harmonious as possible with the neotraditional design theme in terms of design, details, color and other characteristics.

    b. A minimum of one-third of the features in each play area shall be usable by handicapped children and shall be accessible to the handicapped by means of smooth resilient surfacing which is flush with the edges of the play area. (Prior to submission of any affected Specific Design Plan, the applicant shall confer with the Urban Design Review Section on means for fulfilling this condition.)

34. All stormwater management (SWM) ponds shall be designed to fit harmoniously into the site by means of naturalistic and irregular contours and grading in keeping with the general topography of the area. All SWM ponds shall be designed as an amenity with special attention to appearance of inlet and outlet structures, to pond edge treatment, landscaping, location of trails, elimination of rip rap channels where possible, and other aesthetic considerations.

35. The developer will provide free of charge a parcel of land within the Bailey Village to a religious group or other non-profit organization. The land shall be conveyed subject to covenants requiring that the building contain a sanctuary or meeting room large enough to accommodate a minimum of 200 persons seated and that the building have the following characteristics:

a. The building shall not exceed thirty-six (36) feet in height. The building shall contain a spire, clocktower, bell tower or similar architectural feature, which may exceed the thirty-six (36) foot height limit.

b. The exterior of the building shall be constructed entirely of natural materials and shall be of a scale, color and architectural style which is compatible with the structures in the Bailey Village and the existing village of Piscataway.

c. Any parking for the institutional/civic use, located along new Piscataway Road, shall be carefully and thoroughly screened from new Piscataway Road with walls and landscaping and shall also be screened per the standards for any other parking lot located in Bailey Village.

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

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

(1) Its efforts to find a group, organization or entity to construct and own the civic/institutional building, or

(2) The efforts of the group, organization or entity to raise money, get permits and complete construction.

36. Prior to approval of the master Preliminary Plat for the Villages of Piscataway, the applicant, his heirs, successors and/or assignees, shall submit the conceptual plans for the design and alignment of Piscataway Road extended which show the road and its relationship with the Edelen house and the historic setting. Information including the horizontal and vertical curvature, design speed, number of travel lanes, median width (if any), and typical cross-sections shall be submitted in order to ensure that the road design is sensitive to, blends in with and has the least impact on the historic setting.

37. Prior to the issuance of the 818th residential building permit for the entire project, and prior to the issuance of any commercial building permits within Bailey's Village, one of the following shall occur:

a. The golf course shall be fully constructed and open for use.

b. The Basic Plan shall be amended to delete the golf course and eliminate all conditions relating to the golf course.

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 Vaughns, seconded by Commissioner Harley, with Commissioners Vaughns, Harley, Eley, Squire and Hewlett voting in favor of the motion, at its regular meeting held on Thursday, October 28, 2004, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 18th day of November 2004.

Trudye Morgan Johnson
Executive Director

Frances J. Guertin

By Frances J. Guertin
Planning Board Administrator

TMJ:FJG:SA/LK:SL:rmk

APPROVED AS TO LEGAL SUFFICIENCY.

MAC
M-NCPPC Legal Department

Date 11-10-04

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (301) 952-3796

PGCPB No. 07-116 File No. CDP-9306/01

RESOLUTION

WHEREAS, the Prince George's County Planning Board is charged with the approval of Comprehensive Design Plans pursuant to Part 8, Division 4 of the Zoning Ordinance of the Prince George's County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on June 7, 2007, regarding Comprehensive Design Plan CDP-9306/01 for Villages of Piscataway (also known as The Preserve at Piscataway) the Planning Board finds:

1. **Request:** The application requests approval of a revision to the comprehensive design plan for the purpose of revising one of the development standards for the project, the maximum height allowed for the development of single-family attached dwellings (townhouses) within the development.

2. **Development Data:** The following table summarizes the proposed land uses for all of the sections in the Villages at Piscataway (also known as the Preserve at Piscataway);

Gross Area of Site	878.9 acres
Floodplain Area	79.8 acres
Area of Bailey Village (Zoned L-A-C) 20,000 to 30,000 square feet commercial 10,000 to 15,000 square feet retail 140 Dwelling Units (max.)	19.98 acres
Area Glassford Village, Edelen Village, Lusby Village and Danville Estates (Zoned R-L) 800 Single-Family Detached (80 percent) 200 Single-Family Attached (20 percent) 1,000 Dwelling Units (max.)	858.92 acres

3. **Location:** The Villages at Piscataway is located in Planning Area 84 primarily south of Floral Park Road near its intersection with Piscataway Road.

4. **Previous Approvals:** On September 14, 1993, the County Council, sitting as the District Council for the part of the Maryland-Washington Regional District in Prince George's County, adopted CR-60-1993 approving the Master Plan and the Sectional Map Amendment for Subregion V in Prince George's County. Comprehensive Design Zone Amendment Three (Zoning Applications A-9869 and A-9870) rezoned 858.7 acres in the R-A Zone to the R-L (Residential-Low

Development, 1.0 to 1.5 du/acre) Zone and 19.98 acres to the L-A-C (Local Activity Center—Village Center) Zone. The rezoning was approved with 39 conditions and 11 considerations.

Comprehensive Design Plan CDP-9306 for Villages of Piscataway was approved by the Planning Board on March 24, 1994, and PGCPB Resolution No. 94-98 was adopted on March 24, 1995. On November 18, 2004, the Planning Board approved a request for reconsideration of a condition relating to the development of the golf course, as stated in PGCPB Resolution No. 94-98 (C).

Specific Design Plans have been approved for the development of all the lots within the project, including approximately 206 townhouse lots in the R-L and L-A-C Zones. The Specific Design Plan for the golf course is currently under review.

5. **Design Issue:** The applicant provided the following discussion of the request in justification statement dated May 4, 2007:

> "The Comprehensive Design Plan (CDP) for the Villages of Piscataway (now Preserve at Piscataway, and herein the "Preserve") was approved on March 24, 1995. The approval provided for the development of up to 1,000 dwelling units within the R-L-zoned portion of the property and up to 140 dwelling units with up to 45,000 square feet of commercial and retail space within the L-A-C-zoned portion of the property. Dwelling types included single-family attached units inclusive of architectural guidelines applicable to the heights.
>
> "Table 2 of the CDP Text includes a reference that maximum building height for single-family attached homes would be 36 feet. There is no indication in any of the written materials or drawings relating to the CDP as to why the maximum height for townhouses was set at 36 feet rather than 40 feet. Normally a single-family detached house is two-stories or less, and the typical maximum building height is less than 36 feet. A townhouse with an integral garage is typically a three-story unit and, depending on the roof slope, can easily exceed 36 feet. All townhouses proposed in The Preserve at Piscataway are to include integral one or two-car garages. Lastly, Applicant notes Section 27-442(f), Table V, Building Height of the Zoning Ordinance permits a maximum building height of 40 feet in the R-T (Townhouse) Zone. In sum, the applicant believes this was an error and it was not the intent of the CDP text to suggest a standard that would result in dwelling units of lesser architectural quality. We note that typically such a departure from an accepted standard would be normally expressed in the Planning Board Resolution of Approval, e.g. (Resolution No. 94-98(C) (A). However in this instance, no such mention is made. Thus, the applicant believes it was an inadvertent error and requests the Planning Board modify the requirement to be consistent with the height allowed by the Zoning Ordinance.
>
> "Additionally, the height of a building is measured from the approved "Street Grade" at a point at the middle of the front of the building. This creates a problem when a townhouse unit is sited several feet or more above the adjacent street. The irregular terrain of The

Preserve at Piscataway required that townhouses, in some instances, be sited in this manner in several locations. The Zoning Ordinance provides that if a building is setback 35 feet or more from the "Street Line" the building height may be measured from the finished ground surface along the side of the building facing the front of the lot. As a result of this interpretation, in some instances the grade of the street will result in a townhouse that will be measured 48 feet for purposes of height. The actual building is 40 feet; however, the measurement applicable pursuant to the Zoning Ordinance results in the 48 feet.

"In sum, the applicant believes this change will allow for the quality of development envisioned at the time of the CDPs original approval. The specific language of the proposed amendment would be as follows:

"AMENDMENT NO. 1

"Substitute 48 feet for 36 feet in the "Maximum Building Height" for townhouses in Table 2, Residential Lot Standards."

Comment: The proposal to increase the height of the attached housing development standard from 35 feet to 48 feet is justified for two reasons. First, if the property were zoned R-T, as is the Euclidian designation of zoning for the development of townhouses, the height limitation for the units would be 40 feet. Therefore, a maximum of 40 feet would normally be allowed upon the initial creation of the development standards in a comprehensive design zone. The increase in the allowable building height from 40 to 48 is justified because of the unique topography of the site. Further, the Zoning Ordinance definition of the "height of building" is based on Section 27-107.01(a)(113)and states the following:

(A) The vertical distance between an approved "Street" grade at a point at the middle of the front of the "Building" to either:

(iii) The average height between the eaves and ridge of a gable, hip or gambrel roof.

Based on the rough existing topography of the subject site, and the desire to provide for rear-loaded garages on attached housing in the development, (in keeping with the village concept of the development), the allowance for a greater height of unit is justified. However, as the building is raised above the grade of the street, the effect on the streetscape and the pedestrian changes. The relation of the building to the street could create a canyon effect. However, because the attached units do not generally line both sides of the street in this development, this will not be the case. Staff recommends that the units be set back from the street line to compensate for the height of the building, such that units over 40 feet in height are set back a minimum of 25 feet from the front lot line. This should mitigate any negative impact the increase in height of the building might have on the streetscape. Furthermore, at the time of the SDP, the plans should provide for a columnar type shade tree in the front yards of each of the lots, to transition the view into the structure from the

street-line. Any retaining walls associated with the steps up to the unit should be clad in brick, with abundant landscaping around them and on the slope to avoid the necessity of mowing in steep areas.

6. This revision to the Comprehensive Design Plan for Villages at Piscataway will be in conformance with the Basic Plan for Zoning Map Amendments A-9869 and A-9870.

7. This revision to the CDP will have no impact on previous findings that the proposed overall plan for the Villages at Piscataway will result in a development with a better environment than could be achieved under other regulations. Approximately 35 percent of the trees presently existing on the site will be preserved. A total of 111 acres of land will be dedicated to M-NCPPC for public park use, which is considerably in excess of the amount required under the mandatory dedication requirements of the Subdivision Regulations and recommended by the Preliminary Master Plan.

8. As was originally found by the Planning Board in the approval of the case, approval is warranted by the way in which the Comprehensive Design Plan includes design elements (e.g., the modified grid street layout and centrally located public spaces typical of neotraditional planning), facilities and amenities (such as the 18-hole golf course, swim center and tennis complex), and satisfies the needs of the residents, employees or guests of the project.

9. As was originally found by the Planning Board in the approval of the case, the proposed development will be compatible with existing land use, zoning and facilities in the immediate surroundings. The design of the Villages at Piscataway, as modified by conditions, will be as compatible as possible with the adjacent historic Village of Piscataway. Proposed lot sizes along Danville Road are in character with existing properties located across Danville Road. The long, irregular southern boundary of the site is lined with open space. No lots border the R-A-zoned property. Long stretches of Floral Park Road and Danville Road are lined with golf course and most of the community's development has been placed in the interior of the property to preserve the rural character of the surrounding area.

10. This revision to the CDP will have no impact on previous findings that land uses and facilities covered by the comprehensive design plan (CDP) will be compatible with each other in relation to:

    a. Amounts of building coverage and open space.

       The setback and other standards for residential lots in combination with the large amount of open space provided in the public park area, the golf course and the village greens will create a pleasing rhythm of buildings and open space throughout the development and a compatible relationship among the various land uses and facilities in the development.

    b. Building setbacks from streets and abutting land uses.

The revision to the CDP should be approved with an additional requirement for attached units that requires a minimum 25-foot building setback measured from the front property line.

c. Circulation access points.

The circulation system was carefully designed to include modified grid street patterns in accordance with neotraditional design principles and has adequate circulation access points to the surrounding road network.

11. This revision to the CDP will have no impact on previous findings that 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.

12. This revision to the CDP will not impact the original findings relating to adequate public facilities for the site.

13. The CDP does not identify an adaptive use of the Edelen House historic site.

14. The CDP incorporates all applicable design guidelines set forth in Section 27-274 of the Zoning Ordinance.

15. This revision to the plan has no impact on previous findings of conformance to the Woodland Conservation Ordinance.

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 the Comprehensive Design Plan CDP-9306/001, Villages of Piscataway (also known as The Preserve at Piscataway) for the above described land, subject to the following conditions:

1. The development standards for the Comprehensive Design Plan for Villages of Piscataway shall be modified to include the following:

a) Substitute 48 feet for 36 feet in the "Maximum Building Height' for townhouses in Table 2, Residential Lot Standards.

b) Townhouse units over 40 feet in height, as measured from the approved street grade in front of the unit, shall be set back a minimum of 25 feet from the front lot-line.

c) Prior to the approval of a SDP for the development of attached housing over 40 feet in height, the landscape plan shall indicate a columnar type shade tree in the front yards of each of the lots and abundant landscaping shall be provided at the foundation of the unit and around the steps up to the unit, in order to avoid the need to mow lawn areas on steep slopes.

d) Prior to the approval of a SDP for the development of townhouse units over 40 feet in height and rear load garages, the details and specifications for the steps to the front door shall indicate that the steps will be clad with brick.

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 Squire, seconded by Commissioner Clark, with Commissioners Squire, Clark, Eley, Vaughns and Parker voting in favor of the motion at its regular meeting held on Thursday, June 7, 2007, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 5th day of July 2007.

R. Bruce Crawford
Executive Director

Frances J. Guertin

By Frances J. Guertin
Planning Board Administrator

RBC:FJG:SL:bjs

APPROVED AS TO LEGAL SUFFICIENCY.

M-NCPPC Legal Department

Date 6/15/07

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (301) 952-3796

PGCPB No. 08-143 File No. CDP-9306/02

RESOLUTION

WHEREAS, the Prince George's County Planning Board is charged with the approval of Comprehensive Design Plans pursuant to Part 8, Division 4 of the Zoning Ordinance of the Prince George's County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on October 9, 2008, regarding Comprehensive Design Plan CDP-9306/02 for Villages of Piscataway the Planning Board finds:

1. **Request:** This application proposes to modify the approved development regulations established for the Villages of Piscataway by CDP-9306/02. Specifically, the applicant proposes to modify the minimum allowable roof pitch of buildings from 8:12 to 7:12, and to allow rear decks on townhouses to extend up to ten feet beyond rear building restriction lines.

2. **Location:** The Villages at Piscataway is located in Planning Area 84, south of Floral Park Road near its intersection with Piscataway Road.

3. **Surroundings and Uses:** The properties surrounding the Villages of Piscataway are predominantly large-lot residential or agricultural parcels in the R-A Zone. To the northeast, the Bailey's Village section of the project is adjacent to the historic Piscataway Village, which features a traditional cluster of historic houses along a main street.

4. **Previous Approvals:** On September 14, 1993, the Prince George's County District Council adopted CR-60-1993 approving the *Master Plan and Sectional Map Amendment for Subregion V, Planning Areas 81A, 81B, 83, 84, 85A and 85B*. The sectional map amendment, in conjunction with Zoning Applications A-9869 and A-9870, rezoned 858.7 acres in the R-A Zone to the R-L (Residential Low Development, 1.0 to 1.5 du/acre) Zone and 19.98 acres to the L-A-C (Local Activity Center) Zone. The rezoning was approved with 39 conditions and 11 considerations.

   Comprehensive Design Plan CDP-9306 for Villages of Piscataway was approved by the Planning Board on March 24, 1993. On November 18, 2004, the Planning Board approved a request for reconsideration of a condition relating to the development of the golf course, as stated in PGCPB Resolution No. 94-98.

   On June 7, 2007, the Planning Board approved CDP-9306/01, a revision to increase the maximum permissible height of townhouses within the project to 40 feet.

   Specific design plans have been approved for the development of all the lots within the project.

5. **Design Features:** The Villages of Piscataway consist of eight separate areas: Glassford Village, Bailey's Village, Edelen Village South, Edelen Village North, Lusby Village West, Lusby Village East, Danville Estates West, and Danville Estates East. The villages include a mix of single-family

detached and attached houses, with recreational facilities and commercial spaces located at the centers of some villages. An eighteen-hole golf course is planned to be developed in the spaces between the villages. The historic Edelen House is located on the western edge of Bailey's Village.

COMPLIANCE WITH EVALUATION CRITERIA

6. **Zoning Ordinance:** Prior to approving a comprehensive design plan, the Planning Board must make the required findings found in Section 27-521:

(a)(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;

In general, the plan remains in conformance with approved Basic Plans A-9869 and A-9870. There is one condition of the plan which warrants discussion in the context of the proposed revision:

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

The proposed roof pitch requirement, although not readily discernable in most circumstances, has the potential to reduce the compatibility of buildings with the Edelen House and the historic village. The Edelen House features particularly steep roofs, and the flatter roof standard proposed by this revision would not be compatible with that standard. Therefore, the proposed adjustment to roof pitch requirements should not apply to buildings within Bailey's Village.

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

The proposed revisions to the plan will allow builders slightly more flexibility in the construction of the development. The slightly lower roof pitch proposed as the standard will allow for the incorporation of additional house models into the product mix provided in the plan.

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

The proposed revisions will not detract from the design elements, facilities, and amenities provided as part of the project. Granting the proposed revision will allow builders to have greater flexibility in providing different house types for future residents.

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

(a)(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;

The proposed land uses will remain compatible. The proposed revision to allow the rear decks of townhouses within the rear setbacks established by the CDP will have a negligible impact on the amount of open space provided. The Villages of Piscataway include both rear-loaded and front-loaded townhouses. In the case of rear-loaded townhouses, most of the rear setback area on the lot will be paved in order to provide driveway access to the rear alley. In this situation, the construction of decks above the driveways will not impact the amount of open space. Where the townhouses are front-loaded, the construction of decks will slightly reduce the amount of open space provided on the lot but will allow the homeowners to have more usable outdoor space. Lot coverage will not be affected by the revision, which will not reduce the compatibility of the townhouses with the other land uses covered in the CDP or with the immediate surroundings.

(a)(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;

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

The proposed revision will have no impact on the staging of the development.

(a)(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 distinguishing 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 proposed revision does not propose an adaptive reuse of a historic site.

(a)(9) The Plan incorporates the applicable design guidelines set forth in Section 27-274 of Part 3, Division 9, of this Subtitle, and except as provided in Section 27-521(a)(11), where townhouses are proposed in the Plan, with the exception of the V-L and V-M Zones, the requirements set forth in Section 27-433(d);

The plan incorporates the applicable design guidelines for site plans (Section 27-274) and for townhouses (Section 27-521(a)(11)).

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

The plan's conformance with approved Type I Tree Conservation Plan TCPI/9/94 is not affected by this revision.

(a)(11) 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

As required under 27-226(f)(4), the property was placed in the comprehensive design zone through the Sectional Map Amendment process in conjunction with the two Basic Plan applications, A-9869 and A-9870. However, Section 27-480(g) does not apply because the Sectional Map Amendment was not intended to implement the land use recommendations of a plan approved after October 1, 2006.

(a)(12) 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.

The Villages of Piscataway are not part of a Regional Urban Community.

7. **Roof Pitch Amendment:** Approved CDP-9306 sets a minimum roof pitch requirement for main structures of 8:12 (the slope of the roof must rise vertically at least eight inches for every twelve inches of horizontal distance). The applicant requests to amend this minimum requirement to 7:12, a slightly less steep requirement. This would allow flexibility in the provision of different houses with a less steep roof.

The proposed 7:12 standard is a common roof pitch within the housing industry. For purposes of comparisons, some styles of houses such as 1960 and 1970 style ranch homes often feature significantly shallower roofs such as 5:12. Both steeper and flatter roofs have different advantages. Steep roofs shed precipitation more effectively, provide more usable attic space beneath the roof,

and present a more animated streetscape. Flatter roofs are generally more cost effective because of the smaller amount of roof material employed and the greater ease of construction on a flatter surface. Although a 7:12 roof pitch does present a slightly different appearance from an 8:12 roof pitch, the difference is not significant and brings the project in line with current practices and requirements of other projects in the County.

The applicant's proposal leaves in place other elements of the architectural design standards that require roofs to be simple and symmetrical in form, disallowing the provision of vents or other roof protrusions facing a street, and regulating the type of materials from which the roof may be constructed.

The lower roof pitch should not be utilized within Bailey's Village, which is intended to be consistent with historic Piscataway Village and with the Edelen House.

With the exception of Bailey's Village, the amended roof pitch requirement is an acceptable revision to the CDP standards. This will allow the homebuilders greater flexibility to respond to demand when marketing the Villages of Piscataway.

8. **Townhouse Deck Amendment:** The applicant has proposed that the rear decks of townhouses be allowed to extend up to ten feet beyond a rear setback building. The CDP establishes a rear setback for townhouses of 20 feet from the property line. It should be noted that townhouse lots in other projects frequently do not have rear setback lines, so that this restriction is uncommon in the county. In addition, all townhouses fronting on public streets are required to provide parking garages on private alleys, which are located in the rear of the townhouses. For the small townhouse lots, the rear decks may provide a highly desirable outdoor space available to homeowners. Townhouse lots of limited depth may not have enough space to provide rear decks outside of the required building setback. Permitting the rear decks to extend up to ten feet into the setback would allow for decks to be provided under these circumstances, while the actual townhouse building itself would remain within the setback. Where there are driveways on the rear alleys, the decks would hang over the rear driveways, and therefore would not reduce the amount of green space in the development.

   Granting this revision would not detract from the quality of the development and would be of use to the future homeowners by allowing the construction of decks where they could not be provided under current CDP development standards. Therefore, the extension of decks beyond the 20-foot rear yard setback should be limited to decks that are no more than twelve feet deep.

9. **Historic Preservation Section:** In a referral dated September 25, 2008, the Historic Preservation Section offered the following comments:

   Historic Preservation Section staff recommends that any approval of the subject application should include the following condition: "The roof pitch of all buildings to be constructed within Bailey's Village shall remain at 8:12 according to CDP-9306, as approved by the Planning Board," in order

to enhance the compatibility of new construction in Bailey Village with the adjacent Edelen House Historic Site (Historic Site No. 84-023-06).

The Planning Board adopts this recommendation as a condition, for the reasons provided in Finding No.7.

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 the Comprehensive Design Plan CDP-9306/02, Villages of Piscataway for the above described land, subject to the following condition:

The development standards for the comprehensive design plan for the Villages of Piscataway shall be modified to include the following:

a. The minimum roof pitch for all main buildings (except in Bailey's Village) shall be 7:12.

b. The minimum roof pitch for all main buildings in Bailey's Village shall be 8:12.

c. Townhouse decks may extend up to ten feet beyond the rear building setback line, provided that the deck is no more than 12 feet deep.

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 Squire, seconded by Commissioner Clark, with Commissioners Squire, Clark, Vaughns and Parker voting in favor of the motion, and with Commissioner Cavitt absent at its regular meeting held on Thursday, October 9, 2008, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 23rd day of October 2008.

Oscar S. Rodriguez
Executive Director

Frances J. Guertin

By Frances J. Guertin
Planning Board Administrator

OSR:FJG:CL:bjs

APPROVED AS TO LEGAL SUFFICIENCY.

M-NCPPC Legal Department

Date 10/16/08

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
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TTY: (301) 952-4366
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PGCPB No. 16-37

File No. CDP-9306-03

RESOLUTION

WHEREAS, the Prince George's County Planning Board is charged with the approval of Comprehensive Design Plans pursuant to Part 8, Division 4 of the Zoning Ordinance of the Prince George's County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on March 10, 2016, regarding Comprehensive Design Plan CDP-9306-03 for Villages at Piscataway (aka The Preserve) the Planning Board finds:

1. **Request:** This application proposes to modify the previously approved layout of the development to consolidate the development pod previously shown on the west side of the Potomac Electric Power Company (PEPCO) right-of-way into the development pod on the east side of the right-of-way, to create a new tree preservation bank as part of the tree conservation plan (TCP), and to adjust the development standards to allow for smaller lots within the large-lot component (Danville Estates) of the overall project. The overall density of the comprehensive design plan (CDP) is proposed to remain unchanged.

2. **Development Data:** The following table summarizes the proposed land uses for all of the sections in the Villages of Piscataway (also known as The Preserve):

Gross Area of Site	878.90 acres
Floodplain Area	79.80 acres
Area of Bailey Village (Zoned L-A-C)	19.98 acres
20,000 to 30,000 square feet commercial	
10,000 to 15,000 square feet retail	
140 Dwelling Units (max.)	
Area of Glassford Village, Edelen Village, Lusby Village, and Danville Estates (Zoned R-L)	858.92 acres
800 Single-Family Detached (80 percent)	
200 Single-Family Attached (20 percent)	
1,000 Dwelling Units (max.)	

3. **Location:** The Villages of Piscataway is located in Planning Area 84, south of Floral Park Road, near its intersection with Piscataway Road. Danville Estates, where the lot consolidation will happen, is located on the west side of Danville Road, approximately 4,000 feet southeast of its intersection with Floral Park Road. The proposed revision to the CDP is specific to this village, which is one of five villages within the overall development.

4. **Surroundings and Uses:** The properties surrounding the Villages of Piscataway, Danville Estates specifically, are predominantly large-lot residential or agricultural parcels in the

Residential-Agricultural (R-A) and Residential Low Development (R-L) Zones.

5. **Previous Approvals:** On September 14, 1993, the Prince George's County Council, sitting as the District Council for the part of the Maryland-Washington Regional District in Prince George's County, adopted Council Resolution CR-60-1993 approving the *Master Plan and the Sectional Map Amendment for Subregion V, Planning Areas 81A, 81B, 83, 84, 85A and 85B,* in Prince George's County. Zoning Map Amendments A-9869 and A-9870 rezoned 858.7 acres in the R-A Zone to the R-L Zone (1.0 to 1.5 du/acre) and 19.98 acres to the Local Activity Center Zone (L-A-C, Village Center). The rezoning was approved with 39 conditions and 11 considerations.

Comprehensive Design Plans
On March 31, 1994, the Prince George's County Planning Board approved Comprehensive Design Plan CDP-9306 for the subject property then known as the Villages of Piscataway, as described in PGCPB Resolution No. 94-98(C)(A), with 36 conditions. The CDP included the entire ±878.9 acres of land zoned R-L and L-A-C proposed to be developed as a golf course community with five distinct villages, one of which was the large-lot component of Danville Estates. A Type I Tree Conservation Plan (TCPI-009-94) was also approved.

On November 18, 2004, the Planning Board approved a request for reconsideration of a condition relating to the timing of the development of the golf course, as stated in PGCPB Resolution No. 94-98(C)(A).

On June 7, 2007, the Planning Board approved CDP-9306/01, a revision to increase the maximum permissible height of townhouses within the project to 40 feet.

On October 23, 2008, the Planning Board approved CDP-9306/02, a revision to modify the minimum allowable roof pitch of buildings from 8:12 to 7:12, and to allow rear decks on townhouses to extend up to ten feet beyond the rear building restriction lines.

Preliminary Plans of Subdivision
On June 24, 1994, the Planning Board reviewed and approved Preliminary Plan of Subdivision 4-94017, Villages at Piscataway, for the entire acreage of the site, as described in PGCPB Resolution No. 94-213. The preliminary plan was approved with 20 conditions, and a revision to the Type I Tree Conservation Plan (TCPI-009-94-01) was also approved.

Preliminary Plan of Subdivision 4-03027 was approved by the Planning Board on May 29, 2003 (PGCPB Resolution No. 03-122) for The Preserve at Piscataway. Variation requests for impacts to sensitive environmental features and revised Type I Tree Conservation Plan TCPI-009-94-02 were also include in the approval.

Specific Design Plans
Specific Design Plans (SDPs) have been approved for the development of all the lots within the project, including the Danville Estates development, of which this revision applies.

Specific Design Plan SDP-0320 for The Preserve at Piscataway, Danville Estates, and Type II Tree Conservation Plan TCPII-048-04 was approved on June 10, 2004 by the Planning Board, subject to conditions contained in PGCPB. Resolution No. 04-133.

An -01 revision to SDP-0320, Danville Estates, was subsequently approved on August 31, 2005 at the Planning Director level for the limited purpose of adding three architectural models, subject to no conditions. The record plats for a portion of the Danville Estates on the east side of the PEPCO right-of-way were subsequently recorded, grading permits were issued, and partial site grading was completed. With the downturn in the economy, all work stopped on this project, and no houses have been constructed in Danville Estates. The SDP for Danville Estates would have originally expired in 2011, but was extended by the County Council. The validity of the underlying Preliminary Plan 4-03027 was also extended through County Council legislation.

An -02 revision to SDP-0320 and the -01 revision to TCPII-048-04 was approved by the Planning Board on November 14, 2013, subject to conditions contained in PGCPB Resolution No. 13-131.

6. **Design Features:** The Villages of Piscataway consist of five separate areas or villages: Glassford Village, Bailey's Village, Edelen Village South and North, Lusby Village West and East, and Danville Estates. The villages include a mix of single-family detached, attached dwellings, and multifamily, with a larger central recreational area and commercial space located at the center of Bailey's Village. An eighteen-hole golf course was originally part of the project, but has since been deleted from the development (SDP-0608-01) and is now proposed as open space and tree preservation. The historic Edelen House is located on the western edge of Bailey's Village.

Specific to this particular revision to the CDP, the applicant is proposing to consolidate a development pod previously shown on the west side of the PEPCO right-of-way into the development pod on the east side of the right-of-way, to create a new tree preservation bank where the lots are removed, and to modify the previously approved development standards for the large-lot component of this R-L-zoned development. The overall density of Danville Estates is proposed to remain the unchanged.

The R-L Zone is a zone in which the applicant sets forth the design standards for the development and these design standards are subsequently approved by the Planning Board as part of the CDP process. In this case, the applicant is asking to allow the previously approved development standards to be adjusted, for Danville Estates only, as shown on the following chart:

TABLE 2
RESIDENTIAL LOT STANDARDS
Revised per CDP-9306-03

	Townhomes	Courtyard Townhomes	Single Family Detached Below 14,000 SF	Single Family Detached Over 14,000 SF
NET LOT AREA (MIN. S.F.)	1,500 per unit	900 per unit	4,000	14,000
FRONT YARD (MIN.)	15'	5'	15'	25'
LOT WIDTH MIN. AT STREET LINE	18'	20'	18'	25'
LOT WIDTH MIN. AT BUILDING LINE	18'	20'	40'	70'
REAR YARD MIN. (WITH REAR PERPENDICULAR PARKING)	20'	6'	25'	35'
SIDE YARDS (MIN.)				
ONE	-	-	0'	8'
BOTH	-	-	8'	17'
MIN. SPACE BETWEEN END BUILDINGS	25'	15'	-	-
MAX. HEIGHT	38'	38'	38'	38'

The Planning Board has reviewed the proposed changes to the two categories of single-family detached lots. The first change relates to the two categories of the single-family detached lots and the second change to the development standards relates to changing the minimum lot width at the building line. In the original CDP, the two single-family detached categories were proposed and approved as either above or below 20,000 square feet and the building setbacks and lot standards were designed appropriately. In this case, the applicant is proposing a new size for what will be considered the "large lots" (14,000 square feet), but also largely retaining those same development standards. Not all of the lots within the large-lot component of the overall development (Danville Estates) will be a minimum of 14,000 square feet in size. The lots located at the perimeter should be a minimum of 14,000 square feet, which is consistent with the original SDP approval. The lots at the entrance of the development and those lots around the perimeter of the development, directly abutting R-A-zoned land, are intended to be over 14,000 square feet to be compatible. The CDP was approved with the following design element, as stated in the text:

The large lots in Danville estates are located near the outer boundaries of the property. Along Danville Road, the estate areas emulate the character of the adjoining off-site residential development.

Smaller lots are a result of placing environmental features in common open space, as opposed to remaining on each individual lot. This is a positive approach to protecting natural features in the landscape. Therefore, the Planning Board has included conditions in the approval of the plans to ensure that the lots at the entrance of the development will be a minimum of 34,000 square feet. Further, the setback of the structures from Danville Road should be at least 50 feet from the right-of-way line. This will blend the new development with the existing development along the historic

Danville Road. The TCP is proposed to be changed as well. The removal of the development pod from the west side of the PEPCO right-of-way will allow for more tree preservation within the development. Discussion of this issue is contained in Finding 10 below.

7. **Basic Plan for Zoning Map Amendments A-9869 and A-9870:** The basic plan relevant to the proposed project was approved by the District Council as part of a sectional map amendment (CR-60-1993) with 39 conditions and 11considerations. Most of the conditions are related to the golf course. The Planning Board has reviewed the subject revisions against the requirements of the basic plan and finds it to be in general conformance with the applicable conditions, as follows:

23. All development pods shall be connected by the internal pedestrian/bike trail network.

This revision is in conformance with the previously approved CDP regarding pedestrian connection.

32. The two southernmost portions of the site cross-hatched area in drawing attached to Subregion V master Plan/SMA public hearing exhibit #247) which consists of approximately 253 acres, shall contain no more than 126 single family detached dwelling units.

The above condition was added as part of the approval of the basic plan, most likely due to an attempt to fulfill the purposes of the R-L Zone, which relates to the requirement of a low-density residential development that includes a large-lot component, specifically listed below:

Section 27-514.08. Purposes.

(a) The purposes of the Zone are to:

(7) Encourage low-density residential development which provides for a variety of one-family dwelling types, *including a large lot component*, in a planned development; (*emphasis added)*

The Planning Board finds that the proposal to consolidate the pod of development to one side of the PEPCO right-of-way, which results in a smaller average lot size than that which was previously approved, is still sustainable as a large-lot component for the overall development because the largest lots are proposed at the perimeter of the development along Danville Road and the adjacent R-A-zoned properties. The total lot number for the single-family detached house after the consolidation is 124.

8. **Prince George's County Zoning Ordinance:** Prior to approving a CDP, the Planning Board must make the required findings found in Section 27-521(a) of the Zoning Ordinance:

(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 Basic Plan (A-9869) was approved by the District Council as part of a sectional map amendment (CR-60-1993). The Planning Board has reviewed the subject CDP and finds it to be in conformance with its requirements.

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

The proposed revisions to the plan will allow for lot sizes smaller than what was previously approved. The applicant has stated that the larger lots are less marketable. Further, the conversion of the area in which the lots are removed becomes another tree preservation area which, from an environmental standpoint, is desirable. Further, the consolidation will result in less roadway surface and impervious area, therefore, the development will have less stormwater to manage.

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

The proposed revisions will not detract from the design elements, facilities, and amenities provided as part of the project for use by the future residents. In regard to the issue of satisfying the needs of the future residents, the applicant has provided a letter from the homeowners association (HOA) indicating that the Preserve at Piscataway community understands the proposed changes to the plans, that additional land area will ultimately be conveyed and under HOA ownership, and that the area conveyed is proposed as tree bank to the benefit of the developer. The Preserve at Piscataway Board of Directors submitted a letter dated October 5, 2015 (Cynthia Battle, President, to Susan Lareuse) stating the following:

> "Please accept this letter as acknowledgement that the Board of Directors of The Preserve at Piscataway Homeowners Association, during its duly held open meeting on September 16, 2016, did discuss and does support the re-subdivision of Danville Estates.
>
> "Pursuant to the exhibit included herein, the Association understands that the developer will re-subdivide certain property within Danville Estates (west of the PEPCO right-of-way) to retain the same lot density, while subsequently creating additional open-space acreage in the area west of the PEPCO right-of-way that will be conveyed to the Association as an undeveloped tree bank area.

"Furthermore, the Association agrees to accept this open-space and is in support of the developer's efforts to re-subdivide the aforementioned sections of the Association."

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

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

(A) Amounts of building coverage and open space;
(B) Building setbacks from streets and abutting land uses; and
(C) Circulation access points;

The proposed land uses will remain compatible. The proposed revision to allow the reduction in the lot sizes and the reduction of the minimum width of the building line, as established by the approved CDP, will have a negligible impact on building coverage, setbacks, and circulation, and will increase open space within the overall development.

(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;

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

The proposed revision will have no impact on the staging of the development.

(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 distinguishing 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 proposed revision does not propose an adaptive reuse of a historic site and has no impact on the Edelen House located within Bailey's Village.

(9) The Plan incorporates the applicable design guidelines set forth in Section 27-274 of Part 3, Division 9, of this Subtitle, and except as provided in Section 27-521(a)(11), where townhouses are proposed in the Plan, with the exception of the V-L and V-M Zones, the requirements set forth in Section 27-433(d);

The overall plan incorporates the applicable design guidelines for site plans (Section 27-274) and for townhouses (Section 27-521(a)(11)), and this revision has no impact on them.

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

The Environmental Planning Section has reviewed the TCPI for conformance with the CDP as revised, and concluded that this revision to the CDP is in conformance with the approved TCPI.

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

The impacts to regulated environmental features shown on the revised CDP and TCPI are consistent with the preservation of sensitive environmental areas and minimization of impacts previously approved at the time of preliminary plan. It is further anticipated that, with the concurrent revision to the SDP and TCPII for Danville Estates, the environmental impacts previously approved for this site will be further minimized and additional existing woodlands will be preserved.

The CDP demonstrates the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in that the revised CDP reduces the amount of on-site clearing and provides for greater retention of existing woodland in sensitive environmental areas.

(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

As required under Section 27-226(f)(4), the property was placed in the comprehensive design zone through the sectional map amendment process in conjunction with the two Basic Plan applications, A-9869 and A-9870. However, Section 27-480(g) does not apply because the sectional map amendment was not intended to implement the land use recommendations of a plan approved after October 1, 2006.

(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.

The Villages of Piscataway are not part of a regional urban community.

9. **Comprehensive Design Plan CDP-9306 and its revisions:** Comprehensive Design Plan CDP-9306 for Villages of Piscataway was approved by the Planning Board subject to 37 conditions. The approval provided for the development of up to 1,000 dwelling units within the R-L-zoned portion of the property and up to 140 dwelling units with up to 45,000 square feet of commercial and retail space within the L-A-C-zoned portion of the property. The SDP-related conditions will be enforced at the time of SDP review, and conditions that are applicable to the review of this CDP are as follows:

7. **The master plan trail segment on or adjacent to the PEPCO right-of-way across the southeast corner of the property and the trail connection from this trail into Danville Estates shall be bonded prior to release of any building permits for Danville Estates, and shall be constructed prior to release of 50 percent of the building permits for Danville Estates. A Recreational Facilities Agreement encompassing Danville Estates shall reflect these requirements.**

   This issue will be addressed with the companion case, Specific Design Plan SDP-0320-03.

24. **All structures shall be fully equipped with an automatic fire suppression system in accordance with National Fire Protection Association (NFPA) Standard 13 and 13D.**

   This condition is valid and continues to apply to the subject application.

29. **A minimum of 25 percent of the single-family detached houses in each village shall have a front porch. By the time 50 percent of the permits for detached houses in any village have been released, at least one-half of the required number of porches shall have been built.**

   The CDP recognized the villages of Bailey's, Lusby, Gladdford, and Edelen as classic village style and character, and Danville Estates as separate and as the large-lot component of the overall R-L Zone. The above requirement only applies to the four classic villages, as separate design standards apply to Danville Estates, and do not require a minimum percentage of the units to have porches.

30. **A minimum of 50 percent of the single-family detached lots in each village that are 50 feet or less in width shall have a hedge, fence or wall (as specified on page 25 of the CDP text) in the front yard. (This condition does not apply to Glassford Village North.) A significant percentage of all three optional treatments shall be required; however, fences are the preferred option. By the time 50 percent of the permits for the affected lots in any village have been released, at least one-half of the required hedges, fences or walls shall have been installed.**

This condition does not apply to Danville Estates for the same reason as stated above relating to Condition 29.

34. **All stormwater management (SWM) ponds shall be designed to fit harmoniously into the site by means of naturalistic and irregular contours and grading in keeping with the general topography of the area. All SWM ponds shall be designed as an amenity with special attention to appearance of inlet and outlet structures, to pond edge treatment, landscaping, location of trails, elimination of rip rap channels where possible, and other aesthetic considerations.**

The applicant will meet this requirement through environmental site design of stormwater management facilities in the future.

On June 7, 2007, the Planning Board approved CDP-9306/01 for modifying the maximum townhouse height. On October 23, 2008, the Planning Board approved CDP-9306/02, a revision to modify the minimum allowable roof pitch of buildings from 8:12 to 7:12, and to allow rear decks on townhouses to extend up to ten feet beyond the rear building restriction lines. No conditions attached to those two revisions are applicable to the review of this CDP.

10. **Prince George's County Woodland Conservation and Tree Preservation Ordinance and the Prince George's County Tree Canopy Coverage Ordinance:** This site is subject to the Woodland Conservation and Tree Preservation Ordinance because it is more than 40,000 square feet in total area, contains more than 10,000 square feet of woodland, and has a previously approved TCP. A TCPI was required for approval of CDP-9306. A forest stand delineation (FSD) was reviewed with CDP-9306, and a revised FSD was reviewed with Preliminary Plan 4-94017. A further revision to the Type I Tree Conservation Plan (TCPI-009-94-02) was last approved with Preliminary Plan 4-03027 on June 17, 2003. This TCPI was submitted for review with the current application. The current application to revise the CDP is the result of a change in the development envelope of Section F. Previous SDP approvals have already resulted in reduced limits of disturbance due to the elimination of the golf course, as reflected in the associated TCPIIs. The current proposal will further reduce woodland clearing within the previously approved limits of disturbance, resulting in greater on-site woodland retention and open space. Retention of priority preservation areas of the site has been maintained.

The revised CDP can be found in general conformance with Type I Tree Conservation Plan TCP1-009-94-03. Further discussion of the TCPI is provided in Finding 11(f) below.

Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, which was adopted after the CDP-9306 approval, requires a minimum percentage of tree canopy coverage (TCC) on projects that require a grading permit. Properties that are zoned R-L are required to provide a minimum of 15 percent of the gross tract area in tree canopy. During the future reviews of SDPs and building permits, the applicant must demonstrate conformance with the Tree Canopy Coverage Ordinance. A TCC schedule will be required to be added to each SDP or permit plan, whichever is applicable,

to show how the tree canopy requirement is being met.

11. **Further Planning Board Findings and Comments from Other Entities:** The summarized comments of the concerned agencies and divisions are as follows:

a. **Community Planning**—The Community Planning Division provided the following analysis of the proposal.

The *Plan Prince George's 2035 Approved General Plan* designates the property within the Established Communities policy area. The proposed use is consistent with the development pattern goals and policies of the General Plan.

The Villages of Piscataway (also known as The Preserve) is located within the boundaries of the Mount Vernon Viewshed Area of Primary Concern. Line-of-sight and 3D analyses conducted by staff show existing and proposed development in the Danville Estates portion of the site, for which the review and re-approval is being sought, not being visible from Mount Vernon.

The Villages of Piscataway, for which the review and re-approval is being sought, is located approximately four miles east of the Mount Vernon national historic site located in Fairfax County, Virginia. The Villages of Piscataway is within the boundaries of the Mount Vernon Viewshed Area of Primary Concern. A sight line analysis from Mount Vernon to the Danville Estates portion of the site shows that the development will not be visible to the national historic site.

The requested changes to the CDP will result in the preservation of additional forest and tree canopy and some reduction in impervious surfaces, as well as smaller building and lot sizes, all of which will increase the development's rural character.

b. **Transportation Planning**—The Transportation Planning Section has reviewed the CDP referenced above. The overall subject property consists of approximately 878.90 acres of land in the L-A-C and R-L Zones. The property is located at the intersection of Floral Park Road and Danville Road. The applicant proposes to revise CDP-9306 by eliminating all development on the west side of the PEPCO right-of-way within Danville Estates (Area F) and a road connection across the PEPCO right-of-way.

Record plats for the Danville Estates lots on the east side of the PEPCO right-of-way have been recorded and grading permits issued. The applicant is proposing to eliminate all development on the west side of the PEPCO right-of-way while still retaining the same number of 126 lots approved by the original CDP. A road connection across the PEPCO right-of-way from the west side and north of Gardner Road will therefore no longer be needed.

The elimination of the road connection will not affect the east side of the development.

The east side will have access to Danville Road. This revision to the CDP will not impact the original findings relating to adequate public facilities for the site, given that the same number of lots are proposed. It is also noted that the elimination of the PEPCO right-of-way crossing and planned roadway will not land lock the large adjacent parcel to the west. That parcel will have access to Gardner Road, a public roadway shown on plats with 60 feet of proposed right-of-way.

Based on the preceding comments and findings, the Transportation Planning Section concludes that the proposed CDP revision will not be an unreasonable burden on transportation facilities which exist, are under construction, or for which 100 percent construction funding is contained in the Prince George's County Capital Improvement Plan (CIP) or the Maryland Department of Transportation Consolidated Transportation Program (CTP), and that adequate transportation facilities will be available within a reasonable period of time. The original findings relating to adequate public facilities for the site are not affected, given that the same number of lots are proposed. Therefore, the Planning Board believes that the requirements pertaining to transportation facilities under Sections 27-521 and 27-528 of the Zoning Ordinance would be met. All transportation conditions remain in place and in force.

c. **Subdivision Review**—The included properties were the subject of Preliminary Plan of Subdivision 4-03027 for a total of 794 lots. The Danville Estates portion of the preliminary plan was approved with 56 lots on the west side of the PEPCO right-of-way (Parcel 202) and 70 lots on the east side of the PEPCO right-of-way, for a total of 126 lots in Danville Estates. A portion of Danville Estates east of the PEPCO right-of-way (Parcel 137) was recorded in a series of five plats in the Prince George's County Land Records, as follows: REP 207-70, REP 207-71, and REP 207-72 on August 1, 2005, and REP 212-97 and REP 212-98 on May 25, 2006. The northwestern portion of Danville Estates, west of the PEPCO right-of-way was platted in Land Records as PM 224-57 on November 19, 2007. The remainder of Danville Estates included in this CDP, west of the PEPCO right-of-way, part of Parcel 202, remains acreage and is not the subject of a record plat.

This CDP revision proposes to consolidate the two development pods of Danville Estates, which were east and west of the PEPCO right-of-way. The remainder of the western pod is proposed to be retained as woodland preservation, potentially to be a woodland tree bank area and the land area conveyed to the HOA.

The preliminary plan showed the sole vehicular access connecting the east and west sides of Danville Estates to be via a dedicated public road extending over the PEPCO right-of-way. Because this crossing may no longer be necessary due to the proposed consolidation of lots entirely to the east side of the PEPCO right-of-way, the CDP shows this public road extension removed. The proposed land uses, the location of the proposed hiker-biker and equestrian trail, and the number of dwelling units shown on the CDP plan is consistent with the preliminary plan.

Lotting Pattern

For the layout of the subdivision to be in substantial conformance with the preliminary plan, the proposed lots along the perimeter of the eastern land bay (east of the PEPCO right-of-way) should be consistent with the platted lots in width, depth, and size, as reflected on recorded plat REP 207-70 (Lot 12, Block G; Lots 1–6, Block E). Finding 15 of PGCPB Resolution No. 03-122 discusses the Danville Estates as being the large-lot component of the subdivision, as compared with other portions of the preliminary plan such as Lusby Estates, and is provided in part below:

f. **Lusby Village East—The master preliminary plan and subsequent TCPI approved large lot development in this area. A single-loaded (lots only on one side) public street was provided with lots ranging in size compatible with Danville Estates (20,000 square feet). The applicant's plan now proposes ¼-acre lots along this property line, and the issue of compatibility should be addressed.**

The proposed lots abutting the southern property line range in size from approximately 8,110 to 10,050 square feet. The adjacent property is zoned R-A, which requires a minimum lot size of two acres. While the location of the lots adjacent to the R-A-zoned land is considered transitional and can therefore accommodate lots that are smaller than two acres, a minimum lot size of 20,000 square feet should be provided. Specifically Lots 5-19, Block A and Lots 6, Block D and Lots 5-9, Block E, need to be made larger.

g. **Danville Estates—This village represents the type of large lot, single-family detached development referenced as one of the purposes of the R-L Zone (Section 27-514.08 of the Zoning Ordinance). This section is clearly compatible with the surrounding R-A-zoned land. A portion of the development is proposed to be a 25-acre school/park site that will provide a valuable community feature to the development, the surrounding community, and the county.**

Lot 12, Block G, and Lots 1–6, Block E, were recorded on record plat REP 207-70 ranging in size from 20,156 square feet to 44,541 square feet. The proposed lotting shown on the future SDP should be similar in area as these platted lots in order to be consistent with the preliminary plan. Further analysis for conformance with the preliminary plan shall occur with the review of the SDP. The SDP should reflect the large-lot component along the frontage of Danville Road and along the eastern and southern extents of the eastern pod of development of Danville Estates (east of the PEPCO right-of-way).

Further analysis for conformance with the preliminary plan will occur with the review of the SDP. There are no other subdivision issues at this time.

d. **Special Projects**—The Special Projects Section has reviewed this CDP in accordance with Section 27-521(a)(7) of the Zoning Ordinance which states that:

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

(1) **Police Facilities:** The proposed development is within the service area of Police District IV, Oxon Hill. There is 267,660 square feet of space in all of the facilities used by the Prince George's County Police Department, and the July 1, 2014 (U.S. Census Bureau) County population estimate is 904,430. Using 141 square feet per 1,000 residents, it calculates to 127,524 square feet of space for police. The current amount of space, 267,660 square feet, is within the guideline.

(2) **Fire and Rescue:** The Special Projects Section has reviewed this CDP for adequacy of fire and rescue services in accordance with Section 24-122.01(e)(1)(E) of the Subdivision Regulations, which states that "A statement by the Fire Chief that the response time for the first due station in the vicinity of the property proposed for subdivision is a maximum of seven (7) minutes travel time. The Fire Chief shall submit monthly reports chronicling actual response times for call for service during the preceding month."

The proposed project is served by Silesia Fire/EMS, Company 847, a first due response station (a maximum of seven minutes travel time) located at 10900 Fort Washington Road.

(3) **Capital Improvement Program (CIP):** There are no CIP projects for public safety facilities proposed in the vicinity of the subject site.

The above findings are in conformance with the 2008 *Approved Public Safety Facilities Master Plan* and the "Guidelines for the Analysis of Development Impact on Fire and Rescue Facilities."

(4) **Schools:** Prince George's County Council Bill CB-31-2003 established a school facilities surcharge in the amounts of: $7,000 per dwelling if a building is located between the Capital Beltway (I-95/495) and the District of Columbia; $7,000 per dwelling if the building is included within a basic plan or conceptual site plan that abuts an existing or planned mass transit rail station site operated by the Washington Metropolitan Area Transit Authority (WMATA); *or $12,000 per dwelling for all other buildings* (emphasis added). Council Bill CB-31-2003 allows for these surcharges to be adjusted for inflation, and the current amounts are $9,017 and $15,458 to be paid at the time of issuance of each building permit.

The school facilities surcharge may be used for the construction of additional or expanded school facilities and renovations to existing school buildings or other systemic changes.

(5) **Water and Sewerage Findings:** The 2008 *Water and Sewer Plan* placed this property in Water and Sewer Category 3, Community System.

e. **Historic Preservation and Archeology**—The subject application, CDP-9306-03, Villages of Piscataway, proposes to consolidate lots to the east side of the right-of way in the Danville Estates neighborhood. The Villages of Piscataway includes the Edelen House (Historic Site 84-023-06). The subject application is adjacent to the historic village of Piscataway (84-023-00) that includes Hardy's Tavern (Historic Site 84-023-05) and several other historic sites and historic resources regulated by the *Prince George's County Historic Sites and Districts Plan* and the Prince George's County Historic Preservation Ordinance (Subtitle 29 of the County Code).

A Phase I archeological survey was conducted on the property in 1996 and 1997 when Bailey's Associates, L.P. applied for a Clean Water Act Section 404 permit from the U.S. Army Corps of Engineers. The issuance of the Section 404 permit constituted an undertaking pursuant to the provisions of Section 106 of the National Historic Preservation Act of 1966, as amended, which requires that the federal agency take into account the effects on cultural resources. Fifty-four archeological sites were identified in the Phase I survey. Eight Archeological Sites, 18PR483, 18PR484, 18PR485, 18PR486, 18PR487, 18PR488, 18PR489, and 18PR490, were identified in the area within the subject application. All of these sites were identified as prehistoric resources ranging from small lithic scatters to short-term resource procurement and base camps. Phase II investigations were conducted on Sites 18PR483, 18PR485, 18PR487, 18PR489, and 18PR490 in 1998. The Army Corps of Engineers and the Maryland Historical Trust did not require any further archeological investigations on any of these sites.

The site is adjacent to the Piscataway Village Historic District and Floral Park Road, which is a scenic road. It is just south of the St. Mary's Church and Cemetery Historic Site (84-023-10). Danville Estates, the area of the site in which the changes to the plan apply, is the furthest away from these resources.

The subject property has been previously reviewed for impacts on archeological resources or historic sites. No significant archeological resources will be impacted by the proposed development and no further archeological investigations are recommended.

f. **Environmental Planning:** The Environmental Planning Section has reviewed the revised CDP and TCPI for the Villages of Piscataway (also known as The Preserve) and proffers the following findings.

Grandfathering
The current application is not subject to the environmental regulations contained in Subtitles 24 and 27 that came into effect on September 1, 2010 because the site has a previously approved preliminary plan and SDP.

The application is also not subject to the Woodland and Wildlife Habitat Conservation Ordinance, Subtitle 25, Division 2, which became effective September 1, 2010, because there are previously approved TCPI and TCPIIs for the site.

Site Description
The CDP for the Village of Piscataway consists of a gross tract area of 878.90 acres, and 79.80 acres of 100-year floodplain, resulting in a net tract area of 799.10 acres in the R-L and L-A-C Zones. The site is located in Planning Area 84, Subregion 5, primarily south of Floral Park Road and west of Danville Road. According to aerial photos current at the time of the original approval (1994), approximately 90 percent of the site was wooded. Floral Park Road and Piscataway Road were designated historic roads in 2001. Danville Road was designated a historic road with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT). There are no nearby transportation noise sources which require regulation. The proposed use is not expected to be a noise generator. There are streams, wetlands, and floodplain associated with Piscataway Creek in the Potomac River watershed on-site. According to information obtained from the Maryland Department of Natural Resources, Natural Heritage Program, there are no rare, threatened, or endangered species found to occur on or in the vicinity of this property. The *Prince George's County Soil Survey* previously indicated that the principal soils on the site are in the Aura, Beltsville, Bibb, Elkton, Galestown, Othello, and Sassafras soils series. This soil classification pre-dates the current Soil Web Survey update. Marlboro clay is known to occur on the site. The site was formerly in the Developing Tier, and is now in Environmental Strategy Area 2 (ESA 2) according to Plan Prince George's 2035. According to the 2005 *Approved Countywide Green Infrastructure Plan* (Green Infrastructure Plan), the Mattawoman stream valley along the southern boundary is a regulated area and approximately the lower half of the property is within an evaluation area. According to the Green Infrastructure Plan, the portion of the site east of the PEPCO right-of-way contains regulated area, evaluation area, and network gap.

Review of Previously Approved Conditions
The following text addresses previously approved environmental conditions related to the subject application. The text in **BOLD** is the actual text from the previous cases or plans.

Zoning Map Amendments A-9869 and A-9870, Council Resolution CR-60-1993, approved September 14, 1993: The District Council approved A-9869 and A-9870 subject to environmental considerations contained in CR-60-1993.

> **Consideration 4. Woodland conservation of 35 percent should be a Phase II design consideration as well as the preservation of a large contiguous wooded**

area in the southern portion of the site.

The approved Type I Tree Conservation Plan, TCPI-009-94-01, proposed woodland conservation of 276.72 acres, which is 35.53 percent of the net tract area, exceeding the 35 percent woodland conservation threshold required for the site. Woodland conservation areas are not allowed on lots less than 20,000 square feet in area, and the use of fee-in-lieu or off-site woodland conservation are not allowed. All woodland conservation requirements are being met on-site.

Consideration 6. A wetlands report shall be approved by the Natural Resources Division prior to approval of the Phase II Comprehensive Design Plan.

A wetlands report was included as part of the CDP submission and was reviewed and approved by the Environmental Planning Section, as the successor to the Natural Resources Division.

Comprehensive Design Plan CDP-9306, PGCPB Resolution No. 94-98(C)(A), approved March 31, 1994: The Planning Board approved CDP-9306 subject to the following environmental conditions:

9. **A 100-year floodplain study or studies shall be approved by the Flood Management Section of the Department of Environmental Resources (DER) for each drainage area greater than 50 acres in size. Prior to approval of each Specific Design Plan or detailed Preliminary Plat of Subdivision, whichever comes first, a floodplain study shall be approved for any floodplain that is adjacent to or affecting the area of the plan.**

A floodplain study was approved by the Prince George's County Department of Environmental Resources (DER), and the approved 100-year floodplain is correctly shown on the plans.

10. **A Stormwater Management Concept Plan shall be approved by DER prior to approval of the first Specific Design Plan or the first detailed Preliminary Plat of Subdivision, whichever comes first.**

A Stormwater Management Concept Plan, CSD 8008470-1994-01, was approved by DER which expired June 30, 2004. Five separate stormwater management concept approvals for the site were subsequently approved on May 16, 2011, which were valid until May 16, 2014: 40424-2004-00 (Part V-A), 40425-2004-00 (Part V-B), 40427-2004-00 (Part V-C), 40449-2004-00 (Parcel V-D), and 40452-2004-00 (Part V-E).

11. **Prior to approval of the master Preliminary Plat of Subdivision, the applicant, his heirs, successors and/or assigns, shall submit a geotechnical report verifying the presence or absence of Marlboro clay in the southwest portion of the property in accordance with DER criteria. In areas where it is determined that Marlboro clay might affect structural stability, a detailed geotechnical report shall be submitted for review and verification by the Natural Resources Division prior to approval of any detailed Preliminary Plat of Subdivision.**

A soils report was submitted with Preliminary Plan 4-96047. That study indicated that Marlboro Clay occurs on the site between elevations 40 to 55. A more detailed study was submitted with Specific Design Plan SDP-9804.

Environmental Review
As revisions are made to the plans submitted, the revision box on each plan sheet shall be used to describe what revisions were made, when, and by whom.

(1) A natural resources inventory (NRI) was not required for the subject application because approval of the preliminary plan and SDP pre-date Subdivision and Zoning requirements for submittal of an NRI. The application has a valid stormwater management concept approval letter, which pre-dates the requirement for an NRI, and which proceeded to technical approval. No further information is required with regard to the NRI.

This site contains natural features that were required to be protected under Section 24-130 of the Subdivision Regulations at time of preliminary plan review, and were addressed with appropriate development applications.

(2) The total gross tract area of the TCPI is 878.00 acres located in the R-L and L-A-C Zones, with a net tract area of 793.20 acres. The woodland conservation threshold for this site was established by the County Council at 35 percent or a minimum of 272.88 acres, which had to be provided totally on-site. The approved TCPI proposed to meet the woodland conservation requirement with 249.72 acres of on-site preservation and 23.16 acres of on-site afforestation/ reforestation.

There are minor technical revisions to the TCPI required prior to approval. The woodland conservation worksheet incorrectly identifies that the gross tract area of the R-L-zoned property is 858.92 acres. The woodland conservation requirement for this project, based on Consideration 4 of CR-60-1999 and Condition 13 of PGCPB Resolution No. 94-213, requires that the on-site woodland conservation be at least 272.88 acres. The correct gross tract area of the overall site must be included in the woodland conservation worksheet. A TCPI approval block must also be added to the TCPI which correctly cites prior approvals and a TCPI

revision table must be added to the TCPI coversheet which includes information pertinent to tracking prior approvals of the TCPI plan and the reasons for the specific revisions.

Because there is a previously approved TCPII for this site, which will be revised to match currently proposed revisions to SDP-0320, further revisions to the TCPI beyond those stated above will not be required.

Prior to signature of the CDP, the following technical revisions should be made to the Type I Tree Conservation Plan, TCPI-009-94-03:

(a) Revise the gross tract area of the R-L-zoned portion of the site to be 858.92 acres.

(b) Add a TCPI approval block on all plan sheets to include all previous approvals in a typed font.

(c) Add a TCPI revision table to the coversheet citing information pertinent to the purpose of each prior revision and the current revision.

(d) Have the revised plan signed and dated by the qualified professional who prepared the plan.

(3) A revised CDP plan was submitted with the current application to reflect two significant changes to the conceptual development envelopes that have been approved or are proposed with the current application.

The previously approved golf course was eliminated from the development as financially unfeasible, and the resulting open space was placed in a woodland conservation easement for the benefit of developing properties. Underlying ownership of the land was proposed to be transferred to the HOA, based on the approval of SDP-0608-01, TCPII-044-07-01, and other affected SDPs and TCPIIs which are part of the overall development.

With the current application, the applicant is proposing to relocate density previously approved in the Danville Estates area (Section F) of the development from the west side of the PEPCO right-of-way to the east side of the right-of-way, reducing the amount of woodland clearing proposed. The preserved trees, which are in excess of the enhanced woodland conservation requirement for development, are proposed to be placed in an off-site woodland conservation bank as well, and also proposed to be transferred to the HOA.

Several areas on the CDP where additional woodland conservation will be provide have been labeled: "Woodland Preservation & Potential Woodland Tree Bank

Area." These areas should be re-labeled to include "Open Space" to better reflect the proposed use of the area.

Prior to certificate approval, the CDP should be revised as follows:

a. Areas labeled as "Woodland Preservation & Potential Woodland Tree Bank Areas" shall be re-labeled to include "Open Space."

(4) Danville Road was designated a historic road in the MPOT and has the functional classification of collector. Any improvements within the right-of-way of an historic road are subject to approval by the Prince George's County Department of Public Works and Transportation (DPW&T) under the *Design Guidelines and Standards for Scenic and Historic Roads.* Because Danville Road was not designated historic until after approval of CDP-9306, this topic was not addressed in the previous application.

Conservation and enhancement of these specially designated roadways are intended to provide safe and enjoyable travel, while preserving the scenic and historic resources both within the rights-of-way and on adjacent land. The MPOT included the following policies and strategies for the conservation and enhancement of special roadways, which are applicable to the current application.

Policy 1: Conserve and enhance the scenic and historic values along special roadways.

STRATEGIES:

2. Require submission of an inventory of scenic and historic features with all applications that propose work within the right-of-way of a designated roadway.

3. Utilize the "Guidelines for the Design of Scenic and Historic Roadways in Prince George's County, Maryland" (DPW&T, 2006) when evaluating applications within the rights-of-way of scenic and historic roadways.

4. Consider a variety of techniques in order to protect the scenic and historic qualities of the designated roads during the review of applications that involve work within the right-of-way of a designated roadway. These techniques include alternative ways to circulate traffic; the use of the historic road section as one leg of a needed dual highway; provision of bypass roads; and limiting certain types of development and signs in the viewshed.

Policy 2: Conserve and enhance the viewsheds along designated roadways.

STRATEGIES:

1. **Require submission of an inventory of scenic and historic features with all applications that propose work adjacent to the right-of-way of a designated roadway.**

2. **Require the conservation and enhancement of the existing viewsheds of designated roads to the fullest extent possible during the review of land development or permit applications, whichever comes first. Elements to be considered shall include views of structures from the roadway; design character and materials of constructed features; preservation of existing vegetation, slopes and tree tunnels; use of scenic easements; and limited access points.**

The 2010 *Prince George's County Landscape Manual* (Landscape Manual) requires that buffering of scenic and historic roads be addressed at the time of permits for all special roadways, in accordance with Section 4.6 (Buffering of Special Roadways).

Per the Landscape Manual, a designated historic road in the Developing Tier requires that a minimum 20-foot-wide buffer be provided along the frontage of the historic road. The 20-foot-wide scenic easement is required to be provided behind the public utility easement. It should be noted that the south side of Danville Road, adjacent to Danville Estates, is located in the former Developing Tier, while the north side of Danville Road, across the historic roadway, is in the former Rural Tier.

The required buffering treatment along historic Danville Road will be reviewed by the Urban Design Section for conformance with the requirements of the Landscape Manual with the revised SDP-0320-03. The design of entrance features proposed on Danville Road East will also be reviewed at the time of SDP approval to ensure that the design is in keeping with the desired visual characteristics of the historic road; integrated into an overall streetscape treatment along Danville Road with regard to signage, materials, and plant species choices; and coordinated with the entrance feature and landscape treatment being proposed for the overall development.

(5) The property subject to the current application is entirely located in the Mount Vernon Viewshed Area of Primary Concern, which has been delineated as an evaluation tool for the protection of the Mount Vernon viewshed. Properties located within the area of primary concern are evaluated for the location and elevation of the subject property, the elevation of structures proposed on the site,

and the potential for vegetative management and screening because of the associated viewshed from the front porch of Mount Vernon as the viewing point.

As stated by the Community Planning Division, a sight line analysis from Mount Vernon to the Danville Estates portion of the site shows that the development will not be visible to the national historic site.

(6) The *Prince George's County Soil Survey* indicates that the principal soils on the site are in the Aura, Beltsville, Bibb, Elkton, Galestown, Othello, and Sassafras soils series. Preliminary Plan 4-94017, Condition 17, PGCPB Resolution No. 94-213, was specifically included to require on-going review of areas where highly-erodible soils occur on slopes in excess of 15 percent. Aura, Beltsville, Elkton, and Othello soils are highly erodible. Soils will be addressed by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) at the time of permitting.

(7) Marlboro clay is known to occur on the site. A soils report was submitted with Preliminary Plan 4-96047 which indicated that Marlboro clay occurs on the site between elevations 40 to 55 feet mean sea level (MSL). A more detailed study was submitted with SDP-9804 and it was determined that slope failure was not an issue. However, further evaluation of safety concerns related to Marlboro clay by DPIE prior to re-platting or the issuance of permits may be required.

(8) Stormwater Management Concept Plans CSD 40424-2004-00, CSD 40425-2004-00, CSD 40427-2004-00, CSD 40449-2004-00, and CSD 406452-2004-00 were approved by DPW&T and were valid until May 16, 2014. No further action regarding stormwater management is required with regard to the revised CDP or TCPI review, but will need to be addressed with the revised SDP.

Based on the above analysis, the revised CDP demonstrates the preservation of the regulated environmental features in a natural state to the fullest extent possible in that the CDP reduces the amount of on-site clearing and provides for greater retention of existing woodland in sensitive environmental areas.

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 the Type 1 Tree Conservation Plan (TCP1-009-94-03), and further APPROVED the Comprehensive Design Plan CDP-9306-03, Villages at Piscataway (aka The Preserve), for the above described land, subject to the following conditions:

1. The development standards for the comprehensive design plan for Danville Estates shall be modified to include the following:

   a. The two categories of the single-family detached lots listed in Table 2 of the Residential Lot Standards shall be above and below 14,000 square feet.

   b. The minimum lot width at the building line shall be no less than 70 feet.

   c. The standards governing the development of Danville Estates are as follows:

	Single Family Detached Below 14,000 SF	Single Family Detached Over 14,000 SF
NET LOT AREA MIN. (SF)	8,000	14,000
FRONT YARD MIN.	15'	25'
LOT WIDTH MIN. AT STREET LINE	18'	25'
LOT WIDTH MIN. AT BUILDING LINE	40'	70'
REAR YARD MIN. (WITH REAR PERPENDICULAR PARKING)	25'	35'
SIDE YARDS MIN.		
ONE	5'	8'
BOTH	10'	17'
MIN. SPACE BETWEEN END BUILDINGS	-	-
MAX. HEIGHT	38'	38'

2. Prior to certificate of approval of the comprehensive design plan (CDP), the applicant shall:

   a. Make the following revisions to Type I Tree Conservation Plan TCPI-009-94-03:

      (1) Revise the gross tract area of the R-L-zoned portion of the site to be 858.92 acres.

      (2) Add a TCPI approval block on all plan sheets which includes all previous approvals in a typed font.

      (3) Add a TCPI revision table to the coversheet citing information pertinent to the purpose of each prior revision and the current revision.

      (4) Have the revised plan signed and dated by the qualified professional who prepared the plan.

   b. Revise the label on the CDP "Woodland Preservation & Potential Woodland Tree Bank Areas" to include "Open Space."

3. At the time of specific design plan, Lots 13E and 30G abutting the historic Danville Road right-of-way shall be a minimum size of 34,000 square feet to accommodate Section 4.6, Buffering of Special Roadways, of the 2010 *Prince George's County Landscape Manual* by providing a minimum 20-foot-wide side yard setback between the landscape buffer and the structure, and provide a side yard setback from Danville Road of not less than 50 linear feet.

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

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

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Washington, seconded by Commissioner Geraldo, with Commissioners Washington, Geraldo, Shoaff, Bailey and Hewlett voting in favor of the motion at its regular meeting held on Thursday, March 10, 2016, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 31st day of March 2016.

APPROVED AS TO LEGAL SUFFICIENCY
M-NCPPC Legal Department
Date 3/17/16

Patricia Colihan Barney
Executive Director

By Jessica Jones /agd
Jessica Jones
Planning Board Administrator

PCB:JJ:SL:ydw

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.pgplanning.org

PGCPB No. 2021-90 File No. CDP-9306-04

RESOLUTION

WHEREAS, the Prince George's County Planning Board is charged with the approval of Comprehensive Design Plans pursuant to Part 8, Division 4 of the Zoning Ordinance of the Prince George's County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on July 8, 2021, regarding Comprehensive Design Plan CDP-9306-04 for Preserve at Piscataway (Glassford Village North), the Planning Board finds:

1. **Request:** This amendment to a comprehensive design plan (CDP) is a request to amend Conditions 1.a.(1) and (2) of PGCPB Resolution No. 94-98(C)(A) approving CDP-9306, for Villages of Piscataway, as it relates to the architectural and design standards governing 14 lots only in the northern section of Glassford Village, which is one of the villages of the Preserve at Piscataway project. These conditions, with the requested amendments in underlined and strikethrough text, read as follows:

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

   a. The architectural and design standards for Glassford Village (northern section) shall be as specified in the Piscataway Village Rural Conservation Study (M-NCPPC, July 1991), primarily as shown on pp. 39-44, and shall also include the following:

   (1) All new housing shall have facades constructed of natural materials such as brick, [~~stone,~~] smooth finish hardiplank or other cementitious siding, wood clapboard, or board and batten, [~~or stucco~~]. No vinyl or aluminum siding shall be permitted.

   (2) All units shall have detached or side-loaded garages.

   The remaining conditions attached to the prior approval of CDP-9306, as amended with CDP-9306-01 through -03, remain unchanged, valid, and will govern development of the Preserve at Piscataway project.

2. **Development Data Summary:**

	PREVIOUSLY APPROVED	APPROVED
Zone(s)	R-L and L-A-C	R-L and L-A-C
Use(s)	Residential, Commercial/Retail	Residential, Commercial/Retail
Acreage	878.9	878.9
Of which Floodplain	79.8	79.8
Area of Bailey Village (Zoned L-A-C)	**19.98**	**19.98**
Commercial Space (sq. ft.)	20,000-30,000	20,000-30,000
Retail Space	10,000-15,000	10,000-15,000
Dwelling units (max.)	140	140
Area of Glassford Village, Edelen Village, Lusby Village, and Danville Estates (Zoned R-L)	**858.92**	**858.92**
Single-family Detached (80 percent)	800	800
Single-family Attached (20 percent)	200	200
Dwelling units (max.)	1,000	1,000

3. **Location:** The Preserve at Piscataway (formerly Villages of Piscataway) project is located south of Danville Road and Floral Park Road, near its intersection with Piscataway Road. The Glassford Village North section, which will be impacted by the revised conditions, is located north of the intersection of Piscataway Road and Floral Park Road, in Planning Area 84 and Council District 9.

4. **Surrounding Uses:** The northern section of Glassford Village is a triangular site that is located at the intersection of Floral Park Road and Piscataway Road. The site is bounded to the north and south by the rights-of-way of Floral Park Road and Piscataway Road respectively, and to the east by large-lot residential homes in the Residential Low Development (R-L) Zone.

5. **Previous Approvals:** On September 14, 1993, the Prince George's County Council, sitting as the District Council for the part of the Maryland-Washington Regional District in Prince George's County, adopted Prince George's County Council Resolution CR-60-1993 approving the *Master Plan and the Sectional Map Amendment for Subregion V, Planning Areas 81A, 81B, 83, 84, 85A and 85B,* in Prince George's County. Zoning Map Amendments A-9869 and A-9870 rezoned 858.7 acres in the Residential-Agricultural (R-A) Zone to the R-L Zone (1.0 to 1.5 du/acre) and 19.98 acres to the Local Activity Center (L-A-C, Village Center) Zone, as included in CR-60-1993. The rezoning was approved with 39 conditions and 11 considerations.

Comprehensive Design Plans: On March 31, 1994, the Prince George's County Planning Board approved CDP-9306, for the subject property then known as the Villages of Piscataway, as described in PGCPB Resolution No. 94-98(C)(A), with 36 conditions. The CDP included the entire ±878.9 acres of land zoned R-L and L-A-C proposed to be developed as a golf course community with five distinct villages, one of which was the large-lot component of Glassford Village. A Type I Tree Conservation Plan (TCPI-009-94) was also approved.

On November 18, 2004, the Planning Board approved a request for reconsideration of a condition relating to the timing of the development of the golf course, as stated in PGCPB Resolution No. 94-98(C)(A).

On June 7, 2007, the Planning Board approved CDP-9306-01 (PGCPB Resolution No. 07-116), a revision to increase the maximum permissible height of townhouses within the project to 40 feet.

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

On March 10, 2016, the Planning Board approved CDP-9306-03 (PGCPB Resolution No. 16-37), a revision to modify the previously approved layout of the development, to consolidate the development pod previously shown on the west side of the Potomac Electric Power Company (PEPCO) right-of-way into the development pod on the east side of the right-of-way, to create a new tree preservation bank as part of the TCP, and to adjust the development standards to allow for smaller lots within the large-lot component (Danville Estates) of the overall project. The overall density of the CDP is proposed to remain unchanged.

There are also two preliminary plans of subdivision and multiple specific design plans approved for the entire project that has over 900 homes built so far. Glassford Village is 73.76 acres in size and was approved for 174 lots, of which all 160 homes in the southern section are built. Only the 14 lots in the northern section will be affected by this amendment.

6. **Design Features:** This amendment to the previously approved CDP-9306 is limited to Conditions 1.a.(1) and (2) of PGCPB Resolution No. 94-98(C)(A), with no impact to the remaining conditions of the prior approvals, which are still valid and governing the development of the entire property.

The two conditions in question were attached to the original approval based on a study of the historic character of Piscataway Village that has been documented in the Maryland-National Capital Park and Planning Commission Planning Department publication entitled "Piscataway Village Rural Conservation Study". This study is cited in the Planning Board approval resolution as the appropriate source of architectural and design standards for Glassford Village and are the main criteria this proposal seeks to amend.

This request is primarily to update architectural and design standards to more current preferences of today's home buyers while still maintaining the historic character intended by the Planning Board when the original CDP was approved in 1993. According to the applicant, home buyers prefer more modern construction materials that require less maintenance and last longer than older types of building materials. In addition, home buyers have not desired the detached garage design condition mandated by the current CDP conditions. The applicant (and prior owner/ developer) has attempted to market the 14 lots since 2004 with no success. The northern section of Glassford Village is the lone remaining single-family detached section with no market interest for the detached garage design, despite the applicant's renewed aggressive marketing in the past five years.

In addition, the applicant requests specific features be permitted in the northern section of Glassford Village. These features are commonly used in current residential development, but slightly different from those in the Piscataway Village Rural Conservation Study, including single-hung sash windows, treatment of exterior gas fireplace sheds, asphalt shingles and driveways, and fences and hedges defining the front yards. Given that these changes are minor and are standard residential development practices, the Planning Board approved the proposed inclusion of these features, as permitted, and conditioned herein.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Map Amendments (Basic Plans) A-9869 and A-9870:** On September 14, 1993, the District Council adopted CR-60-1993 approving the *Master Plan and the Sectional Map Amendment for Subregion V, Planning Areas 81A, 81B, 83, 84, 85A and 85B,* in Prince George's County. Zoning Map Amendments A-9869 and A-9870 rezoned 858.7 acres in the R-A Zone to the R-L Zone (1.0 to 1.5 du/acre) and 19.98 acres to the L-A-C Zone (Village Center), as were approved with CR-60-1993, with 39 conditions and 11 considerations. This application is a revision to two specific conditions attached to the previously approved CDP and does not impact the previous findings for conformance with both A-9869 and A-9870.

8. **Prince George's County Zoning Ordinance:** The requirements of the Zoning Ordinance governing development in the R-L and the L-A-C Zones are discussed as follows:

   a. **Density Increments:** This application does not propose any revision to the previously approved density for the project.

   b. **Development Standards:** A comprehensive set of development standards has been approved with CDP-9306 for the entire Preserve at Piscataway development. This application proposes to revise Conditions 1.a (1) and (2) of the Planning Board resolution only. The remaining development standards, as approved in CDP-9306 and its three amendments, remain valid and will govern the development.

   c. Section 27-521, Required Findings for Approval in Comprehensive Design Zones, of the Zoning Ordinance, requires the Planning Board to find conformance with the following:

(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;

(2) The proposed 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;

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

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

(A) Amounts of building coverage and open space;

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

(C) 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;

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

(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 distinguishing 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;

(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); and

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

The Planning Board made the above findings at the time of CDP-9306, for Villages of Piscataway, as stated in PGCPB Resolution No. 94-98(C)(A), which were affirmed by the District Council. This amendment is limited to two conditions attached to the approval and does not alter any prior findings. Therefore, the subject application is in conformance with all the above required findings for 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);

This application does not change the previous findings regarding this requirement.

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

Section 27-226(f)(4) of the Zoning Ordinance is the District Council procedure for approving a comprehensive design zone application as part of a sectional map amendment (SMA). This provision is not applicable to the subject application because the property was rezoned through two basic plan applications, not through a SMA.

(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 provision is not applicable to the subject application because Preserve at Piscataway is not a regional urban community.

9. **Comprehensive Design Plan CDP-9306 and its amendments:** The Planning Board approved the original CDP-9306 with 37 conditions. Two are proposed to be revised by this application and none of the others warrant discussion.

   On June 7, 2007, the Planning Board approved CDP-9306-01, for the purpose of revising the maximum height allowed for the development of single-family attached dwellings (townhouses) within the development, with one condition, which is not relevant to the review of this application.

   On October 8, 2008, the Planning Board approved CDP-9306-02, to modify the approved development regulations established for the Villages of Piscataway. Specifically, the applicant proposed to modify the minimum allowable roof pitch of buildings from 8:12 to 7:12, and to allow rear decks on townhouses to extend up to 10 feet beyond rear building restriction lines, with one condition that is not relevant to the review of this amendment, but will govern the future development of these lots.

   On March 10, 2016, the Planning Board approved CDP-9306-03, to consolidate the development pod previously shown on the west side of the PEPCO right-of-way into the development pod on the east side of the right-of-way, to create a new tree preservation bank as part of the TCP, and to adjust the development standards to allow for smaller lots within the large-lot component (Danville Estates) of the overall project, with three conditions that are not relevant to the review of this application.

10. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance and the Prince George's County Tree Canopy Coverage Ordinance:** Since this application is limited to the revision of conditions relative to the architectural and design standards, there is no impact on previous findings regarding the site's conformance with the requirements of the Woodland and Wildlife Habitat Conservation Ordinance and the Tree Canopy Coverage Ordinance.

11. **Further Planning Board Findings and Comments from Other Entities:** Given the limited scope of the request, the subject application was referred to only a few offices and agencies. The referral comments and major findings are summarized as follows:

    a. **Historic Preservation**—The Planning Board adopted a memorandum dated June 7, 2021 (Stabler and Smith to Zhang), included herein by reference, which noted that the subject property is adjacent to the Piscataway Village National Register Historic District (84-023-00) but does not contain, and is not adjacent to any Prince George's County historic sites, resources, or known archeological sites. According to the applicant, the proposed amendments to conditions are the result of changing market forces and buyer preferences. The proposed changes were discussed in detail with Historic Preservation Section (HPS) staff. HPS staff concurs that if approved, these changes to conditions will have a *de minimis* impact on the adjacent historic village of Piscataway.

    b. **Accokeek Development Review District Commission (ADRDC)**—As of the preparation of this resolution, ADRDC did not respond to the referral request.

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 Comprehensive Design Plan CDP-9306-04 for the above-described land, subject to the following condition:

1. Prior to certification of the comprehensive design plan, the following revisions shall be made, or information supplied:

    a. The architectural and design standards for Glassford Village (northern section) shall be specified in the *Piscataway Village Rural Conservation Study* (M-NCPPC, July 1991) primarily, as shown on pages 39-44, and shall also include the following:

        (1) All new housing shall have façades constructed of natural materials such as brick, smooth finish hardiplank or other cementitious siding, wood clapboard, or board and batten. No vinyl or aluminum siding shall be permitted.

        (2) All units shall have detached or side-loaded garages.

        (6) The following shall also be allowed:

            (a) Single-hung sash windows

            (b) Exterior gas fireplace sheds, which extend to the ground (not cantilevered) if not located within the interior walls of the house.

            (c) Asphalt shingles

            (d) Asphalt driveways

            (e) Fences and hedges that define front lot lines.

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

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

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Washington, seconded by Commissioner Geraldo, with Commissioners Washington, Geraldo, Bailey, Doerner, and Hewlett voting in favor of the motion at its regular meeting held on Thursday, July 8, 2021, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 29th day of July 2021.

Elizabeth M. Hewlett
Chairman

By Jessica Jones
Planning Board Administrator

EMH:JJ:HZ:nz

APPROVED AS TO LEGAL SUFFICIENCY

David S. Warner
M-NCPPC Legal Department
Date: July 12, 2021

THE PRINCE GEORGE'S COUNTY GOVERNMENT

Office of the Clerk of the Council
301-952-3600

May 2, 2022

RE: CDP-9306-05 Preserve at Piscataway (Bailey's Village)
NVR MS Cavalier Preserve, LLC, Applicant

NOTICE OF FINAL DECISION
OF THE DISTRICT COUNCIL

Pursuant to the provisions of Section 27-134 of the Zoning Ordinance of Prince George's County, Maryland requiring notice of decision of the District Council, you will find enclosed herewith a copy of the Council Order setting forth the action taken by the District Council in this case on April 25, 2022.

CERTIFICATE OF SERVICE

This is to certify that on May 2, 2022, this notice and attached Council Order was mailed, postage prepaid, to all persons of record.

Donna J. Brown
Clerk of the Council

Case No.: CDP-9306-05
TCP1-009-94-04
Preserve at Piscataway
(Bailey's Village)

Applicant: NVR MS Cavalier Preserve, LLC

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL

FINAL DECISION — ORDER REVERSING DECISION OF PLANNING BOARD

A. Introduction

On March 28, 2022, the District Council considered an appeal from a decision of the Planning Board. The Board's decision concerns the fifth amendment to a previously approved Comprehensive Design Plan (CDP) for the subject property. Development under the CDP for this portion of the property is subject to, in the *first* instance, conditions of a previously approved Basic Plan by the District Council, requiring commercial, retail, office, and multi-family land uses—not just single-family residential units.[1] Yet (without an amendment to the Basic Plan), the Board approved the fifth amendment to the CDP, removing the commercial, retail, office, and multifamily land uses and replaced them with 26-single family attached residential units.

The District Council heard argument from the parties and has considered Appellant's brief and record of the Board.[2] As set forth more fully below, the Board's decision to approve the fifth amendment to the CDP (CDP-9306-**05**) is REVERSED, because the amendment to the CDP is not in conformance with the Basic Plan approved by the District Council.

[1] PGCC § 27-195(c)(4) (Conditions imposed by the District Council shall become a **permanent** part of the Zoning Map Amendment, and shall be binding for as long as the approved zone remains in effect on the property (**unless amended by the Council**)) (Emphasis added).

[2] The appeal was filed by G. Macy Nelson, Esquire, on behalf of Appellant, Mr. Geoffrey Tibbets, a person of record. Appeal, 2/24/2022. Applicant is NVR MS Cavalier Preserve, LLC, and is represented by Andre J. Gingles, Esquire. Applicant did not file a response to the appeal or exceptions therein.

B. 1993 Subregion V Master Plan and Sectional Map Amendment

In September 1993, the District Council adopted Council Resolution (CR) 60-1993, which approved the *1993 Master Plan and Sectional Map Amendment for Subregion V* (1993 MP & SMA). Within the 1993 MP & SMA, the District Council incorporated the approval of Zoning Map Amendment applications A-9869, A-9870, and associated Basic Plan, as modified, for the total ±878.9-acre subject property. The total acreage of the property was rezoned from one residential zone into two comprehensive design zones as follows: 1) 858.7-acres was rezoned from R-A (Residential Agricultural) to (R-L) Residential Low Development and 19.98-acres was rezoned from R-A (Residential Agricultural) to (L-A-C) Local Activity Center. CR-60-1993, pp. 11-12, 38-49, PGCPB No. 2022-02, pp. 1-2. Such approvals for the property constituted a final action of the District Council.

As part of that final action, the District Council made the following findings, which are relevant to this appeal:

***

> WHEREAS, it is the intent of the SMA to ensure that future development will be in accordance with the principles of orderly comprehensive land use planning as expressed in the Master Plan, and towards that end, the District Council has found it necessary to change the zoning on properties which, in its judgment, are in conflict with the Master Plan's land use recommendations; and
>
> WHEREAS, the District Council, having reviewed supporting materials submitted as part of the comprehensive rezoning proposal and examined the testimony presented, finds that the accumulated record along with County plans and policies justifies the zoning changes, including the downzoning recommendations, within this Sectional Map Amendment; and
>
> WHEREAS, the comprehensive rezoning of Subregion V will change existing zoning which hinders planned and staged development and will minimize future piecemeal rezoning; and

WHEREAS, subsequent to this SMA, reasonable increases in residential, employment, or activity center development may be granted through the comprehensive design zoning process, provided such increases are in accordance with the approved Subregion V Master Plan; and

WHEREAS, the Master Plan and SMA process provides for periodic comprehensive review of long-range land use policies and zoning; and

WHEREAS, the District Council recently enacted two ordinances, CB-53-1991 and CB-10-1992, allowing for development of neotraditional villages (in Village Comprehensive Design Zones) which can be designated on the zoning map through the sectional map amendment process without the filing of an application and without the requirement that the Planning Board make a recommendation thereon; and

WHEREAS, the District Council has reviewed several comprehensive design zone proposals in Master Plan communities of Accokeek, Piscataway and Brandywine, and finds the proposals to be in general conformance with the land use recommendations of the Master Plan for Subregion V as approved in this Resolution; and

WHEREAS, the District Council recognizes that its actions on the Comprehensive Design Zone Basic Plan proposals considered within this SMA become the basis on which the second phase, Comprehensive Design Plan, and third phase, Specific Design Plan(s), will be processed as a continuing development sequence. CR-60-1993, pp. 4-6 (Emphasis added).

***

SECTION 1. NOW, THEREFORE, BE IT RESOLVED by the District Council that the Master Plan and the Sectional Map Amendment (SMA) for Subregion V, as concurrently adopted by the Planning Board on November 19, 1992, are hereby approved with **amendments** described and mapped below:

AMENDMENT 16

- Master Plan - Revise map and text to show the 879-acre Bailey Plantation Joint Venture property located north and south of Floral Park Road at Piscataway Road, also known as the "Villages at Piscataway" **development proposal as described on the basic plan for zoning applications A-9869 and A-9870**, for the following:

  a. **A "Neighborhood Activity Center" for commercial and residential land use** south of Floral Park Road and east of Piscataway Road. CR-60-1993, p. 11 (Emphasis added).

***

SECTION 3. BE IT FURTHER RESOLVED, on the basis of information contained in the full public hearing record and the land use policies of the Subregion V Master Plan as approved in this resolution, that the determinations of the Planning Board in PGCPB Resolution Nos. 92-291(A) and 92-292(A) regarding the "Villages at Piscataway" Comprehensive Design Zone proposals are **superseded** and **the District Council is satisfied that all of the requirements of the Zoning Ordinance Section 27-195(b) have been met for the following Comprehensive Design Zone Basic Plan, which is hereby approved as part of the SMA pursuant to Zoning Ordinance Section 27-226(f)(4) for the land use types, quantities, relationships, conditions and considerations listed below**:

CDZ AMENDMENT 3: "Villages at Piscataway," Zoning Applications **A-9869** and **A-9870**

1) Change the SMA proposed zoning for the 879-acre tract known as the "Villages at Piscataway," located north and south of Floral Park Road near Piscataway Road to the R-L (Residential-Low Development, 1.0 to 1.5 du/acre) Zone for 858.7 acres and to the L-A-C (Local Activity Center - Village Center) Zone for 19.98 acres. (Previous zoning was R-A; the transmitted SMA proposed no zoning change.)

2) **The Basic Plan contained in the record of applications** A-9869 and **A-9870**, **as modified** by Subregion V Master Plan/SMA Public Hearing Exhibit 247, **shall be revised to show the approved land use types, quantities, relationships, conditions and considerations in accordance with this resolution within 60 days of its effective date**.

***

L-A-C Zone (**A-9870**)
Gross Acreage 19.98 acres
Commercial Acreage: 6.75 acres

Base Commercial Development 58,806 square feet
Maximum Commercial Development* 70,000 square feet

*The actual number of dwelling units **and**[3] **commercial square footage** will be determined during review of the Comprehensive Design Plan (CDP) on the basis of adjusted gross acreage in the CDP application, the approved development density or intensity, and the proposed public benefit features.

[3] PGCC § 27-108.01(a)(13(a) ("**And"** indicates that all the connected items **shall** apply). PGCC § 27-108.01(a)(19) (The words "**shall**," "must," "may only" or "may not" **are always mandatory** and not discretionary)) (Emphasis added).

***

C) Land Use Relationships:

- The modified Basic Plan submitted by the applicant as exhibit 247 in the record of the Subregion V Master Plan/SMA public hearing indicates the spatial relationship of proposed land uses. **The following conditions and considerations for development as identified in public hearing exhibit #313 shall be listed on the basic plan**.

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

***

8. **The majority of the commercial uses proposed for the L-A-C shall be retail**. CR-60-1993, pp. 36-38 (Emphasis added).

***

C. The Comprehensive Design Plan

In December 1993, the property owner submitted a CDP to the Board for review and approval. The CDP proposed development for the property in accordance with land uses approved in the Basic Plan, as modified, by the District Council. Villages at Piscataway, CDP, 12/01/1993. The Board's approval of the fifth amendment to the CDP concerns the portion of the property zoned L-A-C and designated as Bailey's Village. Throughout the text of the 1993 CDP, development of Bailey's Village is subject to *commercial, retail, office, and multifamily land uses* approved in the Basic Plan, as modified, by the District Council. Relevant to this appeal, the 1993 CDP included the following text for Bailey's Village:

***

Bailey['s] Village is located at the intersection of Floral Park Road and the future Piscataway Road extension. Adjacent to historic Piscataway and near the Edelen House, the design for Bailey['s] Village has been carried out in such a way as to

appear as if historic Piscataway had expanded over time. Integration of similar architectural details strengthens this concept. Linkages to historic Piscataway have been accomplished throughout a view corridor to St. Mary's Church, as well as through a pedestrian connection between Bailey[']s Village and the historic town.

In addition to housing, **the office and retail uses** of the Villages At Piscataway **are located here**. **A variety of commercial uses are envisioned for this area, such as: office space, restaurants, dry cleaners, specialty stores and other uses which are typically associated with a small town. An area for a major institutional or civic building, such as a church, has also been provided**. All of these uses are organized about a village commons, which becomes the focus of Bailey'[s] Village. The specific nature of these uses will be determined during the Specific Design Phases.

***

Bailey's Village has been designed around natural features, such as valleys and picturesque views, and man-made features, such as "entryways," "paths," and "landmarks." Presently the undefined "entry way" for the area is the intersection of Floral Park and Piscataway Road. The Villages At Piscataway strengthens the entryway in a number of ways.

1. By creating a major extension to Piscataway Road, this intersection not only becomes the entryway of the Villages At Piscataway, it also becomes a point of connection to historic Piscataway.

2. **By incorporating major retail**, civic, and recreational functions, Bailey[']s Village becomes a point of destination, giving the entryway an increased significance in the function of the town.

A number of "paths," strengthening the link between Bailey[']s Village and the south side of the town through the park around the Edelen house has been provided. A second pedestrian and automotive "path" along Floral Park Road will link the old to the new.

In addition to the existing historic landmark of the Edelen house and St. Mary's Church, **Bailey[']s Village has provided for an institutional or civic building which will serve as an additional "landmark" to strengthen the tie between the old and the new**. The building will be similar to these historic buildings, and will serve along with these buildings as a destination point, discernible from a distance in all directions.

> **<u>Bailey['s] Village will contain</u>** 140 residential units, not counting M.P.D.U.'s, **<u>twenty to thirty thousand (20,000-30,000) square feet of retail and ten to fifteen thousand (10,000-15,000) square feet of office</u>**. 1993 CDP, pp. 15-16 (Emphasis added).[4]

***

In March 1994, the Board adopted Resolution No. 94-98, which approved the 1993 CDP (hereinafter CDP-9306), including the text above relevant to Bailey's Village. PGCPB No. 94-98. The Resolution was subsequently corrected in March 1995. PGCPB No. 94-98(C).[5] In 2004, the Resolution, as corrected in 1993, was amended, upon reconsideration, to address the timing of the construction of the golf course. PGCPB No. 94-98(C)(A). Subsequently, CDP-9306 was amended 4 times.

The first amendment, CDP-9306-**01**, occurred in June 2007, after the Board adopted Resolution 07-116, to increase the maximum permissible height of townhomes. PGCPB No. 07-116. The second amendment, CDP-9306-**02**, occurred in October 2008, after the Board adopted Resolution 08-143, to modify the minimum allowable roof pitch of buildings, and to allow rear decks on townhouses. PGCPB No. 08-143. The third amendment, CDP-9306-**03**, occurred in March 2016, after the Board adopted Resolution No. 16-37, to modify layout of the development, consolidate development pod from the west to the east, create a new tree preservation bank, and adjust development lot standards in Dansville Estates. PGCPB No. 16-37. The fourth amendment,

[4] The 1993 CDP contains other text confirming that Bailey's Village will be developed with *commercial, retail, office, and multifamily land uses* in accordance with the approved Basic Plan, as modified, by the District Council. 1993 CDP, pp., 11, 31, 36, 37, 38, 39, 41, 43, 45, 56, 57, 63, 65, 66.

[5] In 2003, the Board adopted Resolution No. 03-122, which approved Preliminary Plan of Subdivision 4-03027 (PPS-4-03027). The approval of PPS-4-03027 also incorporated the *commercial, retail, office, and multifamily land uses* approved for Bailey's Village in the Basic Plan, as modified, by the District Council. Council may take judicial notice of any evidence contained in the record of any earlier phase of the approval process relating to all or a portion of the same property, including the approval of a preliminary plat of subdivision. PGCC § 27-141, *County Council of Prince George's County v. Dutcher*, 365 Md. 399, 780 A.2d 1137 (2001).

CDP-9306-**04**, occurred in July 2021, after the Board adopted Resolution No. 2021-90, to amend two conditions relative to design standards governing 14 specific lots in the northern section of Glassford Village. PGCPB No. 2021-90.

D. Required Findings

An amendment to a previously approved CDP is subject to the same regulations as the initial approval of the CDP. PGCC § 27-524(a). Initial approval of a CDP is subject to the regulations in PGCC § 27-521. Because this is an amendment to a previously approved CDP, the Board is required to make thirteen (13) findings in PGCC § 27-521 as follows:[6]

(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;

(2) The proposed 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;

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

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

(A) Amounts of building coverage and open space;
(B) Building setbacks from streets and abutting land uses; and
(C) Circulation access points;

[6] In the Zoning Ordinance, where a regulation involves two (2) or more items connected by the conjunction "and," it means that all the connected items shall apply. PGCC § 27-108.01(a)(13).

(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;

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

(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 distinguishing 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;

(9) The Plan incorporates the applicable design guidelines set forth in Section 27-274 of Part 3, Division 9, of this Subtitle, and except as provided in Section 27-521(a)(11), 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);

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

(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);

(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**

(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. PGCC § 27-521 (Emphasis added).

E. Planning Board Findings

On the *first* required finding in PGCC § 27-521, the Board found that "the requested CDP amendment conforms with the Basic Plan in this case because the number of dwellings proposed by the applicant does not exceed the number of dwellings approved by CDP-9306 for Bailey's Village, the surrounding properties, including properties within Bailey's Village and the L-A-C Zone, have been approved and developed for residential uses, CR-60-1993 specified that the actual amount of residential and commercial development would be determined at Comprehensive Design Plan, and CR-60-1993 did not mandate a minimum amount of commercial development." PGCPB No. 2022-02, p. 5. As explained below, because the Board's *first* finding in PGCC § 27-521, is premised upon an erroneous conclusion of law, the inquiry ends, since the other twelve (12) required findings in PGCC § 27-521, are dependent on satisfying the *first* required finding. PGCC § 27-108.01(a)(13) (In the Zoning Ordinance, where a regulation involves two (2) or more items connected by the conjunction "and," it means that all the connected items shall apply).

F. The Appeal

Appellant contends that the Board erred when it approved the fifth amendment to CDP-9306 as follows:

> I. The Planning Board erred when it approved CDP-9306-05 because the Applicant did not satisfy the required findings for an amendment to an approved CDP under Section 27-521(a). Appeal at 3.
>
> II. The Planning Board erred when it approved (sic) CPD-9306-05 because the requested amendment does not satisfy condition 35 of CDP-9306. Appeal at 17.
>
> III. The Planning Board erred when it approved CDP-9306-05 because the requested amendment does not conform with the 2013 Approved Subregion 5 Master Plan. Appeal at 19.

IV. The Planning Board erred when it approved CDP-9306-05 because the requested amendment does not fulfill the purposes of the L-A-C-zone. Appeal at 23.

G. Conclusion

The District Council agrees with Appellant on Question 1. As explained below, because the Board's decision that the amendment is in conformance with the Basic Plan, the *first* required finding in PGCC § 27-521, was premised upon an erroneous conclusion of law, there is no need for the District Council to decide Questions II, III and IV.

The Board's 2022 decision to approve the amendment of the previously approved CDP to remove commercial, retail, office, and multifamily land uses **violated** conditions of the 1993 approved Basic Plan, as modified, by the District Council. It is undisputed that development of this portion of the subject property requires commercial, retail, office, and multifamily land uses because the sole purpose of the amendment to the CDP is to *remove* and *replace* those required land uses. But it is not the previously approved 1993 CDP that conditioned development of this portion of the property with commercial, retail, office, and multifamily land uses. It was the approved 1993 Basic Plan, as modified, by the District Council, which the property owner accepted. Such acceptance by the property owner were incorporated into the 1993 CDP, which the Board approved. *See* discussion above.

In the case of an L-A-C Zone, the applicant shall demonstrate to the satisfaction of the District Council that **any commercial development proposed** to serve a specific community, village, or neighborhood is either:

(A) Consistent with the General Plan, an Area Master Plan, or a public urban plan; **or**
(B) No larger than needed to serve existing and proposed residential development within the community, village, or neighborhood.[7]

PGCC § 27-195(b)(3). Relevant to the resolution of Question 1 of the appeal, when the District Council approved the 1993 MP & SMA, and incorporated approvals of the comprehensive design zones for the subject property, it found, in relevant part, as follows:

***

> SECTION 1. NOW, THEREFORE, BE IT RESOLVED by the District Council that the Master Plan and the Sectional Map Amendment (SMA) for Subregion V, as concurrently adopted by the Planning Board on November 19, 1992, are hereby approved with **amendments** described and mapped below:
>
> AMENDMENT 16
>
> - Master Plan - Revise map and text to show the 879-acre Bailey Plantation Joint Venture property located north and south of Floral Park Road at Piscataway Road, also known as the "Villages at Piscataway" **development proposal as described on the basic plan for zoning applications A-9869 and A-9870**, for the following:
>
> a. **A "Neighborhood Activity Center" for commercial and residential land use** south of Floral Park Road and east of Piscataway Road. CR-60-1993, p. 11 (Emphasis added).

***

> SECTION 3. BE IT FURTHER RESOLVED, on the basis of information contained in the full public hearing record and the land use policies of the Subregion V Master Plan as approved in this resolution, that the determinations of the Planning Board in PGCPB Resolution Nos. 92-291(A) and 92-292(A) regarding the "Villages at Piscataway" Comprehensive Design Zone proposals are **superseded** and **the District Council is satisfied that all of the requirements of the Zoning Ordinance Section 27-195(b) have been met for the following Comprehensive Design Zone Basic Plan, which is hereby approved as part of the SMA pursuant to Zoning Ordinance Section 27-226(f)(4) for the land use types, quantities, relationships, conditions and considerations listed below**:

[7] Where a regulation involves two (2) or more items connected by the conjunction "or," it indicates that the connected items may apply singly or in any combination. PGCC § 27-108.01(a)(13).

CDZ AMENDMENT 3: "Villages at Piscataway," Zoning Applications **A-9869** and **A-9870**

3) Change the SMA proposed zoning for the 879-acre tract known as the "Villages at Piscataway," located north and south of Floral Park Road near Piscataway Road to the R-L (Residential-Low Development, 1.0 to 1.5 du/acre) Zone for 858.7 acres and to the L-A-C (Local Activity Center - Village Center) Zone for 19.98 acres. (Previous zoning was R-A; the transmitted SMA proposed no zoning change.)

4) **The Basic Plan contained in the record of applications** A-9869 and **A-9870**, **as modified** by Subregion V Master Plan/SMA Public Hearing Exhibit 247, **shall be revised to show the approved land use types, quantities, relationships, conditions and considerations in accordance with this resolution within 60 days of its effective date**.

***

L-A-C Zone (**A-9870**)
Gross Acreage 19.98 acres
Commercial Acreage: 6.75 acres

Base Commercial Development 58,806 square feet
Maximum Commercial Development* 70,000 square feet

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

***

C) Land Use Relationships:

- The modified Basic Plan submitted by the applicant as exhibit 247 in the record of the Subregion V Master Plan/SMA public hearing indicates the spatial relationship of proposed land uses. **The following conditions and considerations for development as identified in public hearing exhibit #313 shall be listed on the basic plan**.

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

***

> 8. **The majority of the commercial uses proposed for the L-A-C shall be retail**. CR-60-1993, pp. 36-38 (Emphasis added).

***

Changing the zoning classification of property within the County (as is the case here), is a legislative action reserved for the District Council. The District Council may enact legislation (as was done here in CR-60-1993) that imposes standards and requirements for the purpose of avoiding the scattered or premature subdivision or development of land. Among the District Council's statutory zoning powers, is the power to impose conditions when it changes the zoning classification of mapped property. *See* CR-60-1993 and discussion above. When the District Council exercises its authority to create a condition to a zoning map amendment, the condition becomes an integral part of its action. More importantly, when a property is conditionally rezoned by the District Council (as is the case here), those conditions **shall become a permanent part of the Zoning Map Amendment and shall be binding for as long as the zone remains in effect on the property (unless amended by the District Council**). **The failure to comply with any condition to a zoning map amendment constitutes a zoning violation**. PGCC § 27-195; *Rochow v. Md. Nat'l Capital Park & Planning Comm'n*, 151 Md. App. 558, 827 A2d 927 (2003) (Emphasis added).

The Board's 2022 decision to approve the amendment of the previously approved 1993 CDP, to remove and replace the commercial, retail, office, and multifamily land uses of the approved 1993 Basic Plan (without an amendment of the Basic Plan by the District Council), constituted a zoning violation, and is hereby **REVERSED**.

ORDERED this 25th day of April, 2022, by the following vote:

In Favor: Council Members Burroughs, Dernoga, Glaros, Harrison, Hawkins, Ivey, Taveras, and Turner.

Opposed:

Abstained:

Absent: Council Members Franklin and Streeter.

Vote: 8-0.

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND, SITTING AS THE DISTRICT COUNCIL FOR THAT PART OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT IN PRINCE GEORGE'S COUNTY, MARYLAND

By: _____
Calvin S. Hawkins, II, Chair

ATTEST:

_____
Donna J. Brown
Clerk of the Council

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (310) 952-3796

July 22, 2003

Greenvest, LC
8614 Westwood Center Drive
Suite 900
Vienna, VA 22182

Re: Notification of Planning Board Action on
Preliminary Plan 4-03027
THE PRESERVE AT PISCATAWAY

Dear Applicant:

This is to advise you that on **July 17, 2003** the above-referenced Preliminary Plan was acted upon by the Prince George's County Planning Board in accordance with the attached Resolution.

Pursuant to Article 28, Section 7-116(g) of the Maryland Annotated Code, an appeal of the Planning Boards action must be filed with Circuit Court for Prince George's County, Maryland within thirty (30) calendar days after the date of the final notice **July 22, 2003**.

Very truly yours,
Faroll Hamer
Development Review Division
By: Audrey Chelles
Reviewer

c: Persons of Record

PGCPB No. **03-122**

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (301) 952-3796

PGCPB No. 03-122 File No. 4-03027

RESOLUTION

WHEREAS, Bailey's Association is the owner of a 802.01-acre parcel of land known as Parcel 202, Tax Map 142, Grid F-2, and F-3 and Tax Map 143, Grid A-1 and B-1, said property being in the 5th Election District of Prince George's County, Maryland, and being zoned R-L and L-A-C; and

WHEREAS, on April 10, 2003, Greenvest, L.C. filed an application for approval of a Preliminary Subdivision Plan (Staff Exhibit #1) for 794 lots and 66 parcels with a total of 836 dwelling units; and

WHEREAS, the application for approval of the aforesaid Preliminary Subdivision Plan, also known as Preliminary Plan 4-03027 for The Preserve at Piscataway was presented to the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission by the staff of the Commission on May 29, 2003, for its review and action in accordance with Article 28, Section 7-116, Annotated Code of Maryland and the Regulations for the Subdivision of Land, Subtitle 24, Prince George's County Code; and

WHEREAS, the staff of The Maryland-National Capital Park and Planning Commission recommended APPROVAL of the application with conditions; and

WHEREAS, on May 29, 2003, the Prince George's County Planning Board heard testimony and received evidence submitted for the record on the aforesaid application.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the provisions of Subtitle 24, Prince George's County Code, the Prince George's County Planning Board APPROVED the Type I Tree Conservation Plan (TCPI/9/94-02), including a Variation Request for Section 24-130, and further APPROVED Preliminary Plan of Subdivision 4-03027, The Preserve at Piscataway for **Bailey Village**: Lots 1-11 Block A; Lots 1-14, Block B; Lots 1-15, Block C; Lots 1-30, Block D; Block E; Lots 1-30, Block F **Glassford Village South**: Lots 1-9, Block N; Lots 1-8, Block P; Lots 1-9, Block Q; **Edelen Village South:** Lots 1-6, Block A; Lots 1-22, Block B; Lots 1-30, Block C; Lots 1-27, Block D; Lots 1-23, Block E; Lots 1-14, Block F **Edelen Village North:** Lots 1-27, Block A; Lots 1-63, Block B; Lots 1-15, Block C; Lots 4-6, Block D; Lots 1-5, 7-11, Block E; **Lusby Village West** Lots 1-18, Block A; Lots 1-20, Block B; Lots 1-26, Block C, and Lots 1-3, Block C (sheet 6); Lots 1-33, Block D; Lots 1-20, Block E; Lots 1-29, Block F; Lots 1-18, Block G, and Lots 1-27, Block G (sheet 6); Lots 1-15, Block H; Lots 1-25, Block I; **Lusby Village East:** Lots 1-19, Block A; Lots 1-15, Block B; Lots 1-20, Block C; Lots 1-6, Block D; Lots 1-9, Block E; **Danville Estates:**Lots 1-4, Block A; Lots 1-14, Block B; Lots 1-29, Block C; Lots 1-9, Block E, and Lots 1-12, Block E (sheet 9); Lots 1-15, Block F; Lots 1-15, Block G; Lots 1-13, Block H, Lots 1-15, Block I, Parcels A-S; A-1, 2; B-1 through 4; C-1 through 6; D-1 through 7; E-1 through 7; E-1 through 4; F-1 through 6; G-1 (twice) through 4; S-1; T-1; GG; HH; II; JJ; KK; LL; MM with the following conditions:

1. Prior to signature approval of the preliminary plan of subdivision, the plan shall be revised as follows:

   a. To provide a lot table and parcel table with gross square footages.

   b. To provide clarification as to acreage discrepancy.

   c. To correct the north arrow on each sheet that is incorrectly orientated.

   d. To provide the ownership and parcels designation of all abutting properties.

   e. To provide reference on the coversheet to Glassford Village North and the number of lots approved.

   f. To reflect DPR Exhibits A, B and C, and provide a note that the preliminary plan was revised to include those exhibits.

   g. To revise the Major Parcel Disposition table to accurately reflect the description on the plan of the land to be dedicated to M-NCPPC.

   h. To delineate the master plan trail along the entire frontage of the north side of Piscataway Road relocated, east of Floral Park Road.

2. Prior to signature approval of the preliminary plan, the plan should be revised to address the following layout and use issues that may affect the proposed lotting pattern:

   a. The plans should be revised to enlarge the open space provided in the village green for Bailey Village to approximately 21,600 square feet, or some other functional design as agreed upon by the applicant and staff. If the village green is provided in accordance with the size provisions of the CDP, then the configuration of the village shall be: 1) surrounded by streets in a clear grid pattern as was provided for on the CDP, or 2) one side of the village green shall be bordered by a retail or institutional use building with a substantially designed pedestrian connection provided, or 3) some other equally functional design as agreed upon by the applicant and staff. In any case, the village green shall not be bordered by a parking lot on more than one side unless also separated by a public right-of-way.

   b. The plans shall be revised to indicate the proposed commercial square footage within the R-L zoned property.

c. The plans shall clearly indicate the proposed square footage for the development of the commercial space within the L-A-C Zone and shall include square footage of the Edelen House in order to accommodate future commercial use within the structure.

d. Townhouse Lots 1-8 of Block A shall be eliminated or relocated unless a minimum 50-foot-wide tree preservation area is provided in order to buffer the rear of lots from Road A.

e. The private street configuration of Block C shall be redesigned to created a "T' rather than the "J" design as currently shown. The open space shown on the corner of Block C shall be eliminated, and Lots 13-19 shall be revised from attached units to a minimum size 6,000-square-foot, medium-size, single-family detached lots. In exchange for this design, the applicant may revise the single-family detached lots shown as Lots 1-9, Block E, to be converted to single-family attached units.

f. Lots 1-4, Block C, shall be reoriented to front on Road B1 and the cul-de-sac deleted in conformance with Staff Exhibit A.

g. Lots within Lusby Village East fronting on the main spine road shall be a minimum of 100 feet wide at the front street line. This requirement applies only to those lots that abut the adjacent R-A zoned land along the perimeter of the development.

h. The plans shall to be amended to indicate how many lots are proposed within each village at the time of signature approval of the plans to assist in the future review of the specific design plans and the final plats of subdivision.

i. The following streets need to be labeled with correct right-of-way widths:

(1) On Sheet 8, Road CC
(2) On Sheet 9, Road AA and Road CC

j. The plans shall be revised to display horizontal curve alignment data at all needed locations.

k. On Sheet 7, revise the right-of-way for Road P to indicate a right-of-way of 60 feet between Road A and adjacent Parcel 60.

l. On Sheet 7, delete the extension of Road Q to Parcel 60. Redesign the 90-degree turn at the intersection of Road Q and Road T, to reflect a transition to a 60-foot maximum right-of-way within the turn and a 36-foot paved section, subject to approval of the design by DPW&T.

3. Prior to the issuance of grading permits for any area where a Phase III archeological survey is required (sites 470B, 476, 496, 516, 521 and 531 as identified on the preliminary plan), the survey shall be reviewed and accepted by the Historic Preservation Section.

4. The applicant, his heirs, successors and/or assignees shall provide for the continuous occupancy of the Edelen House Historic Site 84-23-06. The applicant shall work with the Historic Preservation staff to ascertain methods of informing prospective purchasers and tenants of the availability of the property.

5. The specific design plan for the realigned Piscataway Road shall be revised prior to the issuance of any permits for the development of the new roadway alignment.

6. An errant golf ball study shall be submitted at the time the specific design plan review for land adjacent to the golf course.

7. Prior to approval of any final plat of subdivision the recorded covenants for the preferential membership terms shall be submitted and a note shall be added to the plats referencing the covenants.

8. The following items shall be addressed prior to the approval of the SDP that includes the following:

   a. The architectural elevations of the building located adjacent to the village green within Bailey Village shall be designed such that they provide a pedestrian-friendly architectural detail.

   b. The applicant shall submit for review the technical design plans for the stormwater management pond located at the intersection of Floral Park Road and Piscataway Road so that the visual appearance can be assessed.

   c. The rears of townhouse units fronting on Floral Park Road within Bailey Village shall incorporate architectural detailing with sufficient interest to be suitable along a public street.

   d. The single-family detached units located along the main spine road through the development should front on the spine road.

   e. The residential lots located at each entrance shall be large enough to accommodate the fronting of the unit toward the entrance road.

   f. The development located directly adjacent to Floral Park Road should be evaluated from a visual standpoint. Full view of the major parking facility should be avoided if possible. The use of architecture to screen the view into major parking compounds and large

blocks of townhouses from Floral Park Road and the interior streets should be encouraged.

g. The applicant shall submit the technical design plans for the stormwater management pond located adjacent to Edelen House for review at the time of the SDP.

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

i. To evaluate the necessity of a revision for the existing RFA for the relocated tennis courts, previously associated with Glassford Village South. Subsequent final plats shall carry a note addressing the revised or new RFA, if one is required.

j. Development within Block B or E within Bailey Village shall include a meeting space with adequate parking to serve 200 persons and may be combined with the residential or recreational development proposed with those Blocks but not retail.

9. Prior to the issuance of permits, a Type II Tree Conservation Plan shall be approved.

10. Prior to the approval of final plats that contain Road U and Road V, Block B; Lot 1, Block J (park/school site); and Block A of Lusby Village East, the applicant, his heirs successors and/or assignees shall provide evidence of the agreement to remove and replace the existing farm road with internal public street access for those properties utilizing the existing farm road.

11. At the time of final plat the applicant, his heirs, successors and or assignees shall dedicate to The Maryland-National Capital Park and Planning Commission 100± acres (Parcel R and Lot 1, Block J). Lands to be dedicated shall be subject to the following:

a. An original, special warranty deed for the property to be conveyed (signed by the Assessment Supervisor, Washington Suburban Sanitary Commission) shall be submitted to the Subdivision Section of the Development Review Division, The Maryland-National Capital Park and Planning Commission (M-NCPPC), along with the final plat.

b. M-NCPPC shall be held harmless for the cost of public improvements associated with land to be conveyed, including but not limited to sewer extensions, adjacent road improvements, drains, sidewalks, curbs and gutters, and front-foot benefit charges, prior to and subsequent to final plat.

c. The boundaries and acreage of land to be conveyed to M-NCPPC shall be indicated on all development plans and permits that include such property.

d. The land to be conveyed shall not be disturbed or filled in any way without the prior, written consent of the Department of Parks and Recreation (DPR). If the land is to be disturbed, DPR shall require that a performance bond be posted to warrant restoration,

repair, or improvements made necessary or required by M-NCPPC development approval process. The bond or other suitable financial guarantee (suitability to be judged by the General Counsel's Office, M-NCPPC) shall be submitted to DPR within two weeks prior to applying for permits.

e. Storm drain outfalls shall be designed to avoid adverse impacts on land to be conveyed to or owned by M-NCPPC. DPR shall review and approve the location and design of these facilities. DPR may require a performance bond and easement agreement prior to the issuance of grading permits.

f. All waste matter of any kind shall be removed from the property to be conveyed. DPR shall inspect the site and verify that it is in acceptable condition for conveyance prior to final plat approval.

g. No stormwater management facilities or tree conservation in excess of 4.5 acres on the 75 acres on the north side of Floral Park Road or utility easements other than the sewer easements identified by the applicant on the 75 acres north of Floral Park Road shall be proposed on lands owned by or to be conveyed to M-NCPPC without the prior written consent of DPR. DPR shall review and approve the location and/or design of these features. If such proposals are approved by DPR, a performance bond and an easement agreement may be required prior to the issuance of grading permits.

h. The applicant, his successors and/or assigns shall submit a letter to the Subdivision Section, DRD, prior to final plat indicating that the Department of Parks and Recreation has conducted a site inspection and found the land to be dedicated to M-NCPPC in acceptable condition for conveyance.

12. Upon request by the Board of Education and at such time as funds are allocated for the construction of elementary school on the 25-acre park/school site, the Department of Parks and Recreation shall convey a portion of park/school site to the Board of Education for the construction of an elementary school.

13. Stormwater Management Pond #12 shall be relocated on adjacent HOA land. If necessary, and the pond is located on the park/school site it shall be located in an area acceptable to DPR away from the planned recreational facilities and shall be designed to serve the future needs of the school and park. The pond shall be designed as a recreation amenity. It shall be a wet pond with the special attention to appearance of inlet and outlet structures, to pond edge treatment, landscaping, location of trails, and other aesthetic considerations. Construction drawings for the SWM facility shall be reviewed and approved by Park Planning and Development staff prior to SDP approval if located on the park/school property.

14. The applicant, his heirs, successors and/or assignees shall provide the Historic Preservation staff with evidence of items a. through f. below, which may include copies of contracts, work orders, completion orders, and receipts and shall continue to provide this information (which shall be

included in a report to be provided to the Historic Preservation staff every six months beginning on or before July 30, 2002) until the Historic Site (Edelen House Historic Site 84-23-06) is restored or adaptively reused.

a. Maintenance of exterior security lighting and a fire/burglar alarm system equipped with motion detectors and window and door sensors.

b. Maintenance of "No Trespassing" signs at the street and around the environmental setting at locations determined by the Historic Preservation staff and the applicant.

c. Provide an updated inspection report by a qualified professional of the current condition of the Historic Site (inclusive of the roof, walls, chimneys, windows, doors and foundations of the main house and all significant outbuildings and structures within the environmental setting). The report shall include recommendations for repair if needed in order to preserve the integrity of the physical features.

d. Provide routine maintenance of utilities inclusive of heating, plumbing and electrical systems.

e. The applicant shall provide evidence of maintenance of fire insurance on the house.

f. Provide evidence of good faith efforts made to locate a suitable organization or individual to take responsibility for the Edelen House Historic Site and any plans to find a suitable steward for the property. The developer shall also provide the Historic Preservation Commission with evidence of the current structural integrity and physical condition of the property with cost estimates for significant repair items identified.

15. Prior to the issuance of each residential building permit, the applicant, his heirs, successors and/or assignees shall provide evidence of contribution of $400.00 to the Piscataway Preservation Grant and Loan Fund.

16. At the time of approval of the first SDP for Bailey Village the language of the purposes clause of the Articles of Incorporation of the Piscataway Preservation Corporation (part c, page 2) shall be revised to more effectively prioritize the use of grant and loan funds for improvements to existing historic structures within the historic village of Piscataway. Revised language shall read as follows:

> Included among the charitable purposes for which the Corporation is organized, as qualified and limited by subparagraphs (a) and (b) of the Article THIRD are the following: administration of funds received for the purposes of beginning the restoration and preservation of the historic village of Piscataway. The funds shall be utilized in a variety of ways, including, but not limited to the construction of public improvements along Floral Park Road and throughout historic Piscataway; however, significant consideration shall be given in the administration of the fund to preserving historic

structures and priority shall be given to the provision of low-cost loans and small grants for the preservation of historic buildings within the village.

As appropriate, the Articles of Incorporation and/or By-laws of the Piscataway Preservation Corporation shall be revised to more specifically reference the boundaries of the historic village of Piscataway in a manner consistent with prior Planning Board approvals. Specifically, the historic village of Piscataway shall be defined to include (1) all those properties with frontage on Floral Park Road between Piscataway Road and Livingston Road; and (2) the St. Mary's Church Historic Site on Piscataway Road, and to exclude the Edelen House Historic Site 84-23-06, which is part of the subject application.

17. The applicant should demonstrate that the Piscataway Preservation Corporation has received approval of provisional nonprofit 501(c)(3) status from the Internal Revenue Service, if it is obtained.

18. Development of this property shall be in conformance with the approved Stormwater Management Concept Plan.

19. At time of final plat, a conservation easement shall be described by bearings and distances. The conservation easement shall contain the expanded stream buffer, excluding those areas where variation requests have been approved, and be reviewed by the Environmental Planning Section prior to certification. The following note shall be placed on the record plat:

> "Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed."

20. Prior to the issuance of any permits which impact jurisdictional wetlands, wetland buffers, streams or Waters of the U.S., the applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.

21. At the time of review of the specific design plan for the portion of the site containing Bailey Village, a geotechnical report focusing on Marlboro Clay, including soil borings, boring logs, a plan showing borehole locations, an evaluation of potential problems, and recommendations for mitigating potential problems, shall be submitted.

22. The following note shall be placed on the Final Plat of Subdivision:

> "Development is subject to restrictions shown on the approved Type I Tree Conservation Plan (TCPI/9/94-02), or as modified by the Type II Tree Conservation Plan, and precludes any disturbance or installation of any structure within specific areas. Failure

to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland Conservation/Tree Preservation Policy."

23. Prior to signature approval of the Preliminary Plan of Subdivision, the Type I Tree Conservation Plan, TCPI/9/94-02, shall be revised to:

    a. Revise the specimen tree table to indicate which trees cannot be currently located and the proposed disposition of each tree that can be located

    b. Show all existing specimen trees on the plan

    c. Ensure that the limit of disturbance coincides with the approved variation requests

    d. Recalculate the worksheet

    e. Have the revised plan signed and dated by the qualified professional who prepared the plan

24. The applicant, his heirs, successors and/or assignees shall provide a fee to Prince George's County, which shall serve as a fair-share contribution toward the construction of the Brandywine Special Study Area Station and acquisition of an ambulance and paramedic unit. The fee amount is based upon the construction cost of the station ($1,275,000) and the purchase price of an ambulance ($129,000) and paramedic unit ($129,000) divided by the total amount of population and employees within the proposed service area at projected buildout in 2006 (10,024). The fair-share fee for residential development is $479 per dwelling unit and shall be paid prior to the approval of each permit, and the fair share fee for commercial/historic uses is $7,646.50 and shall be paid prior to the issuance of the first building permit for nonresidential uses.

25. No building permits shall be issued for this subdivision until the percent capacity, as adjusted pursuant to the School Regulations, at all the affected school clusters are less than or equal to 105 percent or 6 years have elapsed since the time of the approval of the preliminary plan of subdivision; or pursuant to the terms of an executed school facilities agreement whereby the subdivision applicant, to avoid a waiting period, agrees with the County Executive and County Council to construct or secure funding for construction of all or part of a school to advance capacity.

26. The applicant, his heirs, successors and/or assignees shall construct an eight-foot-wide, asphalt Class II trail along the subject property's entire frontage of Floral Park Road from Piscataway Road to the entrance road to Bailey Village, unless modified by the operating authority at the time of issuance of street construction permits.

27. Prior to the issuance of building permits, the applicant, his heirs, successors and/or assignees shall provide a financial contribution of $410.00 to the Department of Public Works and

Transportation for the placement of a bikeway sign(s) along Danville Road, designated a Class III Bikeway. A note shall be placed on the final plat for payment to be received prior to the issuance of the first building permit. If the Department of Public Works and Transportation declines the signage, this condition shall be void. If road frontage improvements are required by DPW&T, seven- to ten-foot-wide asphalt shoulders are recommended to accommodate bicycle traffic (CDP-9306 Consideration 20).

28. Prior to the issuance of building permits, the applicant, his heirs, successors and/or assignees shall provide a financial contribution of $410.00 to the Department of Public Works and Transportation for the placement of a bikeway sign(s) along Road A, designated a Class III Bikeway. A note shall be placed on the final plat for payment to be received prior to the issuance of the first building permit. If the Department of PublicWorks and Transportation declines the signage, this condition shall be void.

29. Prior to the issuance of building permits, the applicant, his heirs, successors and/or assignees shall provide a financial contribution of $420.00 to the Department of Public Works and Transportation for the placement of a bikeway sign(s) along Medinah Ridge Road, designated a Class III Bikeway. A note shall be placed on the final plat for payment to be received prior to the issuance of the first building permit. If the Department of PublicWorks and Transportation declines the signage, this condition shall be void.

30. The applicant, his heirs, successors and/or assignees shall construct a multiuse (hiker-biker-equestrian) trail within the entire length of Parcels F and G. This trail shall be constructed in conformance with Park Trail Standards of the *Adopted and Approved Subregion V Master Plan*. If necessary due to TCP considerations, the equestrian portion of this trail can be reduced to no less than four feet in width.

31. The applicant, his heirs, successors and/or assignees shall construct an eight-foot-wide, asphalt trail along the subject property's entire frontage of the north side of Piscataway Road relocated east of Floral Park Road, unless modified by the operating authority at the time of issuance of street construction permits.

32. The applicant, his heirs, successors and or assignees shall provide standard sidewalks along both sides of internal public streets unless modified by the Department of Public Works and Transportation at the time of issuance of street construction permits.

33. An automatic fire suppression system shall be provided in all new buildings proposed in this subdivision, unless the Prince George's County Fire/EMS Department determines that an alternative method of fire suppression is appropriate.

34. Any abandoned well or septic system shall be pumped, backfilled and/or sealed in accordance with COMAR 26.04.04 by a licensed well driller or witnessed by a representative of the Health Department prior to final plat approval.

35. Prior to the issuance of any building permit on the subject property (except for the golf course, the Edelen House and for model homes), the following improvements shall (a) have full financial assurances, (b) have been permitted for construction, and (c) have an agreed-upon timetable for construction with the State Highway Administration (SHA) or the Department of Public Works and Transportation (DPW&T):

a. MD 210 and Livingston/Swan Creek Road
- Provide a 200-foot westbound channelized right-turn lane along Livingston Road.
- Provide a fourth northbound shared through/right-turn lane along MD 210 beginning 500 feet south of Livingston Road and extending approximately 2,800 feet north of Livingston Road.
- Provide a fourth southbound through lane along MD 210 beginning 500 feet north of Swan Creek Road and extending approximately 2,800 feet south of Swan Creek Road.
- Provide exclusive through and a shared through/left-turn lane on the westbound approach of Livingston Road.

b. MD 223 and Livingston Road/site access
- Provide, at minimum, exclusive through, right-turn and left-turn lanes on all approaches to the intersection.
- Install a signal, if deemed warranted by SHA.

c. MD 223 and Floral Park Road
- Provide an exclusive 110-foot left-turn lane along westbound Floral Park Road.
- Provide an exclusive 150-foot left-turn lane along southbound MD 223.
- Install a signal, if deemed warranted by SHA.

d. Livingston Road and Old Fort Road South
- Install a traffic signal, if deemed warranted by DPW&T.

All improvements shall be constructed in accordance with the design standards of the responsible highway agency. The applicant, his heirs, successors and/or assigns, shall submit acceptable signal warrant studies for all proposed signals prior to the approval of Specific Design Plans for any portion of the subject property (except for Parcels G1-G5), with the signals to be installed by the applicant, his heirs, successors and/or assigns, at any time during this project that the responsible highway agency deems the signal to be warranted.

36. Prior to issuance of the 781th residential building permit, the following improvements shall (a) have full financial assurances, (b) have been permitted for construction, and (c) have an agreed-upon timetable for construction with SHA or DPW&T:

a. Livingston Road and Old Fort Road
- Provide an exclusive 225-foot left-turn lane along southbound Livingston Road.

- Provide an exclusive 225-foot right-turn lane along northbound Livingston Road, if a traffic signal is installed at this location.

b. Livingston Road and Washington Lane
- Provide a southbound through lane along Livingston Road beginning 300 feet north of Washington Lane and extending approximately 800 feet south of Washington Lane.
- Widen the northbound approach to provide a left-turn bypass lane along Livingston Road, if a traffic signal is installed at this location.
- Install a signal, provided it is deemed warranted.

c. MD 223 and Gallahan Road
- Install a traffic signal, provided said signal is deemed warranted by SHA.

d. MD 223 and the site entrance
- Install a traffic signal, provided said signal is deemed warranted by SHA.

All improvements shall be constructed in accordance with the design standards of the responsible highway agency. The applicant, his heirs, successors and/or assignees shall submit signal warrant studies for all proposed signals prior to the approval of Specific Design Plans for any residential development beyond 780 units, with the signals to be installed by the applicant, his heirs, successors and/or assigns, at any time during this project that the responsible highway agency deems the signal to be warranted.

37. Prior to issuance of the 1,010th residential building permit, the following improvements shall (a) have full financial assurances, (b) have been permitted for construction, and (c) have an agreed-upon timetable for construction with SHA or DPW&T:

a. Livingston Road and Farmington/Berry Road
- Install a signal, provided it is deemed warranted by DPW&T.
- Provide an exclusive 225-foot left-turn lane and a 225-foot right-turn lane along northbound Livingston Road.
- Provide an exclusive 250-foot right-turn lane and a 450-foot left-turn lane along southbound Livingston Road.
- Provide an exclusive 315-foot right-turn lane and a 250-foot left-turn lane along eastbound Farmington Road.
- Provide an exclusive 350-foot right-turn lane along westbound Berry Road.

b. MD 210 and Farmington Road
- Provide a free-right lane along westbound Farmington Road with a 700-foot acceleration lane along northbound MD 210.
- Provide an exclusive 160-foot left-turn lane along eastbound Farmington Road.
- Provide a second left turn lane on southbound MD 210.

c. MD 210/Old Fort Road South

- Provide a fourth southbound through lane shared with the right-turn lane on MD 210, and extend this lane 800 feet south of Old Fort Road South.

All improvements shall be constructed in accordance with the design standards of the responsible highway agency. The applicant, his heirs, successors and/or assignees shall submit signal warrant studies for all proposed signals prior to the approval of specific design plans for any residential development beyond 990 units, with the signals to be installed by the applicant, his heirs, successors and/or assignees at any time during this project that the responsible highway agency deems the signal to be warranted.

38. The applicant, his heirs, successors and/or assignees shall construct the relocation of MD 223 (A-54) through the subject property along the right-of-way shown on the submitted plan in accordance with SHA and/or DPW&T design standards. The construction of the initial half-section of the A-54 facility shall commence prior to issuance of any building permits (except for the golf course, the Edelen House and for model homes) on the subject property.

39. The applicant, his heirs, successors and/or assignees shall dedicate the following facilities (to the extent they are located on the subject property) in accordance with DPW&T or SHA requirements:

a. MD 223 (A-54)—arterial—120-foot right-of-way

b. Floral Park Road (east of A-54)—collector—80-foot right-of-way

c. Livingston Road—collector—80-foot right-of-way

d. Danville Road—rural collector—80-foot right-of-way

40. The applicant, his heirs, successors and/or assignees shall, in cooperation with DPW&T and Planning Department staff, implement strategies that will maintain lower speeds on certain internal streets within the subject property. These include:

a. Medinah Ridge Road, as labeled on the plan

b. Road A, as labeled on the plan

41. The specific design plan shall address specific issues of circulation and access raised by the Planning Department staff and DPW&T and shall review for consideration the following:

a. Revise the right-of-way width to reflect a transition at the 90-degree turns to a 60-foot maximum right-of-way and a 36-foot paved section, subject to approval of the design by DPW&T, at the following locations:

(1) Road D, Road X, and Road Z (sheet 4 of 4-03027)
(2) Road B2 (sheet 5 of 4-03027)

b. Provide designs for the traffic circles to DPW&T for review and design approval, incorporating improved channelization within the current right-of-way or with slight modifications to the right-of-way, at the following locations:

(1) Medinah Ridge Road and Road D (sheet 4 of 4-03027)
(2) Road A and Medinah Ridge Road (sheet 6 of 4-03027)
(3) Road A and Road J (sheet 7 of 4-03027)

c. Redesign all substandard curves, with consideration of the three following options: (A) redesign the roadway with a minimum 200-foot roadway centerline radius, with parking to be prohibited along the inside of the curve; (B) redesign the roadway to utilize 90-degree turns, subject to the design requirements discussed in Condition 42a above; (C) redesign the roadway to utilize cul-de-sacs instead of the continuous curving roadway. The final design shall be subject to approval by DPW&T, and is required at the following locations:

(1) Road C (sheet 4 of 4-03027)
(2) Road F (sheet 6 of 4-03027)
(3) Road L and Road M (sheet 7 of 4-03027)

d. All townhouses (except Bailey Village Lots 22-30, Block D) fronting on public streets shall, if a garage is provided, have the garage fronting on and receiving access from a private alley.

e. The plans shall be revised to display horizontal curve alignment data at all needed locations.

42. On Sheet 5, redesign the private street connecting Road B3 and Road B4 as a public street unless otherwise accepted by DPW&T. This redesign should be subject to the same requirements as identified above under conditions 42a and/or 42c.

43. All applicable conditions of approval of A-9869, A-9870 and Comprehensive Design Plan CDP-9306 as expressed in CR-60-1993 and PGCPR Resolution 94-98(C) shall apply to Preliminary Plan 4-03027.

44. At the time of submittal of the first SDP for Preliminary Plan 4-03027, the applicant, his heirs, successors and/or assignees shall:

(a) Create an "Edelen House Improvement Disbursement Fund" in the amount of $150,000. The purpose of the fund is to make internal and external

improvements (excluding new landscaping) to the Edelen House Historic Site (84-23-06) that enhances the historic and architectural integrity of the structure. These improvements, excluding routine maintenance and those maintenance items outlined in Condition 3 (a -f) of SDP 9804-01 as approved, may include but are not limited to repairs to exterior features such as roofs, doors, windows and wooden and masonry elements, and the installation of upgraded plumbing, heating, electrical, water and sewer services.

(b) Submit to the Historic Preservation Commission for approval, a list of potential improvements to be paid for through disbursements from the Edelen House Improvement Disbursement Fund. All improvements to the Edelen House Historic Site (84-23-06) paid for by the Edelen House Improvement Disbursement Fund shall be approved by the Historic Preservation Commission and, as appropriate, be approved through the Historic Area Work Permit process. The applicant and the Historic Preservation Commission may, by mutual agreement, modify the list of improvements to be paid for through the Edelen House Improvement Disbursement Fund.

45. Prior to the submittal of the 177th residential building permit for the development or 12 months from the date of the Planning Board's adoption of this preliminary plan, whichever is earlier, the applicant, his heirs, successors and/or assignees shall complete all agreed-upon improvements to the Edelen House Historic Site (84-23-06) to be paid for through disbursements from the Edelen House Improvement Disbursement Fund. As evidence of the completion of the improvements, the applicant shall provide the Historic Preservation Commission with a description of the work and itemized receipts.

46. Prior to approval of the SDP for Piscataway Road and the related stormwater management facility, the applicant should give special consideration to: (1) the provision of adequate and appropriate buffering of the Edelen House (Historic Site 84-23-06) from the adjacent new section of Piscataway Road, and (2) the design of the stormwater management facility adjacent to the Edelen House (Historic Site 84-23-06) as a natural-appearing body of water with an organic outline, gentle slopes and traditional plantings, and compatibly designed structural features.

47. The final plat of subdivision that includes the Edelen House shall carry a note indicating that the 3.3±-acre parcel surrounding the Edelen House (84-23-06) is the "Environmental Setting" for the Historic Site.

BE IT FURTHER RESOLVED, that the findings and reasons for the decision of the Prince George's County Planning Board are as follows:

1. The subdivision, as modified, meets the legal requirements of Subtitles 24 and 27 of the Prince George's County Code and of Article 28, Annotated Code of Maryland.

2. The subject property is located in the southwest quadrant of the intersection of Floral Park Road and Danville Road in Piscataway.

3. **Development Data Summary**—The following information relates to the subject preliminary plan application and the proposed development.

	EXISTING	PROPOSED
Zone	R-L/L-A-C	R-L/L-A-C
Use(s)	Single-family detached	Single-family detached/Single-family attached;/Multifamily Commercial/Retail Institutional
Acreage	802.1	802.1
Lots	0	794 + 42 multifamily condominiums
Parcels		
Dwelling Units:		
Detached	1	567
Townhouses	0	227
Multifamily		42
Commercial/Retail:	0	21,000 – 23,000 sq.ft
Institutional:	0	2,500 sq.ft

4. **Environmental**—This site is subject to the provisions of the Woodland Conservation Ordinance because the entire site is more than 40,000 square feet in size and has more than 10,000 square feet of woodland.

On March 24, 1994, the Prince George's County Planning Board reviewed and approved a Comprehensive Design Plan (CDP-9306) for the subject property known as the Villages at Piscataway as described in PGCPB No. 94-98(C). The Comprehensive Design Plan included the entire 878.7+ acres of land zoned R-L and L-A-C to be developed as a golf course community. A Type I Tree Conservation Plan (TCPI/9/94) was also approved.

On June 23, 1994, the Planning Board reviewed and approved a Master Preliminary Plan of Subdivision (4-94017), Villages at Piscataway, for the entire acreage of the site, as described in

PGCPB No. 94-213. A revision to the Type I Tree Conservation Plan (TCPI/9/94) was also approved, dated June 14, 1994.

On November 14, 1996, the Planning Board reviewed and approved a Detailed Preliminary Plan of Subdivision (4-96047) for Villages at Piscataway, Glassford Villages, for approximately 74 acres of the site, as described in PGCPB No. 99-31(A)(C). The Type I Tree Conservation Plan (TCPI/9/94), as revised by PGCPB No. 94-213, was re-approved.

On February 14, 2002, the Planning Board reviewed and approved a Specific Design Plan for Infrastructure (SDP-9804) for Villages at Piscataway, Glassford Villages, for approximately 74 acres of the site, as described in PGCPB No. 96-301. All previously proposed single-family attached units as shown on the CDP and preliminary plan were deleted. The specific design plan included a site plan, a tree conservation plan, a landscape plan and detail sheets. A Type II Tree Conservation Plan (TCPII/98/99) was approved with that case.

This Specific Design Plan for the Greens at Piscataway, Glassford Villages North and South, is located south of Floral Park Road near its intersection with Livingston Road. This plan consists of two sections: Glassford Village North is directly adjacent to the Historic Piscataway Village and Glassford Village South is located south of future Piscataway Road near its intersection with Livingston Road.

According to current air photos approximately 18 percent of the site is wooded. A Forest Stand Delineation was reviewed with CDP-9306. A revised Forest Stand Delineation was reviewed with 4-94017. A Type I Tree Conservation Plan (TCPI/9/94) was approved with CDP-9306. A revision to the Type I Tree Conservation Plan (TCPI/9/94-01) was approved with 4-94017. A Type II Tree Conservation Plan (TCPII/98/99) was approved with SDP-9804. The Type I Tree Conservation Plan provides for all woodland conservation requirements to be met on-site and does not allow woodland conservation areas on lots less than 20,000 square feet in area or the use of a fee-in-lieu or the use of an off-site easement. The current application proposes additional changes to the Type I TCP.

The worksheet correctly calculates that the woodland conservation requirement for this project is 256.79 acres; however, Consideration 4 of CR-60-1999 and Condition 13 of PGCPB. No. 94-213 requires that woodland conservation be at least 272.88 acres. The plan proposes to meet this requirement by providing 249.00 acres of on-site preservation and 23.88 acres of on-site reforestation. None of the required woodland conservation will be on lots less than 20,000 square feet in area.

Floral Park Road and Piscataway Road are designated historic roads. There are no nearby noise sources. The proposed use is not expected to be a noise generator. There are streams, wetlands and floodplain associated with Piscataway Creek in the Potomac River watershed on-site. No species listed by the State of Maryland as rare, threatened or endangered are known to occur in the general region. The *Prince Georges County Soils Survey* indicates that the principal soils on the site are in the Aura, Beltsville, Bibb, Elkton, Galestown, Othello, and Sassafras soils series.

The following text addresses previously approved environmental conditions related to the subject application. The text in BOLD is the text from the previous cases or plans.

A-9869 & A-9870, CR-60-1999, September 14, 1993

Consideration 4. Woodland conservation of 35 percent should be a Phase II design consideration as well as the preservation of a large contiguous wooded area in the southern portion of the site.

The approved Type I Tree Conservation Plan, TCPI/09/94-01, proposes woodland conservation of 276.72 acres. This is the equivalent of 35.5 percent of the net tract. All required woodland conservation must be met on-site. The plan proposes extensive preservation of priority woodland including preservation on large lots. The Type I Tree Conservation Plan does not propose woodland conservation areas on lots less than 20,000 square feet in area, does not propose the use of fee-in-lieu of woodland conservation, and does not propose the use of off-site easements. The current application proposes additional changes to the Type I TCP.

Consideration 6. A wetlands report shall be approved by the Natural Resources Division prior to approval of the Phase II Comprehensive Design Plan.

A wetlands report was included as part of the CDP submission and was reviewed and approved by the Environmental Planning Section.

Comment: Impacts to wetlands and wetland buffers are discussed in more detail in the Environmental Review section below.

PGCPB No. 94-98(C), File No. CDP-9306, March 31, 1994

Condition 9. A 100-year Floodplain Study or Studies shall be approved by the Flood Management Section of the Department of Environmental Resources (DER) for each drainage area greater than 50 acres in size. Prior to approval of each Specific Design Plan or detailed Preliminary Plan of Subdivision, whichever comes first, a floodplain study shall be approved for any floodplain that is adjacent to or affecting the area of the plan.

Comment: The Prince George's County Department of Environmental Resources has approved a floodplain study. The approved 100-year floodplain is shown on the plans. No further action is required.

Condition 10. A Stormwater Management Concept Plan shall be approved by DER prior to approval of the first Specific Design Plan or the first detailed Preliminary Plat of Subdivision, whichever comes first.

Comment: A Conceptual Stormwater Management Plan, CSD#96-8003830, has been approved by the Department of Environmental Resources. No further action is required.

PGCPB No. 94-213, File No. 4-94017, June 24, 1994

Condition 1. Prior to certificate approval of the Preliminary Plan, the following revisions shall be made or information supplied:

g. The Tree Conservation Plan (Type I) shall be revised and resubmitted to the Natural Resources Division. The revised TCP shall incorporate the following changes requested by the Department of Parks and Recreation (DPR):

(1) Subtract the two specific areas of woodland preservation on future DPR property.
(2) Adjust the calculations or substitute elsewhere on the plan for these areas.
(3) Add a specific note regarding passive activities within DPR property woodland preservation areas reflecting the exact language in Condition 19 of CDP-9306.

h. The Forest Stand Delineation or TCP I shall be revised to:

(1) Show the approximate location of all 172-specimen trees.
(2) Update the specimen tree information table.

k. Along the southern edge of Parcel F5, the wetland boundary shall be moved to the southern property line.

l. The 25-foot buffers from all wetlands shall be drawn on the Preliminary Plan.

Comment: All of these changes were made. No further action is required.

Condition 13. All specimen trees shall be field surveyed and their exact, surveyed locations shall be shown on all Preliminary Plans, Specific Design Plans and Type II TCPs.

Comment: Specimen trees are shown on the Type I Tree Conservation Plan, however, not all of the specimen trees are shown on the preliminary plan as required. The specimen tree table fails to note which trees are proposed to be saved or removed. Staff notes that the original tree survey was performed in 1993 and that a few trees from that survey might have succumbed; however, the specimen tree table should be updated to indicate which trees from the survey could not be currently located in the field.

Condition 16. A soils report shall be submitted with each detailed Preliminary Plan, if determined to be necessary by the Natural Resources Division prior to submission. When

required by the Natural Resources Division in areas where Marlboro Clay may affect structural stability, a detailed geotechnical report shall be submitted with the detailed Preliminary Plan, or earlier if possible, to the Natural Resources Division for review. Prior to submission of the Specific Design Plan for the golf course, the applicant, his heirs, successors and/or assigns, shall consult with the Natural Resources Division concerning the need to submit a soils study and/or geotechnical report with the Specific Design Plan for the golf course.

Comment: A soils report was submitted with 4-96047. That study indicated that Marlboro Clay occurs on the site between elevations 40 to 55. A more detailed study was submitted with SDP-9804. Because of the elevation of the clay and local topography, slope failure is not an issue. Footers for foundations cannot be set in Marlboro Clay. Marlboro Clay is unsuited as a sub-base material for roads. The only portion of the current application that might be affected by Marlboro Clay is in the vicinity of Bailey Village, road "L," road "N," and the northern end of road "A."

As part of the required information for the review of the Specific Design Plan for the portion of the site containing Bailey Village, a geotechnical report focusing on Marlboro Clay, including soil borings, boring logs, a plan showing borehole locations, an evaluation of potential problems, and recommendations for mitigating potential problems, should be submitted.

Condition 17. On all detailed Preliminary Plans and Specific Design Plans (or on supporting documents), all slopes exceeding 15 percent shall be identified and located in order to address concerns about erodible soils.

Comment: There are portions of the Villages of Piscataway project where extensive areas of highly erodible soils coincide with slopes exceeding 15 percent. The purpose of this condition is to ensure a careful review of grading and erosion/sediment control plans.

Discussion: Steep and severe slopes have been shown the Preliminary Plan of Subdivision and the revised Type I Tree Conservation Plan. No further action is required.

Condition 19. Appropriate State and Federal permits shall be obtained for disturbance to streams, wetlands and wetland buffers.

Comment: Impacts to wetlands and wetland buffers are discussed in more detail in the variation section of this report.

This site contains natural features that are required to be protected under Section 24-130 of the Subdivision Regulations. The *Subregion V Master Plan* indicates that there are substantial areas designated as Natural Reserve on the site. As noted on page 136 of the *Subregion V Master Plan:*

> "The Natural Reserve Area is composed of areas having physical features which exhibit severe constraints to development or which are important to sensitive ecological systems. Natural Reserve Areas must be preserved in their natural state."

The *Subregion V Master Plan* elaborates:

> "The Natural Reserve Areas, containing floodplain and other areas unsuitable for development, should be restricted from development except for agricultural, recreational and other similar uses. Land grading should be discouraged. When disturbance is permitted, all necessary conditions should be imposed."

To be in conformance with the *Subregion V Master Plan* new development should preserve to the greatest extent possible the areas shown as Natural Reserve. For the purposes of this review, the Natural Reserve includes the expanded stream buffer and any isolated sensitive environmental features.

The Preliminary Plan of Subdivision shows streams on the site, the required minimum 50-foot stream buffers, wetlands, the required 25-foot wetland buffers, a 100-year floodplain, and all slopes exceeding 25 percent, all slopes between 15 and 25 percent, and an expanded stream buffer. At time of final plat, bearings and distances should describe a conservation easement. The conservation easement should contain the expanded stream buffer, excluding those areas where variation requests have been approved, and be reviewed by the Environmental Planning Section prior to approval.

Review of Variation Requests

The plan proposes **116** impacts to stream buffers and wetland buffers. Section 24-130 of the Subdivision Regulations restricts impacts to these buffers unless the Planning Board grants a variation to the Subdivision Regulations in accordance with Section 24-113. Even if approved by the Planning Board, the applicant will need to obtain federal and state permits prior to the issuance of any grading permit. Each variation is described individually below. However, for purposes of discussion relating to Section 24-113(a) of the Subdivision Regulations, the impacts were discussed collectively.

Section 24-113(a) of the Subdivision Regulations sets forth the required findings for approval of variation requests. Section 24-113(a) reads:

> *Where the Planning Board finds that extraordinary hardship or practical difficulties may result from strict compliance with this Subtitle and/or that the purposes of this Subtitle may be served to a greater extent by an alternative proposal, it may approve variations from these Subdivision Regulations so that substantial justice may be done and the public interest secured, provided that such variation shall not have the effect of nullifying the intent and purpose of this Subtitle; and further provided that the Planning*

Board shall not approve variations unless it shall make findings based upon evidence presented to it in each specific case that:

(1) The granting of the variation will not be detrimental to the public safety, health, or injurious to other property;

(2) The Conditions on which the variation is based are unique to the property for which the variation is sought and are not applicable generally to other properties;

(3) The variation does not constitute a violation of any other applicable law, ordinance, or regulation;

(4) Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if strict letter of these regulations is carried out;

The subject property is dissected by many streams and has substantial areas of isolated wetlands and areas of steep and severe slopes adjacent to the streams. This combination significantly increases the total area of sensitive environmental features on this property.

The variation requests are dated April 8, 2003, and were accepted for processing on April 15, 2003. The impact locations are shown on an overall site plan, the specific square footages of each proposed impact are shown on a summary table, and details of each impact are provided in individual exhibits. The applicant has obtained wetlands permits (CENAB-OP-RMS [Villages at Piscataway] 95-63445-7 from the US Army Corps of Engineers and 95-NT-0129/199563445 from the Maryland Department of the Environment) to impact certain wetland areas as shown on the variation request plan. Previously permitted impacts do not require the approval of a variation request.

The Planning Board has reviewed the concepts of the 116 variation requests in light of the Master Preliminary Plan of Subdivision (4-94017), Villages at Piscataway, for the entire acreage of the site, as described in PGCPB No. 94-213 and **APPROVES** the requested variations based on the specific proposal and the findings setforth for each variation. When recommending approval of the individual variation requests listed below, the possible changes in specific alignments have been incorporated in the analysis.

Variation requests #102 and #103 are for the proposed construction of **New Piscataway Road.** The Transportation Planning Section and the Department of Public Works and Transportation have determined that New Piscataway Road and the alignment shown is an acceptable alternative from the alignment previously proposed in 4-94017. This new alignment will disturb a smaller area of sensitive environmental features than the currently approved alignment.

Variation requests #3, #5, #13, #49, #67, #72, #78, #81, #82, #105-108 and #115 are for the construction of **five stormwater management ponds and nine stormwater outfalls.** The installations are in conformance with Stormwater Management Concept Plan CSD #8008470-1994-01, that was re-approved by the Prince George's County Department of Environmental Resources on April 26, 2002. This request is intended to fulfill existing regulations regarding stormwater management. The details of construction will be reevaluated during the review of the Specific Design Plan to further reduce impacts. The proposal is not a violation of any other applicable law, ordinance or regulation because state and federal permits are required prior to construction.

Variation requests #1, #14, #43, #61, #68-71, #73, #79, #80, #83, #84, #86, #93 and #95 are for the **construction of sanitary sewer lines** to develop the property. The Washington Suburban Sanitary Commission has determined that these connections are required in these specific locations to properly connect to the existing sewer trunk lines. There are no practicable alternatives for these alignments because of the location of the existing sewer lines and the topography of the site. The details of construction will be reevaluated during the review of the Specific Design Plan to further reduce impacts. The proposal is not a violation of any other applicable law, ordinance or regulation because state and federal permits are required prior to construction.

Variation requests #11, #12, #50, #51, #92, #94, #96-101, #104 and #116 are for the **construction of the golf course.** A golf course is required by A-9869 and CDP-9306. This preliminary plan of subdivision creates the parcels that will form the golf course. Only preliminary grading details are known at this time, and the variation requests are based upon what is currently planned. The variation requests include items that may later be removed during the final design of the fine grading of the golf course and will be reevaluated during the review of the specific design plan to further reduce impacts. The design and engineering of golf courses are constrained by principals of three-dimensional geometry and encompass large areas that virtually preclude avoidance of all environmental impacts for any particular site. The proposal is not a violation of any other applicable law, ordinance or regulation because state and federal permits are required prior to construction.

Variation requests #87-#91 result from the construction of proposed **Road D in Edelen Village South.** The road has been designed to meet the standards of the Department of Public Works and Transportation for a standard section residential street in a 60-foot right-of-way. An area of extensive steep and severe slopes moves the expanded stream buffer 200 to 300 feet north of the stream and wetland system. Even with the proposed impacts, more than 200 feet of forested buffer will protect the stream and wetlands. Staff notes that the grading for the proposed street results in the creation of better building sites on proposed Lots 9, 18 and 19, and that the grading is not proposed strictly for the creation of these lots. This impact is to the expanded stream buffer required by Section 24-130 of the Subdivision Regulations and will not require either a federal or state permit.

Variation requests #7-#10 are for **construction of a part of Bailey Village** and create small new impacts to a larger low-quality wetland system that has been permitted for removal by the currently approved permits (CENAB-OP-RMS (Villages at Piscataway) 95-63445-7 from the U.S. Army Corps of Engineers and 95-NT-0129/199563445 from the Maryland Department of the Environment). The design change in this area of the project will require review and approval of a modification to the valid permit; however, the Environmental Planning Section notes that the proposed changes will result in less impact to the wetlands than currently permitted. The proposal is not a violation of any other applicable law, ordinance or regulation because state and federal permits are required prior to construction.

Variation request #2 is for construction of **road improvements to Floral Park Road**. This impact is only to the expanded stream buffer required by Section 24-130 of the Subdivision Regulations and will not require either a federal or state permit. The Transportation Planning Section and the Department of Public Works and Transportation have determined that this improvement is necessary for public safety at the main entrance to Bailey Village.

Variation requests #4 and #6 are small impacts from grading to **create a street serving Lots 1-30, Block F,** in a townhouse portion of Edelen Village. These impacts are only to the expanded stream buffer required by Section 24-130 of the Subdivision Regulations and will not require either a federal or state permit. The Transportation Planning Section and the Department of Public Works and Transportation have determined that this improvement is necessary to serve the proposed development.

Variation request #48 is for the **construction of a segment of Road A, the main road for the project**. As proposed, the extreme headwater of a small stream and the required 50-foot stream buffer will be impacted. The geometry of the road, layout of the golf course, the location of the stream and the proximity of the property line along Danville Road collide to create design difficulties. The proposal is not a violation of any other applicable law, ordinance or regulation because state and federal permits are required prior to construction. It is possible that although a direct impact to the stream may be avoidable, impact to the stream buffer required by Section 24-130 of the Subdivision Regulations is unavoidable.

Variation requests #52-#60 result from the **construction of Road G for Lusby Village West.** These impacts are only to the expanded stream buffer required by Section 24-130 of the Subdivision Regulations and will not require either a federal or state permit. Shortening the length of the cul-de-sac and shifting the street alignment slightly to the north could be explored to avoid some impacts. However, conservation easements should provide the protection necessary. The site has unique characteristics that are being protected to the greatest extent possible with the proposed lotting pattern. The plan demonstrates that one-third or more of each of Lots 7-15, Block G, will be encumbered by conservation easements; the lots vary from 12,600 square feet to 19,086 square feet in size.

Variation requests #62-#66 result from the **construction of Roads J and H for Lusby Village West.** These impacts are only to the expanded stream buffer required by Section 24-130 of the Subdivision Regulations and will not require either a federal or state permit. Shortening the length of the cul-de-sac and shifting the street alignment slightly to the south may avoid some impacts. However, conservation easements should provide the protection necessary. The site has unique characteristics that are being protected to the greatest extent possible with the proposed lotting pattern. The plan demonstrates that Lots 7-20, Block E, will be encumbered by conservation easements that should provide the protection necessary. The site has unique characteristics that are being protected to the greatest extent possible with the proposed lotting pattern; the lots vary from 10,644 square feet to 14,115 square feet in size.

Variation requests #74-#77 in part result from the **construction of Road A in Lusby Village West**. These impacts are only to the expanded stream buffer required by Section 24-130 of the Subdivision Regulations and will not require either a federal or state permit. Impacts #76 and substantial portions of #75 and #77 cannot be avoided because of the overall alignment for Road A. The plan demonstrates that Lots 12-14, Block D, will be encumbered by conservation easements; the lots vary from 9,542 square feet to 10,224 square feet in size.

Variation requests #109-#112 are small impacts from **grading on lots**. These impacts are only to the expanded stream buffer required by Section 24-130 of the Subdivision Regulations and will not require either a federal or state permit. The plan demonstrates that the lots associated will be encumbered by conservation easements that should provide the protection necessary. The site has unique characteristics that are being protected to the greatest extent possible with the proposed lotting pattern.

Variation requests #15-#21 are small impacts **from grading on lots**. These impacts are only to the expanded stream buffer required by Section 24-130 of the Subdivision Regulations and will not require either a federal or state permit. The plan demonstrates that the lots associated will be encumbered by conservation easements that should provide the protection necessary. The site has unique characteristics that are being protected to the greatest extent possible with the proposed lotting pattern. The proposed grading is necessary to support the layout proposed.

Variation requests #22-#25 are small impacts from **grading.** These impacts are only to the expanded stream buffer required by Section 24-130 of the Subdivision Regulations and will not require either a federal or state permit. The plan demonstrates that conservation easements will be utilized and should provide the protection necessary to associated environmental features in this area. The site has unique characteristics that are being protected to the greatest extent possible with the proposed lotting pattern. The grading is necessary to support the layout proposed.

Variation requests #26-#42 are small impacts from **grading.** These impacts are only to the expanded stream buffer required by Section 24-130 of the Subdivision Regulations and will not require either a federal or state permit. Lots 11-22, 26-35 and Lot 38, Block B, may be

encumbered by conservation easements; these lots vary in size from 8,450 square feet to 9,941 square feet. The conservation easements will be utilized to provide protection of the associated environmental features in this area. The site has unique characteristics that are being protected to the greatest extent possible with the proposed lotting pattern. The grading is necessary to support the layout proposed.

Variation requests #44-#47 are small impacts from **grading.** These impacts are only to the expanded stream buffer required by Section 24-130 of the Subdivision Regulations and will not require either a federal or state permit. Lots 49-60, Block B, may be encumbered by conservation easements; these lots vary in size from 2,400 square feet to 3,050 square feet. The conservation easements will be utilized to provide protection of the associated environmental features in this area. The site has unique characteristics that are being protected to the greatest extent possible with the proposed lotting pattern. The grading is necessary to support the layout proposed.

Variation request #85 is for the **construction of a segment of Road AA, the main road for the Danville Village** section of the project. As proposed, a small portion of a 25-foot wetland buffer will be impacted. The proposal is not a violation of any other applicable law, ordinance or regulation because a state permit is required prior to construction. It is possible that although a direct impact to the stream may be avoidable, impacts to the stream buffer required by Section 24-130 of the Subdivision Regulations are unavoidable.

Variation requests #113 and #114 are for **construction of Road FF**. This impact is only to the expanded stream buffer required by Section 24-130 of the Subdivision Regulations and will not require either a federal or state permit. This impact is small and after grading will provide a minimum of 150 feet of wooded buffer to the nearest stream

Variation requests #1-#112. The proposals are not a violation of any other applicable law, ordinance or regulation because a state permit is required prior to construction. The conservation easements will be utilized to provide protection of the associated environmental features in this area. The site has unique characteristics that are being protected to the greatest extent possible with the proposed lotting pattern. The grading is necessary to support the layout proposed.

Prior to the issuance of any permits which impact jurisdictional wetlands, wetland buffers, streams or Waters of the U.S., the applicant should submit copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.

Floral Park Road and Piscataway Road are designated historic roads. Proposed applications on or adjacent to scenic and historic roads are reviewed for conformance with *Design Guidelines and Standards for Scenic and Historic Roads* prepared by the Prince George's County Department of Public Works and Transportation.

As noted in Condition 5 of the Comprehensive Design Plan (CDP-9306) for the subject property, known as the Villages at Piscataway as described in PGCPB No. 94-98(C), all permits for road construction in this area are subject to review and approval by the Historic Preservation Commission.

The *Prince George's County Soils Survey* indicates that the principal soils on the site are in the Aura, Beltsville, Bibb, Elkton, Galestown, Othello, and Sassafras soils series. Condition 17 of PGCPB No. 94-213, File No. 4-94017, June 24, 1994 was specifically included to require future review of areas where highly erodible soils occur on slopes in excess of 15 percent. Aura, Beltsville, Elkton, and Othello soils are highly erodible. This information is provided for the applicant's benefit. No further action is needed as it relates to this Preliminary Plan of Subdivision review. The Prince George's County Department of Environmental Resources may require a soils report during the permit process review.

5. **Community Planning**—The subject property is located within the limits of the 1993 *Master Plan for Subregion V*, in Planning Area 84 in the Piscataway/Danville Community. The 2002 General Plan locates this property within the Developing Tier. The 1993 SMA for Subregion V classified the property in the R-L and the L-A-C Comprehensive Design Zones.

The land use recommendation for the property is for Suburban Estate and Low Density Planned Neighborhoods, Neighborhood Activity Center, and Semi-Rural Living Areas. This preliminary subdivision application generally conforms with the land use recommendations of the 1993 *Subregion V Master Plan and SMA* and is not inconsistent with the 2002 *General Plan* Development Pattern Policies for the Developing Tier.

This proposed development concept generally conforms to the land use concepts of the master plan and the comprehensive design zones approved as part of the SMA. Subsequent comprehensive design plan (CDP) reviews addressed master plan land use issues pertaining to the subject property. The subdivision proposal should thus be compared to the development concepts of the approved CDP.

6. **Parks and Recreation**—The staff of the Department of Parks and Recreation (DPR) has reviewed the above referenced preliminary plan application for conformance with the requirements of Basic Plans A-9869/A-9870, Comprehensive Design Plan CDP-9306, Adopted and Approved Subregion V Master Plan, the Land Preservation and Recreation Program for Prince George's County and current zoning and subdivision regulations as they pertain to public parks and recreation. The following is a discussion of the conditions relating to the Department of Parks review.

The Basic Plan 9869/A-9870 (CR-60-1993) Conditions 27, 28, 30 state:

27. The developer, his successors, and/or assigns, shall dedicate to the M-NCPPC for public park use, 75± acres of land on north side of Floral Park Road as shown on the amended Basic Plan.

Comment: The developer, his successors, and/or assignees shall dedicate to M-NCPPC for public park use about 25 acres of land located to the south of Floral Park Road where it intersects with Piscataway Road as shown on the amended basic plan.

All land to be conveyed to M-NCPPC shall be subject to the conditions in the document "Conditions for Conveyance of Parkland to the M-NCPPC."

The Comprehensive Design Plan CDP-9306 PGPB No.94-98(C) Considerations 16 and 34 state:

16. The applicant, his successors, and/or assigns, shall dedicate 36± acres of land located on the southwest quadrant of Floral Park Road AND New Piscataway Road, to the M-NCPPC for future park use as shown on DPR staff Exhibit B. This dedication excluded the 3.1± acre parcel created around the Edelen House, which will be acquired by a private interest.

Comment: All stormwater management (SWM) ponds shall be designed to fit harmoniously into the site by means of naturalistic and irregular contour and grading in keeping with the general topography of the area. The SWM ponds shall be designed as an amenity with special attention to appearance of inlet and outlet structures, to pond edge treatment, landscaping, location of trails, elimination of rip-rap channels where possible, and other aesthetic considerations.

The Adopted and Approved Subregion V Master Plan identifies the Piscataway Creek Stream Valley Park on the subject property, and Section 24-134 of the Prince George's County Subdivision Regulations requires the mandatory dedication of 39.5 acres of parkland suitable for active and passive recreation.

The applicant is proposing to dedicate 75 acres of parkland on the north side of Floral Park Road toward the master-planned Piscataway Creek Stream Valley Park. Parcel R is primarily comprised of the 100-year floodplain and is proposed for conveyance for the fulfillment of Condition 27 of CR-60-1993, as modified by Condition 15 of CDP-9306 PGPB No. 94-98(C), which required the conveyance of 75± acres to M-NCPPC. The applicant agreed to provide a 25-acre park/school site on the south of development adjacent to Danville Road for the fulfillment of Condition 28 of CR-60-1993, as modified by Condition 16 of CDP-9306 PGPB No.94-98(C). The park/school site conveyance trigger has been agreed to by the Board of Education as discussed in Condition 25.b. of CDP-9306 PGPB No.94-98(C). M-NCPPC will convey to BOE Lot 1, Block J, at the time that BOE determines the need for the land for the construction of an elementary school. Lot 1, Block J, is proposed to be conveyed to M-NCPPC at the time of final plat for that property along with all lands to be conveyed to M-NCPPC. The proposed layout and configuration of the park/school site (Lot 1, Block J) has been reviewed and found to meet the needs of the Board of Education (BOE).

During CDP-9306 review, new Piscataway Road was shifted south to provide an environmental setting for the historic village of Piscataway and historic Edelen House and provide additional parkland. The parkland on the south of Floral Park Road was increased from 25 acres to 36 acres.

The originally submitted Preliminary Plan 4-02107 proposed a new alignment of Piscataway Road, which created unusable parkland in the vicinity of historic village. After numerous meetings with the applicant and the Planning Department staff, a mutually acceptable compromise was agreed to which calls for the creation of a 25-acre park/school site. The applicant and staff developed a concept plan for the future development of the park/school site. The concept plan includes a pad site for a school building, a 155-space parking lot, school playground and play area, 2 soccer fields, football field, baseball field, youth baseball field, shelter and connecting trail system. The plan has been reviewed by the Board of Education and the Department of Parks, who have found the concept acceptable. The park/school site will be dedicated to M-NCPPC at the time of final plat. A portion, adequate to support the school and associated parking, will then be conveyed by M-NCPPC to BOE at their request. BOE has determined a need for the construction of an elementary school in this vicinity and is in the planning stages of development.

The applicant has submitted an exhibit showing the future park/school site development layout, which is generally acceptable to the Department of Parks and Recreation. However, the plan shows the stormwater management (SWM) facility in the area previously proposed for a soccer field by the applicant. The applicant has indicated that the SWM pond will be relocated away from the developable area of park/school site. It should be further noted that Condition 30 of CDP-9306 states that the SWM ponds shall be designed to fit harmoniously into the site and shall be designed as an amenity with special attention to appearance of inlet and outlet structures, to pond edge treatment, landscaping, location of trails, elimination of rip-rap channels where possible, and other aesthetic considerations.

In summary, staff believes that the dedication of 75± acres toward the master-planned Piscataway Creek Stream Valley Park and provision of a 25± acres park/school site will satisfy master plan recommendations, the intentions of Basic Plans A-9869/A-9870, conditions of Comprehensive Design Plan CDP-9306, and current zoning and Subdivision Regulations as they pertain to public parks and recreation in the planned community.

The Department of Parks and Recreation (DPR) recommends that the preliminary plan of subdivision be revised to reflect and label exhibits of DPR relating to the park/school site and the proposed layout and delineation of the land area to be conveyed to BOE. Exhibit A reflects the dedication of Parcel R (75± acres), Exhibit B reflects the dedication of Lot 1, Block J (25± acres), and Exhibit C reflects the conceptual layout of the park/school site.

7. **Trails**—The Adopted and Approved Subregion V Master Plan recommends three master plan trail facilities that impact this site. The master plan recommends a trail facility along Floral Park Road, a trail in or adjacent to the PEPCO right-of-way, and a master plan bikeway along Danville

Road. These and other pedestrian-related issues have been addressed in previous approvals, including Basic Plans A-9869, A-9870, CDP-9306 and SDP-9804. CDP-9306 recommends an eight-foot-wide, asphalt trail along the subject property's frontage of Floral Park Road from Piscataway Road to the entrance into Bailey Village (Condition 6). CDP-9306 also recommended the provision of the master plan trail along the PEPCO right-of-way (Condition 7). This appears to be reflected in the submitted preliminary plan with the provision of Parcels F and G.

SDP-9804 recommends an eight-foot wide, asphalt master plan trail along the north side of Piscataway Road relocated which has not been delineated along the entire roadway on the preliminary plan and should be reflected.

The Class III bikeway along Danville Road can be addressed by the placement of Share the Road signage and the provision of wide, asphalt shoulders along the subject property's frontage. In conformance with Condition 8 of CDP-9306, Class III bikeway signage is also recommended along Street A and Medinah Ridge Road.

Finally, in keeping with the modified grid street pattern and village concept, sidewalks are recommended along both sides of all internal roads. This is consistent with prior approvals and should safely facilitate pedestrian movement within the site.

With regard to trails, the proposed preliminary plan is in conformance with the Adopted and Approved Subregion V Master Plan, Basic Plans A-9869 and A-9870, CDP-9306, and SDP-9804, subject to conditions.

8. **Transportation**—The development under this preliminary plan is proposed to be 25,500 square feet of nonresidential space and 836 residences. This plan does not include the development of 174 detached single-family residences within the villages of Glassford North and Glassford South.

This site was originally reviewed as master preliminary plan of subdivision 4-94017. Staff reviewed a traffic study for the purpose of making an adequacy finding for a level of development consistent with the Basic Plan and CDP approvals at that time. Although the original master preliminary plan has expired, staff believes that there is sufficient information available to make the needed findings now. Therefore, the Planning Board's normal requirement for a traffic study, based on the size of the subject development, was waived. The findings and recommendations outlined below are based upon a review of relevant materials and analyses conducted by the staff of the Transportation Planning Section, consistent with the *Guidelines for the Analysis of the Traffic Impact of Development Proposals.*

Growth Policy - Service Level Standards

The subject property is located within the Developing Tier, as defined in the General Plan for Prince George's County. As such, the subject property is evaluated according to the following

standards:

> **Links and signalized intersections:** Level-of-Service (LOS) D, with signalized intersections operating at a critical lane volume (CLV) of 1,450 or better. Mitigation, as defined by Section 24-124(a)(6) of the Subdivision Ordinance, is permitted at signalized intersections within any Tier subject to meeting the geographical criteria in the *Guidelines*.
>
> **Unsignalized intersections:** The Highway Capacity Manual procedure for unsignalized intersections is not a true test of adequacy but rather an indicator that further operational studies need to be conducted. Vehicle delay in any movement exceeding 50.0 seconds is deemed to be an unacceptable operating condition at unsignalized intersections. In response to such a finding, the Planning Board has generally recommended that the applicant provide a traffic signal warrant study and install the signal (or other less costly warranted traffic controls) if deemed warranted by the appropriate operating agency.

The original preliminary plan reviewed for this site, 4-94017, expired prior to approval and recordation of final plats. While this site is technically subject to new findings of transportation adequacy, there are a number of factors to consider at this time:

a. The site was previously reviewed for 1,140 residences. The total of the approved Glassford portion of the site and the current application is 1,010. Also, the site was previously reviewed for 45,000 square feet of office/retail space, and the current plan allows for approximately 25,500± square feet of office/retail space. Therefore, the subject application does not represent an increase in development over the development quantity previously approved.

b. The Planning Board has generally allowed subdivisions in similar circumstances to move forward provided that prior conditions needed to address adequacy considerations are carried forward and provided that significant transportation changes have not occurred that would result in different assumptions and new findings. Circumstances in the area are further discussed below, and the conditions on Preliminary Plan 4-94017 are recommended to be carried forward with this application.

c. The construction of 1,140 residences and 45,000 square feet of office/retail space within the Preserve at Piscataway (formerly known as the Villages at Piscataway and/or the Greens at Piscataway) has been assumed in all recent traffic impact studies in the area. As noted under the first determination above, it appears that the entire Preserve at Piscataway site will yield slightly fewer residences and about half of the commercial space that was previously assumed.

During staff's review of SDP-9804/01 in November 2002, traffic information was provided by this applicant for the purpose of slightly altering the staging of the construction of Piscataway

Road extended. The applicant provided a 2002 traffic count at the Livingston Road/Floral Park Road intersection, which was considered to be the critical intersection for triggering this improvement. In its review of the available traffic data, the Planning Board found that the construction of Piscataway Road extended could be slightly altered. While a finding stating such was not directly made, this finding does suggest that no transportation changes that would affect the original findings for 4-94017 have occurred.

There has been very little new development approved in the immediate area since 1994, and three factors affect the original analysis in a positive way: (a) actual growth rates in traffic have not kept pace with assumed historical rates of traffic growth; (b) St. James Village from a mix of 800 residences and a small retail center to 205 residences; and (c) Braemar (previously Berry Woods) has been reduced from 222 residences to 54 residences.

In recognition that there is a prior subdivision for this site and that the development for the subject property remains unchanged from the prior subdivision, staff finds the subject application would generate no net trips relative to prior applications for the site. Consequently, there would be no net impact on the critical intersections in the area as identified during the review of preliminary plan 4-94017.

Prior plans have included a number of transportation-related conditions. The development of this site should be in accordance with CR-60-1993, CDP-9306 and Preliminary Plan of Subdivision 4-94017 (now expired). There are several transportation-related conditions associated with each of these approvals, and they are summarized below:

CR-60-1993:
Condition 3: The alignment of Piscataway Road extended has been coordinated with the State Highway Administration (SHA) and the Department of Public Works and Transportation (DPW&T). The alignment, as shown on the preliminary plan, is acceptable to the transportation staff; however, the transportation staff would defer to SHA and DPW&T for any final comments regarding the design of the roadway and any specific treatments in the vicinity of the historic site. Piscataway Road extended, which is shown as A-54 on the Subregion V Master Plan, is planned as a divided arterial facility. Although the master plan recommends a roadway of between four and six lanes, no traffic forecasts have ever indicated a need for more than four lanes along A-54 in this area. The subject application is consistent with the future function of this road.

Condition 11: Relating to the extension and design of Piscataway Road and the discussion of design issues which occurred between the Urban Design and Historic Preservation Sections, along with the highway agencies and trails staff, at the time that that SDP-9804 was reviewed in 1998/1999.

Condition 16: Relating to conditions of required road improvements; discussed above.

Condition 17: Relating to the alignment of A-54 (also termed Piscataway Road extended); has

been coordinated with the State Highway Administration (SHA) and the Department of Public Works and Transportation (DPW&T).

Condition 18: Relating to street dedication; has been appropriately proposed along all road facilities and will be required at the time of final plat.

Condition 19: Relates to a trip cap and the application conforms to this trip cap condition.

Consideration 2: The alignment of Piscataway Road extended has been coordinated with the State Highway Administration (SHA) and the Department of Public Works and Transportation (DPW&T). The alignment is acceptable to the transportation staff; however, the transportation staff would defer to other disciplines within the Planning Department, along with SHA and DPW&T, for any final comments regarding impacts on the historic setting and their impact on the design of the roadway.

CDP-9306:
Condition 20: This condition provides transportation improvements that must be constructed during the initial phase of the project. While the actual construction is enforceable at the time of building permit, there are traffic signal warrant studies that are required to be submitted prior to SDP approval. All traffic signal warrant studies were submitted when SDP-9804 was approved. Also, another nearby developer has recently updated the signal warrant studies, and they have been reviewed by the appropriate agencies.

Condition 21: This condition provides transportation improvements for later phases of the project, and will be enforced at the appropriate times.

Condition 22: All master plan transportation facilities within the area of the subject plan will be dedicated.

Condition 23: Traffic calming treatments along Medinah Ridge Road and Road A will be reviewed with future specific design plans. Staff supports the use of the traffic circles shown on the plan, subject to final designs being approved by DPW&T.

The Basic Plan approval for this site requires that the site be developed using neo-traditional concepts. From the standpoint of transportation, neo-traditional design emphasizes concepts of grid pattern development, walkability, and compactness. Given the general layout of the site and the environmental features, while walkability is important, the sheer size of the site makes walking between neighborhoods within the site difficult, and so the use of a grid or modified grid pattern of circulation is the paramount factor in determining that neo-traditional principles are in use.

In using a modified grid pattern, however, care must be taken to ensure that roadways within the subdivision remain safe and adequate. Neo-traditional design should not suggest a mass waiver of the roadway standards. These standards are developed by transportation professionals with

the intent of providing safe and adequate access for all persons who use the roadways. County vehicles that maintain and plow the roadways, trash trucks, and other vehicles that provide essential neighborhood services must be able to use the roadways, even as residents and guests use the roadways for parking of passenger vehicles.

Staff has had concerns with the layout of this site from the standpoint of access and circulation. These concerns were reinforced by comments contained in an extensive memorandum from DPW&T dated May 16, 2003. Staff has met with the applicant and DPW&T to attempt to resolve these comments, and while the plan will require some ongoing modifications, staff believes that modifications can be made without substantive revisions to the plan. The greatest staff concern with these required modifications is conformance to the neo-traditional design established by the CDP and that the modification will not require any greater impacts to the environmental parameters established by the Planning Board at the time of approval of this preliminary plan, if approved.

The memorandum from DPW&T included 34 separate comments that are discussed and addressed below. The first 13 comments are standard comments by DPW&T that are addressed by Subtitle 23 (the Road Code) of the Prince George's County Code. The next 21 comments refer to specific pages of the preliminary plan. The final two comments are general comments. The nonstandard comments specific to this development are addressed below:

Referring to Sheet 4 of the preliminary plan:

14. This comment notes that the 90-degree (or less) turns on Road D, Road X, and Road Z are not acceptable.

Comment: The primary issue is that within a 50-foot right-of-way with a 26-foot paved section and parking on both sides poses an access concern. Access in this circumstance could be difficult for passenger vehicles and will be acutely difficult for larger emergency vehicles and service trucks. Therefore, the plan must be revised to reflect a transition at the turns to a 60-foot maximum right-of-way and a 36-foot paved section, subject to approval of the design by DPW&T.

15. This comment requires that the traffic circle at Medinah Ridge Road and Road D be designed with better channelization.

Comment: DPW&T needs to review more of the details of the design. DPW&T believes that the design for the traffic circle can be accomplished within the current right-of-way or with slight modifications to the right-of-way.

16. This comment indicates that the placement of the townhouses along the public roadways is not acceptable.

Comment: Townhouses generate a sizable demand for on-street parking, and the placement of

townhouse driveways along a public street leaves very little opportunity for on-street parking, resulting in widespread parking problems within the community. The applicant did indicate, however, that the townhouse lots will be designed with garages fronting on private alleys. With that consideration, DPW&T indicated that the use of the public streets adjacent to the townhouses would be acceptable.

Referring to Sheet 5 of the preliminary plan:

17. This comment raises the concerns previously in (16) and (14) above, and can be addressed by similar means.

Referring to Sheet 6 of the preliminary plan:

20. This comment raises the concerns in (15) above, and can be addressed by similar means.

22. This comment indicates that the radius of curvature along Road F does not meet the minimum standard.

Comment: This type of curve includes a similar concern to that for a 90-degree turn, as discussed in comment (14), but is slightly different in its operation. DPW&T offered several options for a redesign of the nonstandard curves:

a. Redesign the roadway with a minimum 200-foot roadway centerline radius, with parking to be prohibited along the inside of the curve.

b. Redesign the roadway to utilize 90-degree turns, subject to the design requirements discussed under comment (14) above.

c. Redesign the roadway to utilize cul-de-sacs instead of the continuous curving roadway.

Sheet 7

23. This comment is addressed further under (28) below.

25. This comment indicates that DPW&T will require dedication and improvements at the intersection of Danville Road and Road J. This is subject to Subtitle 23 requirements and is will be addresses by DPW&T.

26. This comment raises the concerns in (16) above, and can be addressed by similar means.

27. This comment raises the concerns in (15) above, and can be addressed by similar means.

28. This comment raises the concerns in (22) above regarding Road L (and, as noted during the discussion, Road M on Page 7 and Road C on Page 4). Road L and the other two circumstances noted must be redesigned using the set of options described in (22) above.

Sheet 8

29. This comment indicates that DPW&T will require dedication and improvements at the intersection of Danville Road and Road V. This is subject to Subtitle 23 requirements. OK.

30. This comment indicates that the dimensions for Road CC are mislabeled. The plan should be revised to indicate the correct right-of-way width of 60 feet.

Sheet 9

31. This comment indicates that the dimensions for Roads AA and CC are mislabeled. The plan should be revised to indicate the correct right-of-way width of 60 feet.

Sheet 10

32. This comment identifies the DPW&T Standard to be used to construct Floral Park Road. Dedication shown on the plan is adequate.

General

33. The requirement for a traffic study has been discussed earlier in this memorandum and was discussed with DPW&T. DPW&T was concerned that the new application would not be subject to the same conditions that were imposed upon preliminary plan 4-94017. However, since the staff recommendation will be carrying the conditions on the old preliminary plan forward, DPW&T agreed that a new traffic study was not necessary.

34. This comment indicates that the plans should horizontal curve alignment data for review; this information was omitted at several locations, and should be shown for the purpose of facilitating review.

A final issue concerns the private street connecting Road B3 and Road B4 on Sheet 5. DPW&T believes that this connection should be redesigned as a public street. This redesign should be subject to the same requirements as identified above under comments (14), (16), and (22).

An additional comment concerns the rights-of-way along Road Q (and, as noted during the discussion, Road P), which is proposed to serve adjacent properties to the south. There are actually three separate tax parcels noted in the official tax records, Parcels 85, 86, and 60. Parcels 85 and 86 have identical ownerships and would be served via Road V from Danville Estates, which has an acceptable right-of-way of 60 feet. Parcel 60 is located in the Rural Tier

and outside of the area in the current 10-year water and sewer plan, and can be developed under its existing R-A zoning. While residential development may be limited, the site could be developed with other permitted uses in the R-A Zone (church, eleemosynary institution, day care center) as long as these uses can satisfy their well and septic needs on-site. Given the range of possibilities for development, staff recommends that Parcel 60 be served by a 50-foot right-of-way street and recommends that Road P be revised from 50-foot right-of-way as proposed on the preliminary plan to a right-of-way of 60 feet. Since both Road Q and Road P would serve the same parcel, Road Q may not be necessary to extend to the abutting property line with Parcel 60. In addition, the 90-degree turn at the intersection of Road Q and Road T should be subject to the same design requirements as noted under comment (14 above).

Based on the preceding findings, adequate transportation facilities would exist to serve the proposed subdivision as required by the Subdivision Regulations.

9. **Schools**—The Historic Preservation and Public Facilities Planning Section has reviewed the subdivision plans for adequacy of school facilities in accordance with Section 24-122.02 of the Subdivision Regulations and the *Adequate Public Facilities Regulations for Schools* (CR-23-2001 and CR-38-2002) and concluded the following:

Finding

Impact on Affected Public School Clusters

Affected School Clusters #	Elementary School Cluster **6**	Middle School Cluster **3**	High School Cluster **3**
Dwelling Units	836 sfd	836 sfd	836 sfd
Pupil Yield Factor	0.24	0.06	0.12
Subdivision Enrollment	200.64	50.16	100.32
Actual Enrollment	4651	4598	8393
Completion Enrollment	82	66	132
Wait Enrollment	39	15	29
Cumulative Enrollment	141.60	95.52	191.04
Total Enrollment	5114.24	4824.68	8845.36
State Rated Capacity	4492	5114	7752
Percent Capacity	113.85%	94.34%	114.10%
Funded School	N/a	N/a	Surrattsville addn.

Source: Prince George's County Planning Department, M-NCPPC, January 2003

The affected elementary, and high school clusters percent capacities are greater than 105 percent. There is no Funded School in the affected elementary school cluster. The Surrattsville addition is the Funded School in the affected high school cluster. Therefore, this subdivision can be approved with a six-year waiting period.

10. **Fire and Rescue**—The Historic Preservation and Public Facilities Planning Section has reviewed the subdivision plans for adequacy of fire and rescue facilities and concluded the following:

Residential

a. The existing fire engine service at Allentown Road Fire Station, Company 47, located at 10900 Fort Washington Road, has a service travel time of 7.64 minutes, which is **beyond** the 5.25-minute travel time guideline.

b. The existing ambulance service at Allentown Road Fire Station, Company 47, located at 10900 Fort Washington Road, has a service travel time of 7.64 minutes, which is **beyond** the 6.25-minute travel time guideline.

c. The existing paramedic service at Allentown Road Fire Station, Company 47, located at 10900 Fort Washington Road, has a service travel time of 7.64 minutes, which is **beyond** the 7.25-minute travel time guideline.

The above findings are in conformance with the *Adopted and Approved Public Safety Master Plan 1990* and the *Guidelines for the Analysis of Development Impact on Fire and Rescue Facilities*.

In order to alleviate the negative impact on fire and rescue services due to the inadequate service discussed, an automatic fire suppression system shall be provided in all new buildings proposed in this subdivision, unless the Prince George's County Fire/EMS Department determines that an alternative method of fire suppression is appropriate. Since this is a matter of existing law, no condition is necessary.

Nonresidential

a. The existing fire engine service at Allentown Road Fire Station, Company 47, located at 10900 Fort Washington Road, has a service travel time of 7.64 minutes, which is **beyond** the 3.25-minute travel time guideline.

b. The existing ambulance service at Allentown Road Fire Station, Company 47, located at 10900 Fort Washington Road, has a service travel time of 7.64 minutes, which is **beyond** the 4.25-minute travel time guideline.

c. The existing paramedic service at Allentown Road Fire Station, Company 47, located at 10900 Fort Washington Road has a service travel time of 7.64 minutes, which is **beyond** the 7.25-minute travel time guideline.

d. The existing ladder truck service at Accokeek Fire Station, Company 24, located at 16111 Livingston Road, has a service travel time of 6.67 minutes, which is **beyond** the 7.25-minute travel time guideline.

The above findings are in conformance with the *Adopted and Approved Public Safety Master Plan 1990* and the *Guidelines for the Analysis of Development Impact on Fire and Rescue Facilities*.

In order to alleviate the negative impact on fire and rescue services due to the inadequate service discussed, an automatic fire suppression system shall be provided in all new buildings proposed in this subdivision, unless the Prince George's County Fire/EMS Department determines that an alternative method of fire suppression is appropriate.

The Historic Preservation and Public Facilities Planning Section (HP&PFP) has concluded that the entire development is beyond the recommended response times from existing facilities which

provide ambulance service. This finding is based on using the existing road system and existing stations.

The staff of the HP&PFP found that the planned Brandywine Special Study Area Emergency Services Facility will be the first new station that will provide ambulance and paramedic service to this development. The cost of the emergency services facility is $1,533,000. In order to mitigate the ambulance response time deficiencies, staff recommends that the applicant participate in providing a fair-share contribution toward the construction of the Brandywine Special Study Area Emergency Services Facility. The fee amount is based on the construction cost of the facility ($1,275,000), ambulance ($129,000) and paramedic ($129,000) divided by the total amount of residential and employment population within the entire service area in 2006 (10,024). The service area includes those areas that will be served by the planned facility. The fair share fee is $479 per dwelling unit for this development.

2006 service area population/workers 10,024
Station Cost $1,533,000/10,024= $152.93 per person x 3.13 (household size)= $479 per dwelling unit

$479 x 836 dwelling units =	$400,444 (Residential)
$152.93 per employee x 46 employees =	$7034.78 (Commercial)
$152.93 per employee x 4 employees=	$611.72 (Historic)
	$408,090 (Total)

The total of four workers is based upon the rate of one employee per 750 square feet for the 2,500 square feet of historic/institutional structures. (Note: The factor of one employee per 750 square feet is based upon analysis of similar uses by the Information Management Division.) The total of 46 employees is based upon the rate of 1 employee per 500 square feet for the 23,000 square feet of retail commercial area.

11. **Police Facilities**—The proposed development is within the service area for Police District IV-Oxon Hill. In accordance with Section 24-122.01(c) of the Subdivision Regulations, the existing county police facilities will be adequate to serve the proposed Preserve at Piscataway development. This police facility will adequately serve the population generated by the proposed subdivision.

The Planning Board's current test for police adequacy is based on a standard for square footage in police stations relative to the number of sworn duty staff assigned. The standard is 115 square feet per officer. As of 6/30/2002, the County had 874 sworn staff and a total of 101,303 square feet of station space. Based on available space, there is capacity for an additional 69 sworn personnel.

12. **Health Department**—The Health Department notes that abandoned wells and septic tanks may exist within the limits of the property. Any abandoned wells or septic tanks must be properly

discarded. The preliminary plan should be revised to provide an accurate account of these facilities located on the property.

The plan proposes to locate the golf course in an area containing a significant amount of wetlands. This is a concern because of the potential use of herbicides, fertilizers and pesticides that may be detrimental to the wetlands and/or ground water. This is of specific concern because of the excessively gravelly soils in the area, high groundwater tables and associated springs. Appropriate safeguards will be evaluated at the time of review of the SDP.

13. **Stormwater Management**—The Department of Environmental Resources (DER), Development Services Division, has determined that on-site stormwater management is required. A Stormwater Management Concept Plan, #96-8003830, has been approved with conditions to ensure that development of this site does not result in on-site or downstream flooding. Development must be in accordance with this approved plan.

14. **Historic**—The Preserve at Piscataway is the subject of development conditions established by the approved Basic Plan (CR-60-1993) and an approved Comprehensive Design Plan (PGCPB No. 94-98). Both approvals established actions and timing mechanisms to ensure the preservation of the Edelen House (Historic Site 84-23-06) and the enhancement and preservation of the historic resources within the adjacent historic village of Piscataway.

The most recent application affecting the historic village of Piscataway and the Edelen House (Historic Site 84-23-06) is Specific Design Plan 9804-01 for Glassford Village, North and South (PGCPB No.02-254). That application included only 74± acres of the Preserve at Piscataway and 176 single-family dwellings. However, the location of the application, adjacent to both the historic village and the Historic Site, required the applicant to address conformance with historic preservation and archeology conditions of the approved basic plan and the approved comprehensive design plan. As a result, the Planning Board's approval of SDP-9804-01 includes a discussion of basic plan and comprehensive design plan conformance and provides new condition language to reflect the status of issues at that time.

The Planning Board's approval of SDP 9804-01 established a set of conditions to reflect the status of approvals regarding both the historic village of Piscataway and the Edelen House (Historic Site 84-23-06). Those conditions are equally applicable to the subject application, which impact the same historic resources.

Conditions found in SDP 9804-01 as approved include (according to their numbering within PGCPB Resolution No. 02-254):

2. **The applicant, his heirs, successors and/or assignees shall provide for the continuous occupancy of the Edelen House (the "Property.") Applicant shall work with the Historic Preservation staff to ascertain methods of informing prospective purchasers and tenants of the availability of the property.**

3. **The applicant, his heirs, successors and/or assignees shall provide the Historic Preservation staff with evidence of items a. through f. below, which may include copies of contracts, work orders, completion orders, and receipts.**

   a. **Maintenance of exterior security lighting and a fire/burglar alarm system equipped with motion detectors and window and door sensors.**

   b. **Maintenance of "No Trespassing" signs at the street and around the environmental setting at locations determined by the Historic Preservation staff and the applicant.**

   c. **Provide an up-dated inspection report by a qualified professional of the current condition of the Property (inclusive of the roof, walls, chimneys, windows, doors and foundations of the main house and all significant outbuildings and structures within the environmental setting). The report shall include recommendations for repair if needed in order to preserve the integrity of the physical features.**

   d. **Provide routine maintenance of utilities inclusive of heating, plumbing, and electrical systems.**

   e. **The applicant shall provide evidence of maintenance of fire insurance on the house.**

   f. **Provide evidence of good faith efforts made to locate a suitable organization or individual to take responsibility for the Edelen House Historic Site and any plans to find a suitable steward for the property. The developer shall also provide the Historic Preservation Commission with evidence of the current structural integrity and physical condition of the property with cost estimates for significant repair items identified.**

The applicant, his heirs, successors and/or assignees shall continue to provide this information (which shall be included in a report to be provided to the Historic Preservation staff every six months beginning on or before July 30, 2002) until the historic site is restored or adaptively reused. **The July 30, 2002 date was carried forward in the condition section of this report as originally required.*

5. **Prior to the issuance of each residential building permit, the applicant, his heirs, successors and/or assignees shall provide evidence of contribution of $400.00 to the Piscataway Preservation Grant and Loan Fund.**

6. **The language of the purposes clause of the Articles of Incorporation of the Piscataway Preservation Corporation (part c, page 2) shall be revised to more**

effectively prioritize the use of grant and loan funds for improvements to existing historic structures within the historic village of Piscataway. Revised language shall read as follows:

(c) Included among the charitable purposes for which the Corporation is organized, as qualified and limited by subparagraphs (a) and (b) of the Article THIRD are the following: administration of funds received for the purposes of beginning the restoration and preservation of the historic village of Piscataway. The funds shall be utilized in a variety of ways, including, but not limited to the construction of public improvements along Floral Park Road and throughout historic Piscataway; however, significant consideration shall be given in the administration of the fund to preserving historic structures and priority shall be given to the provision of low-cost loans and small grants for the preservation of historic buildings within the village.

7. **As appropriate, the Articles of Incorporation and/or By-laws of the Piscataway Preservation Corporation shall be revised to more specifically reference the boundaries of the historic village of Piscataway in a manner consistent with prior Planning Board approvals. Specifically, the historic village of Piscataway shall be defined to include (1) all those properties with frontage on Floral Park Road between Piscataway Road and Livingston Road; and (2) the St. Mary's Church Historic Site on Piscataway Road, and to exclude the Edelen House Historic Site, which is part of the subject application.**

8. **The applicant shall demonstrate that the Piscataway Preservation Corporation has received approval of provisional nonprofit 501(c)(3) status from the Internal Revenue Service, if relevant.**

The subject preliminary plan application proposes a new alignment for the new segment of Piscataway Road, cutting through the previously approved 6.7-acre environmental setting of Edelen House (Historic Site 84-23-06). The current environmental setting, designated by the Historic Preservation Commission through its review of earlier development applications (CDP-9306 and 4-94017), was established on February 15, 1994.

The intent of the environmental setting is to: (1) provide an adequate buffer for the Historic Site within the surrounding development; (2) enable the Historic Site to retain at least a portion of its historically agricultural context; and (3) to provide for a continued visual and physical connection between the Historic Site and the adjacent historic village of Piscataway. The Environmental Setting currently consists of two parcels; Parcel M-3 includes the main house and several minor outbuildings within 3.2 acres. To the north, the remaining portion of the environmental setting consists of Parcel M-2 (3.5 acres), which includes the entry drive leading to Floral Park Road, which is flanked by agricultural fields. The proposed revised environmental

setting for the Edelen House (Historic Site 84-23-06) is approximately 3.3 acres. This represents a loss of almost half of the previously designated acreage.

As mitigation for both the loss of acreage associated with the environmental setting of the Edelen House and the visual and physical separation of the Historic Site from the historic village, and the impact of the proposed relocation of the new section of Piscataway Road on both the Historic Site and the adjacent historic village, the applicant has proffered the creation of an *Edelen House Improvement Disbursement Fund* in the amount of $150,000.

The purpose of the fund is to provide for improvements to the main house to help ensure its preservation throughout the development process and afterward. The improvements to be carried out through the fund would be specifically focused on historic and architectural issues associated with the Edelen House itself, the primary feature within the environmental setting. These improvements would include, but not be limited to, repairs to exterior features such as roofs, doors, windows, and wood and masonry elements, and the installation of plumbing, heating, electrical, water and sewer services.

The conditions affecting the historic village of Piscataway and the Edelen House (Historic Site 84-23-06) that were approved by the Planning Board as part of SDP-9804-01 are equally relevant to the subject application and should be carried forward with any subsequent applications.

The applicant's proposal to revise the environmental setting will impact the character of the Historic Site by: (1) substantially altering the agricultural features associated with the current configuration and, (2) interrupting the visual and physical connection between the Edelen House and the historic village of Piscataway. The proposed revision also changes that character of the adjacent property, not only with the introduction of a substantial new divided roadway, but also with the introduction of the modern stormwater management facility associated with the adjacent "neo-traditional" Bailey Village component of the Preserve at Piscataway. However, because of the applicant's commitment to integrate the Historic Site into the Bailey Village portion of the development, the Historic Preservation Commission approved a reduced environmental setting consisting of a 3.3±-acre parcel surrounding the Edelen House.

In order to be effective mitigation of these substantial modifications to the Edelen House environmental setting (and surroundings) should address these impacts. Specifically, the revised environmental setting should be buffered from the adjacent new section of Piscataway Road with traditional landscaping and plant materials, and the proposed stormwater management facility north of the environmental setting should be designed to appear as a natural rather than artificial body of water. The pond should possess an organic outline, gentle slopes and traditional plantings, and compatibly designed structural features.

The applicant's proffered *Edelen House Improvement Disbursement Fund* is the result of cost savings associated with the proposed realignment of the new section of Piscataway Road. The road is a required element of the proposed development and its relocation is made possible by the revision of the Edelen House environmental setting. Therefore, it is appropriate to use cost

savings resulting from the realignment to establish a fund of this type to aid in the long-term preservation of the Historic Site. In order to be effective, the timing mechanisms associated with establishment and administration of the *Edelen House Improvement Disbursement Fund* should be short-term deadlines rather than long-term ones because of the lengthy course of the development.

In order to ensure compliance with approved basic plan and approved comprehensive design plan conditions, and to ensure the short and long-term preservation of the Edelen House and its effective integration within the Bailey Village section of the Preserve at Piscataway, the Historic Preservation Commission recommends the following:

a. Conditions 2, 3, 5, 6, 7 and 8 of SDP-9804-01 (PGCPB No. 02-254) Glassford Village North and South, as approved by the Planning Board through PGCPB Resolution No. 02-254, are carried forward as listed above.

b. At the time of submittal of the first SDP for Preliminary Plan 4-03027, the applicant, his heirs, successors and/or assignees shall:

(1) Create an "Edelen House Improvement Disbursement Fund" in the amount of $150,000. The purpose of the fund is to make internal and external improvements (excluding new landscaping) to the Edelen House Historic Site (84-23-06) that enhances the historic and architectural integrity of the structure. These improvements, excluding routine maintenance and those maintenance items outlined in Condition 3 (a -f) of SDP 9804-01 as approved, may include but are not limited to repairs to exterior features such as roofs, doors, windows and wooden and masonry elements, and the installation of upgraded plumbing, heating, electrical, water and sewer services.

(2) Submit to the Historic Preservation Commission for approval, a list of potential improvements to be paid for through disbursements from the Edelen House Improvement Disbursement Fund. All improvements to the Edelen House Historic Site (84-23-06) paid for by the Edelen House Improvement Disbursement Fund shall be approved by the Historic Preservation Commission and, as appropriate, be approved through the Historic Area Work Permit process. The applicant and the Historic Preservation Commission may, by mutual agreement, modify the list of improvements to be paid for through the Edelen House Improvement Disbursement Fund.

c. Prior to the submittal of the 177th residential building permit for the development or 12 months from the date of the Planning Board's adoption of this preliminary plan, whichever is earlier, the applicant, his heirs, successors and/or assignees shall complete all agreed-upon improvements to the Edelen House Historic Site (84-23-06) to be paid for through disbursements from the Edelen House Improvement Disbursement Fund. As

evidence of the completion of the improvements, the applicant shall provide the Historic Preservation Commission with a description of the work and itemized receipts.

d. Prior to approval of the SDP for Piscataway Road and the related stormwater management facility, the applicant should give special consideration to: (1) the provision of adequate and appropriate buffering of the Edelen House (Historic Site 84-23-06) from the adjacent new section of Piscataway Road, and (2) the design of the stormwater management facility adjacent to the Edelen House (Historic Site 84-23-06) as a natural-appearing body of water with an organic outline, gentle slopes and traditional plantings, and compatibly designed structural features.

e. The final plat of subdivision that includes the Edelen House shall carry a note indicating that the 3.3±-acre parcel surrounding the Edelen House (84-23-06) is the "Environmental Setting" for the Historic Site.

15. **Urban Design Review**—The Preliminary Plan was reviewed and evaluated for conformance with Basic Plan A-9869, A-9870 and Comprehensive Design Plan CDP-9306.

This proposal is for the development of 836 units in the R-L Zone and L-A-C Zone. The development of 140 units, including 42 single-family detached, 56 single-family attached and 42 multifamily, are identified on the plans within the L-A-C Zone. The development of 696 dwelling units in the R-L Zone, including 525 single-family detached and 171 single-family attached units, have been provided. The total overall number of units including those lots approved under 4-96047 is identified as 1,010 units for the development, including 176 units previously approved as final plats for the development of Glassford Villages, North and South. This preliminary plan includes units that were previously platted as part of the Glassford Village development, as a resubdivison as discussed in the Overview Section of this report.

The property consists of two zones, the R-L and the L-A-C. The base residential density of the **R-L Zone** was approved as 818 dwelling units; the maximum residential density in the R-L Zone was approved as 1,000 dwelling units. The ratio of single-family detached to attached units is 80/20. In addition, a maximum of 9,000 square feet of the commercial land uses allowed in the R-L Zone may be developed in accordance with the Comprehensive Design Plan that stated that each village could be approved with development of commercial uses up to 3,000 square feet. The preliminary plan proposes a golf course clubhouse and a community center, but has not indicated the proposed square footage for either. The plans should be revised to indicate the proposed commercial square footage within the R-L-zoned property.

The basic plan approved the base residential density of the **L-A-C Zone** as 132 dwelling units and the maximum residential density as 140 dwelling units. The comprehensive design plan (CDP) was approved for the maximum density with the following justification associated with the granting of density increments for the site:

> "The applicant should be given *full credit for the open space provided in the village square in Bailey Village, approximately 21,600 square feet,* but not for the open space at the corner of New Piscataway Road and Floral Park Road as it will not meet the requirement for recreational use. This modification would permit an increase of 10.21 units." (Italics added for emphasis)

This Preliminary Plan proposes the 140 dwelling units within Bailey village, but does not provide for the full size of the village square or green shown on the CDP. A village green has been shown, but it is only 12,512 square feet; slightly more than half of the space shown on the approved CDP. Further, it should be noted that the CDP provided for the approximately half-acre open space in a rectangular configuration, bordered on each side by a street. The preliminary plan design is such that the village green is simply left-over space that is not suitable for development, unlike the original version of a clearly designed village green that was a focal point for the 140 dwelling units within the village and the associated commercial development.

The preliminary plan should be revised to enlarge the open space component to the size that was approved in the CDP, and the configuration of the village should be either surrounded by streets in a clear grid pattern or, if one side is adjacent to development and not bordered by the street, then a structure fronting on the open space with a pedestrian connection should be provided, or other design approved by the Planning Board. Further, at the time of specific design plan the architectural elevations should provide a pedestrian-friendly architectural detail.

The basic plan also approved the base commercial of 58,806 square feet of the commercial land uses allowed in the L-A-C Zone. The maximum commercial development in the L-A-C Zone was established as 70,000 square feet; however, the proposal at the time of the comprehensive design plan limited the commercial development to 45,000 square feet. The preliminary plan does not clearly indicate the proposed square footage for the development of the commercial space within the L-A-C; it only indicates that it is 12-14,000 square feet. The preliminary plan should be revised to include the square footage of the Edelen House in order to identify possible future commercial uses that may occupy the structure.

BASIC PLAN CONFORMANCE (A-9869 and A-9870)

The proposed preliminary plan, if modified by the recommended conditions, will be in conformance with the Basic Plan for Zoning Map Amendments A-9869 and A-9870 and with the 39 conditions and 11 considerations of CR-60-1993. Specific conditions that warrant discussion regarding conformance of this Preliminary Plan with the Basic Plan are discussed below:

3. **The alignment of Piscataway Road extended shall be located approximately as shown on the Revised Basic Plan. Prince George's County and the SHA, taking into consideration the ability of the applicant or Prince George's County or the SHA to obtain any necessary rights-of-way, shall determine the exact location.**

Comment: The Prince George's County Planning Board, in the approval of Specific Design Plan SDP-9806 on October 29, 1998, approved the previously proposed alignment of Piscataway Road. The alignment was coordinated with the State Highway Administration (SHA), the Department of Public Works and Transportation (DPW&T), and M-NCPPC. As long as the new alignment has been referred to the corresponding agencies for review, there is no conflict with this condition to revise the alignment from the previously approved Specific Design Plan.

4. **Phase I archeological survey with possible Phase II and Phase III follow-up shall be undertaken prior to any groundbreaking activity in the vicinity of the old village including the area of road construction. The boundaries of the area needing archeological survey can be set at time of CDP approval.**

Comment: At the time of CDP submittal the text proffered, "pursuant to Condition 4 of the Basic Plan...the boundaries of the archeological survey area are depicted in Figure 10." Figure 10 of the CDP text delineated the survey area subject to the basic plan condition. The CDP resolution (PGCPB No. 94-98(C)) acknowledged this requirement to have been met, which stated that the applicant proposed boundaries for the area proposed for a Phase I archeological survey and the Historic Preservation Section accepted the proposed boundaries of the area. In the review of the CDP by the Planning Board, the following condition was adopted in order to assure that the basic plan condition above was adhered to; CDP-9306 requires:

4. **Prior to approval of any grading permit for the golf course, for the construction of New Piscataway Road, or for any development north and west of New Piscataway Road within the boundaries of the Comprehensive Design Plan, the following shall be accomplished:**

   a. **The applicant, his heirs, successors and/or assignees, shall complete the Phase I archeological survey for the entire archeological survey area.**

Comment: This condition has been completed.

   b. **The Phase I archeological survey shall be reviewed and accepted by staff of the Historic Preservation Section.**

Comment: This condition has been completed.

   c. **The exact boundaries of any areas where Phase II and Phase III surveys will be required will be mapped and agreed upon by the applicant and the Historic Preservation Section.**

      Prior to any grading permits for any area where a Phase II or Phase III archeological survey is agreed upon, that survey shall be completed by the

applicant, his heirs, successors and/or assignees, and shall be reviewed and accepted by staff of the Historic Preservation Section.

Comment: Historic Preservation Section staff reviewed the *Phase II Evaluation of 14 Archeological Sites Within the Proposed Greens of Piscataway Development, Final Report – 1999* (two volumes) in accordance with the condition above.

Only the following sites of 470B, 476, 496, 521 and 531 were identified as requiring additional Phase III investigation if disturbed during the development of the site. The subject preliminary plan identifies all of the sites covered by the area of the basic plan and CDP. The last clause of Condition 4 of the CDP has been reiterated as a condition of approval of this plan to ensure that the applicant, his heirs, successors and/or assignees complete the required surveys and they are reviewed and accepted by staff of the Historic Preservation Section prior to commencement of grading operations on-site.

7. **As a condition of Basic Plan approval, the applicant should sign a Historic Property Security Agreement that would be an agreement between the applicant and M-NCPPC to include retention of a tenant in the Edelen House, and routine maintenance to insure the building's occupancy and good repair until it is adaptively reused or transferred to another owner.**

Comment: In the review of the comprehensive design plan, the Planning Board adopted conditions that were subsequently revised at the time of Specific Design Plan SDP-9804/01 (detailed analysis of this issue can be found in PGCPB No. 02-254). This condition has been incorporated into the review of the plans at the time of SDP review and is addressed in Conditions 2 and 3 of SDP–9804/01, which is recommended by the Historic Preservation Commission to be adopted as conditions in the approval of this preliminary plan. As conditions to the preliminary plan, the issue above will continue to be monitored through the semiannual reports that will be provided by the applicant.

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

Comment: This condition has been included in the approval of this preliminary plan in order to assure that at the time of the specific design plan the commercial uses are identified for conformance to the basic plan.

9. **The site shall be developed using the neo-traditional concepts as represented by the Basic Plan application.**

Comment: The CDP was generally faithful to the neo-traditional concepts approved in the basic plan regarding the relationship of the new villages. In order to reinforce the neo-traditional concepts mandated by the basic plan, the Planning Board included architectural standards and conditions in the approval of the CDP. The layout of the lots shown on the preliminary plan

reflects the neo-traditional planning concepts represented in the CDP; most streets connect in a grid pattern and there is a central, formalized green space surrounded on all sides by streets.

Surrounding the village greens are townhouses with garages served by rear load alleys. There are pockets of areas that do not reflect the neo-traditional design, but those areas are generally away from the main spine road and will provide for a wide variety of housing types within the development.

11. **The extension of Piscataway Road shall be carefully designed so as to lessen its impact on the surrounding rural setting. This may include the use of brick or stonewalls, orchard plantings, etc., designed to enhance the historic context. The use of berms shall be discouraged. Pedestrian crossings shall be provided.**

12. **A minimum 50-foot buffer shall be established between the golf course and any adjacent roadway to allow for an edge treatment compatible with the existing historical rural character of the area. The edge treatment might include areas of tree preservation, open meadows and/or orchard-type plantings.**

Comment: The two conditions above were addressed when the Planning Board approved the Specific Design Plan for Infrastructure SDP-9806 in October 1998 for the previous alignment of Piscataway Road. The applicant has committed to constructing the initial half section of the roadway prior to the issuance of the 177th residential building permit (per Condition 1 of PGCPB No. 02-254). The specific design plan for the realigned Piscataway Road will need to be revised prior to the issuance of any permits for the development of the new roadway alignment.

15. **The applicant shall demonstrate at CDP that the golf balls will not present a danger to the residents or their property. Setbacks from the golf course shall be determined by the most likely direction and distance that the golf ball will travel.**

Comment: This preliminary plan revises the layout of the golf course from the previously approved layout as shown on the CDP. The revisions to the golf course are related to the redesign of Piscataway Road and impacts to environmental features. The applicant has submitted an errant golf ball study, but based on previous review of golf course communities it has become clear that greater detail will be required to determine the impact of errant golf balls. The additional detail will be determined at the time specific design plan, when the topographic conditions can be taken into account. The CDP recognized this fact and included the following condition to be fulfilled at the time of specific design plan; CDP-9306 requires:

2.e. **The Specific Design Plan for the golf course shall show the location of proposed streets and of all residential lots (as approved on the Comprehensive Design Plan) that are located adjacent to or in close proximity to the golf course. The Specific Design Plan shall show overlaid on the golf course and adjacent streets and lots a graphic study, prepared by a certified golf course architect, of the most likely direction and distance of the errant golf shots expected from all tee locations of all**

holes except Numbers 12, 13 and 14, and from all other locations on these holes from which errant shots may be expected.

If, in the judgment of the Planning Board, the layout of the golf course presents too great a hazard to residents or their property, the golf course layout shall be revised or, if this is not possible, the affected areas of residential lots shall be prohibited for residential use and shall become homeowners' open space or part of the golf course.

Comment: This condition continues to remain valid so no additional condition on the preliminary plan will be required at this time.

29. **The developer, his successors and/or assignees, shall work with community representatives and M-NCPPC staff to find a suitable organization to accept responsibility for preserving and protecting the Edelen House (Bailey Mansion).**

Comment: This condition has been incorporated into the review of the plans at the time of SDP review and is addressed in Condition 3.(f) of SDP–9804/01, which is recommended by the Historic Preservation Commission to be adopted as conditions in the approval of this preliminary plan.

32. **The two southernmost portions of the site (cross-hatched area in drawing attached to Subregion V Master Plan/SMA public hearing exhibit #247) which consist of approximately 253 acres, shall contain no more than 126 single family detached units.**

Comment: This area is shown as Danville Village on the preliminary plan and proposes 126 single-family detached lots.

34. **The applicant shall show a floating symbol for an elementary school site (10 Acres) to be located in the general vicinity of the lot-density "North/South Danville Estates" development pod. The exact location of the school site shall be decided upon consultation with the BOE at CDP. The applicant shall be permitted to transfer the displaced low-density residential units to the 20± acre school site currently shown on the Basic Plan. The number of dwelling units transferred shall not exceed the number being displaced.**

Comment: In the evaluation of this preliminary plan of subdivision the Board of Education and the Department of Parks and Recreation determined that the subject property was appropriate for a school site. By combining the required 25±-acre park site and the 10±-acre school site required above, a greater community need could be served and a greater acreage for the school site could be realized. The proposed 25±-acre park/school site can now support athletic fields that can be utilized by a larger population, fulfilling a greater community need than could have been accomplished by two separate facilities.

35. **If desired by the Prince George's County Fire department, the applicant shall dedicate a two- to four-acre site as shown on the amended Basic Plan for the location of a station for an ambulance or medic unit. If the Fire Department has no need for a station for an ambulance or medic units at this site, it shall be devoted to open space or recreational uses or, if the adjoining 20 acre school site is devoted to residential uses pursuant to Condition 34, to residential uses.**

Comment: At the time of the review of the CDP in 1994, it was determined that the Fire Department was not interested in the site. At the time of review of SDP-9004 in 1999, it was determined that the Fire Department was not interested in a site at this location at that time. Again through the review of this preliminary plan, the Fire Department was consulted and they determined that there is no need for a station on this site.

36. **A contribution shall be made to the Historic Piscataway Preservation Grant and Loan Fund, which shall be used for the preservation of buildings in the Village. At the time of each residential permit issuance, the applicant shall contribute $400 to the fund.**

Comment: This condition was incorporated into the review of the plans at the time of SDP review for Glassford Village and is addressed in Condition 5 of SDP–9804/01, which is recommended by the Historic Preservation Commission to be adopted as conditions in the approval of this preliminary plan. This condition has been recommended with this preliminary plan as recommended by the Historic Preservation Commission.

COMPREHENSIVE DESIGN PLAN CONFORMANCE

The subject preliminary plan was also reviewed for conformance with the approved Comprehensive Design Plan, CDP-9306. The relocation of Piscataway Road has a substantial impact on the issue of conformance with the comprehensive design plan (CDP). The change in the layout of Piscataway Road has major impacts on the historic environmental setting, the previously proposed parkland north of Piscataway Road, and the design and layout of the golf course.

In other aspects, the plan layout substantially conforms to the approved CDP. The preliminary plan respects the neo-traditional layout of the residential component of the previously approved plans. The use of the village greens as open space elements placed on the main spine road has been retained, and the village greens are flagged with townhouses served by alleys. These elements of the CDP allow for a finding of conformance to the previously approved plans. However, there are few areas where the plan layout causes concern that warrants discussion. The following discussion is based on a village-by-village reference:

a. **Glassford Villages North and South**—The plan proposes to redesign a small portion of the previously platted lots within Glassford Village. The revision consists of moving the previously located tennis courts within Glassford Village South to the east, slightly

removed from the village itself and closer to the parking facility provided and assumed to be shared with the golf course club house. The location of the tennis courts is acceptable and issues relating to the view from the street will be addressed at the time of the specific design plan. The preliminary plan also proposes to create new lots where the tennis courts were previously shown, establish a new public road lined with additional lots, and add lots to an area that was clearly left as open space on the previously approved plans to avoid having the rears of units visible from Piscataway Road. These changes are being proposed in the areas previously approved under Specific Design Plan SDP-9804/01 for the development of Glassford Villages North and South.

The recreational facilities are currently the subject of a previously approved preliminary plan and final plat. At the time of review of the SDP that includes the tennis courts, a determination should be made if a revision to the recorded recreational facilities agreement (RFA) should occur. All subsequent final plats should note the recorded document for implementation purposes.

b. **Edelen Village South**—The staff is in general agreement with the proposed development for Edelen Village South, however, a few minor changes are suggested to this area. Lots 18 thru 22, Block B, should be joined together to take advantage of the flatter land area available at the proposed circle, if the Department of Public Works and Transportation will approve driveways at that location. This change is more desirable from an environmental standpoint by avoiding steep slopes and will provide an architectural terminus to Medinah Ridge Road.

Staff also suggest that the private street configuration of Block C be created as a "T" rather than the "J" design as currently shown. The open space shown on the corner of Block C should be eliminated, and Lots 13-19 should be revised from attached units to single-family detached lots, as that is the predominant house type along the spine road in that area. In exchange for this design, the applicant has requested that the single-family detached lots shown as Lots 1-9, Block E, be allowed to be converted to single-family attached units. The staff has no objection to this request and conditions have been included in the Recommendation section of this report.

c. **Edelen Village North**—Townhouse Lots 1-8, Block A, should be eliminated or relocated unless a minimum 50-foot-wide tree preservation area is provided in order to buffer the rear of lots from Road A. Conditions have been included in the Recommendation section of this report.

d. **Bailey Village**—The layout of Bailey Village has created a number of concerns relating to the interrelationships of the various residential components (including townhouses, single-family detached homes on small lots, and the multifamily units), the Historic Edelen House, the commercial component and the landmark building. Eliminating dead-end streets and eliminating a cul-de-sac in order to reduce excessive paving near the

Historic Edelen House could improve the overall street layout and open space. The preliminary plan should be revised in accordance with Staff Exhibit A.

The grid street pattern serves townhouses and small single-family detached units at the perimeter of the village and the commercial and multifamily units in the central portion of Bailey Village. The residential units are fronting on the public streets with garage access from private alleys at the rear of the units. Two public streets dead-end near the right-of-way of Floral Park Road. There is a private street connection between the two dead-end streets; however, staff believe that a better layout would be to revise the private street connection to a public street. This would allow for better access for emergency vehicles as well as eliminating dead-end streets at the front of the development visible from Floral Park Road. The preliminary plan should be revised to indicate this change prior to signature approval. At the time of the specific design plan, sufficient architectural design of the rear of the townhouse units fronting on Floral Park Road should be provided so it is suitable along a public street. The second concern over the street layout within Bailey Village relates to the proposed cul-de-sac near the Historic Edelen House. This cul-de-sac is not an appropriate element in neo-traditional design, and clearly not within Bailey Village, where the density is the highest on the site and commercial development will create the village center. The use of a cul-de-sac in this area to serve only four single-family detached units will create an excessive amount of paving. Staff recommend that Lots 1-4, Block C, should be reoriented to front on Road B1 and the cul-de-sac deleted.

e. **Lusby Village West**—The plan layout provides for a mixture of single-family detached and attached dwellings. Urban Design staff has no objection to the layout; however, at the time of specific design plan, the lots located at the entrance to the development (Lot 1, Block B and Lot 1, Block A) should be large enough to orient the front facade of the units toward the entrance road. This concept is applicable to the overall development at each of the entrances.

f. **Lusby Village East**—The master preliminary plan and subsequent TCPI approved large lot development in this area. A single-loaded (lots only on one side) public street was provided with lots ranging in size compatible with Danville Estates (20,000 square feet). The applicant's plan now proposes ¼-acre lots along this property line, and the issue of compatibility should be addressed.

The proposed lots abutting the southern property line range in size from approximately 8,110 to 10,050 square feet. The adjacent property is zoned R-A, which requires a minimum lot size of two acres. While the location of the lots adjacent to the R-A-zoned land is considered transitional and can therefore accommodate lots that are smaller than two acres, a minimum lot size of 20,000 square feet should be provided. Specifically Lots 5-19, Block A and Lots 6, Block D and Lots 5-9, Block E, need to be made larger.

g. **Danville Estates**—This village represents the type of large lot, single-family detached development referenced as one of the purposes of the R-L Zone (Section 27-514.08 of the Zoning Ordinance). This section is clearly compatible with the surrounding R-A-zoned land. A portion of the development is proposed to be a 25-acre school/park site that will provide a valuable community feature to the development, the surrounding community, and the county.

Specific conditions that warrant discussion regarding conformance to the comprehensive design plan (besides those conditions previously discussed relative to the basic plan conditions) are considered below:

2.a. As part of the first Specific Design Plan for the Villages of Piscataway, the applicant, his heirs, successors and/or assigns, shall include the entire length of the New Piscataway Road within the boundaries of the Comprehensive Design Plan, and shall show how the road edge will be treated with elements such as walls, orchard plantings, other plantings of trees, native shrubs, grasses, and wildflowers, and preservation of existing trees or of unplanted open vistas.

Comment: A specific design plan was approved for the alignment of Piscataway Road. That plan should be revised with the new layout in accordance with the condition above.

2.d. The Specific Design Plan for the golf course shall also include information on the exact provision of the plan that shall grant to each purchaser of a home and all future purchasers in the Villages of Piscataway some preferential membership terms at the golf course. This plan shall include one or more of the following or item similar to the following:

(1) Discount on initiation fees
(2) Discount on greens fees
(3) Preferential right to become a member
(4) Preferential starting times
(5) Discount on yearly membership
(6) Discount on lockers and/or other services

The Plan shall be set forth in recorded covenants that run with the land and are noted on all record plats for the Villages at Piscataway.

Comment: This condition was fulfilled with the approval of the final plats for Glassford Villages, a total of 176 lots, which could not be platted until such time as the issues above were resolved. Staff would note that with the approval of the subject preliminary plan, two lots have been reduced in the overall 176 lots approved under the previous preliminary plan and that land area is included in the subject preliminary plan. The applicant provided the following language in the private covenants:

"1. The owner of a residential unit on the Property shall be entitled to purchase one membership in the golf course to be developed on the Property.

"2. Each such member shall have the right to preferential starting times as determined from time to time by the golf course management."

A condition should be added to the approval of the preliminary plan requiring that the recorded covenants be provided as evidence indicating the preferential membership terms and that a note referencing the covenants be required on the final plats of subdivision.

2.f. The provision of alleys with access to detached garages shall be encouraged (if allowed by Subtitle 24, Subdivisions, and other applicable provisions of the County Code) for single-family attached units. If alleys are allowed, the use of front-loaded garage townhouse units shall be prohibited on the main spine roads, the village greens, and in Bailey Village. If alleys are not allowed, the use of front-loaded garages shall be prohibited on the village greens and within Bailey Village.

Comment: The preliminary plan is designed for the use of alleys to serve the single-family attached units within the R-L and the L-A-C Zones. This concept is in keeping with the originally approved plans; however, as stated above, it was recognized at the time of the approval of the CDP that the use of alleys would require a legislative amendment (in the L-A-C Zone only) to the Subdivision Regulations. No such amendment has occurred as of the writing of this report. Staff recognize this issue as a major problem with the subject plan because the current layout without the use of alleys would result in a "garage dominated" streetscape. This would be typical of suburban development but antithetical to neo-traditional design. Staff expect the introduction of legislation to amend the Subdivision Regulations prior to the submittal of any specific design plans that would involve the proposed use of alleys. If this issue is not resolved prior to the submittal of a specific design plan for the development of townhouses, then the condition above will be applicable.

12. A minimum of 50-foot buffer shall be established between the golf course and any adjacent roadway to allow for an edge treatment compatible with the existing historic rural character of the area. The edge treatment might include areas of tree preservation, open meadows and/or orchard type plantings.

Comment: The preliminary plan proposes open space parcels along Danville Road that are 65 to 110 feet in width. Through the review of the SDP, specific edge treatments will be determined in keeping with this condition. In addition, careful consideration should be taken in the review of the proposed golf maintenance area at the intersection of Danville Road and Floral Park Road for conformance with CR-60-1993, Consideration 1, and whether it should remain at that location.

17. In the event that the developer determines a need to use the existing pond on the land to the south of the Edelen House as a stormwater management facility for the

development, the design and construction of the pond shall conform with the Department of Parks and Recreation's technical and aesthetic guidelines for these features. The Department of Parks and Recreation shall review and give final approval of the pond.

Comment: This condition is no longer applicable because the new plan of development relocates the proposed parkland away from the vicinity of the Edelen House and the stormwater management pond.

28. **The design of Bailey Village should be compatible with the height, scale, building mass, directional expression, roof shapes, building materials and architectural details found in the historic village of Piscataway. Particular attention should be given to the view of Bailey Village from Floral Park Road and Piscataway Road. The view from this area shall not be exclusively the view of large blocks of townhouse units, either fronts or backs.**

Comment: The view of the development from Floral Park Road is of major concern to the staff. The preliminary plan reflects two sticks of townhouse units fronting on Floral Park Road with the vehicular access to the rear of the units. This layout is acceptable to staff. However, the preliminary plan also reflects a conceptual layout for the commercial development proposed within Bailey Village. That layout shows a parking lot directly adjacent to Floral Park Road. Staff recommend that the development located directly adjacent to the roadway be evaluated from a visual standpoint at the time of the specific design plan. Full view of the major parking facility should be avoided if possible. The use of architecture to screen the view into major parking compounds from Floral Park Road and the interior streets will be encouraged.

34. **All Stormwater Management (SWM) Ponds shall be designed to fit harmoniously into the site by means of naturalistic and irregular contours and grading in keeping with the general topography of the area. All SWM ponds shall be designed as an amenity with special attention to appearance of inlet and outlet structures, to pond edge treatment, landscaping, location of trails, elimination of rip rap channels where possible, and other aesthetic considerations.**

Comment: The proposed stormwater management pond located at the intersection of Floral Park Road and proposed Piscataway Road will be highly visible. Careful integration of the pond into the site and its relationship to the historic structure is especially important. Staff recommend that the applicant be required to submit the technical design plans for the stormwater management pond for review at the time of the SDP to ensure an aesthetic review, which will be coordinated with the Department of Environmental Resources.

35. **The developer will provide free of charge a parcel of land within the Bailey Village to a religious group or other non-profit organization. The land shall be conveyed subject to covenants requiring that the building contain a sanctuary or meeting**

room large enough to accommodate a minimum of 200 persons seated and that the building have the following characteristics:

a. The building shall not exceed thirty-six (36) feet in height. The building shall contain a spire, clock tower, bell tower or similar architectural feature, which may exceed the thirty-six (36) foot height limit.

b. The exterior of the building shall be constructed entirely of natural materials and shall be of a scale, color and architectural style that are compatible with the structures in the Bailey Village and the existing village of Piscataway.

c. Any parking for the institutional/civic use, located along new Piscataway Road, shall be carefully and thoroughly screened from new Piscataway Road with walls and landscaping and shall also be screened per the standards for any other parking lot located in Bailey Village.

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

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

(1) Its efforts to find a group, organization or entity to construct and own the civic/institutional building, or

(2) The efforts of the group, organization or entity to raise money get permits and complete construction.

Comment: The applicant has proposed to accommodated this user within Bailey Village and not provide a separate parcel of land for the construction of a building for one use. The Planning Board has determined that the applicants proposal is consistent with the intent of the condition and will encourage a shared facility, lowering the cost of operation to the non-profit or other institutional user identified. A condominium regime will be established to accommodate and provide for ownership. The Planning Board limited the mix of uses within the building to be shared with the religious or other non-profit, to specifically not include a retail use. The architecture of the building will be evaluated through the review of the SDP.

36. **Prior to approval of the master Preliminary Plat for the Villages of Piscataway, the applicant, his heirs, successors and/or assigns, shall submit the conceptual plans for the design and alignment of Piscataway Road extended which show the road and its relationship with the Edelen house and the historic setting. Information including the horizontal and vertical curvature, design speed, number of travel lanes, median width (if any), and typical cross-sections shall be submitted in order to ensure that the road design is sensitive to, blends in with and has the least impact on the historic setting.**

Comment: This requirement is fulfilled with this preliminary plan of subdivision.

Staff notes that the development of corner lots in a large development can affect the overall appearance of the project. Urban Design recommends some variation in lot size in order to create diversity in the development. At the time of specific design plan, lot sizes on corner lots should be large enough to site single-family detached units so that they front on the main spine road throughout the development.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with Circuit Court for Prince George's County, Maryland within thirty (30) days following the adoption of this Resolution.

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

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 Lowe, seconded by Commissioner Vaughns, with Commissioners Lowe, Vaughns, Eley, Scott and Hewlett voting in favor of the motion, at its regular meeting held on Thursday, May 29, 2003, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 17th day of June 2003.

Trudye Morgan Johnson
Executive Director

By Frances J. Guertin
Planning Board Administrator

TMJ:FJG:WC:rmk

APPROVED AS TO LEGAL SUFFICIENCY.
M-NCPPC Legal Department
Date 6/25/03

CDP-9306-06

COMPREHENSIVE DESIGN PLAN

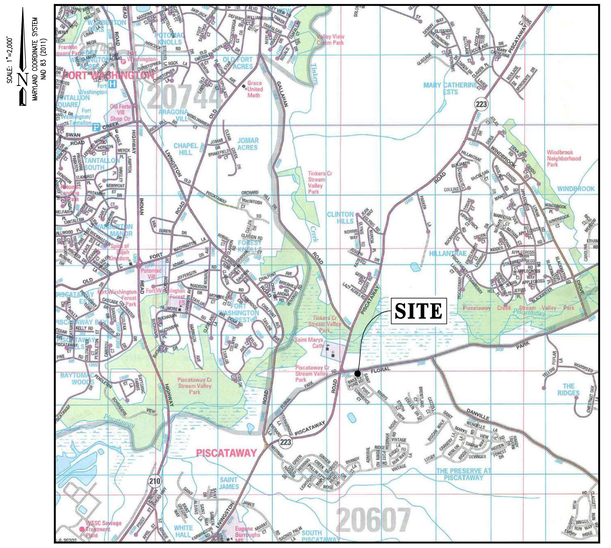
FOR

BAILEY'S VILLAGE, LOT 10

GENERAL NOTES

1. SUBDIVISION NAME: THE PRESERVE AT PISCATAWAY
2. TOTAL SITE AREA: 1.64 AC. (PER BOUNDARY SURVEY BY CHARLES P. JOHNSON AND ASSOCIATES DATED MAY 2025)
   FLOODPLAIN AREA: 0.00 AC.
   NET TRACT AREA: 1.64 AC.
3. EXISTING ZONING: LCD (LEGACY COMPREHENSIVE DESIGN)
   PRIOR ZONING: L-A-C (LOCAL ACTIVITY CENTER)
4. PROPOSED USE OF PROPERTY: MIXED-USE MULTI-FAMILY AND COMMERCIAL/RETAIL/OFFICE
5. NUMBER OF LOTS, PARCELS, OUTPARCELS: 1 LOT (EXISTING AND PROPOSED)
6. DWELLING UNIT BY TYPE: UP TO 34 MULTI-FAMILY UNITS
7. DENSITY CALCULATIONS:
   PERMITTED: 10.6 DU/AC AND PROPOSED: 140 UNITS TOTAL (106 EXISTING, UP TO 34 PROPOSED/18.33 ACRES = 7.6 DU/AC)
   COMMERCIAL PERMITTED: 0.238 FAR AND PROPOSED: 10,000 SF/1.64 ACRES = 0.14 FAR
8. WSSC 200 FOOT MAP REFERENCE: 218SE03
9. TAX MAP & GRID: 142-F3
10. AVIATION POLICY AREA: NO
11. EXISTING WATER/SEWER DESIGNATION: W-3 & S-3
12. PROPOSED WATER/SEWER DESIGNATION: W-3 AND S-3
13. SWM CONCEPT NUMBER AND APPROVAL DATE: 31844-2021-01 AND 08/28/24
14. 10-FOOT PUBLIC UTILITY EASEMENT ALONG ALL RIGHTS-OF-WAY: YES
15. MANDATORY PARK DEDICATION REQUIREMENT: N/A
16. CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: NO
17. HISTORIC SITES ON OR IN VICINITY OF THE PROPERTY: NO
18. WETLANDS: NO
19. 100-YEAR FLOODPLAIN: NO
20. WITHIN CHESAPEAKE BAY CRITICAL AREA: NO
21. SOURCE OF TOPOGRAPHY: FIELD SURVEY PREPARED BY CHARLES P. JOHNSON & ASSOCIATES, JULY 2024
22. PREVIOUS APPROVALS: BASIC PLAN A-9869, CDP-9306, SDP-0319-04, & PRELIMINARY PLAN 4-03027
23. APPLICANT/OWNER: WYL B FLATS LLC
    5718 TANGLEWOOD DR
    BETHESDA, MD 20817
24. EXISTING PARCEL/LOTS AND DEED REFERENCES: LOT 10, LIBER: 48462 FOLIO: 126
25. DURING THE CONSTRUCTION PHASE OF THIS PROJECT, NOISE SHOULD NOT BE ALLOWED TO ADVERSELY IMPACT ACTIVITIES ON THE ADJACENT PROPERTIES AS SPECIFIED BY SUBTITLE 19 OF PRINCE GEORGE'S COUNTY CODE.
26. DURING THE CONSTRUCTION PHASE OF THIS PROJECT, NO DUST SHOULD BE ALLOWED TO CROSS OVER PROPERTY LINES AND IMPACT ADJACENT PROPERTIES AS SPECIFIED IN THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
27. PURSUANT TO SECTION 27-1704(H) OF THE ZONING ORDINANCE, ANY PROPERTY IN THE LCD ZONE MAY PROCEED TO DEVELOP IN ACCORDANCE WITH THE STANDARDS AND PROCEDURES OF THE ZONING ORDINANCE IN EXISTENCE PRIOR TO THE EFFECTIVE DATE OF THIS ORDINANCE, SUBJECT TO THE TERMS AND CONDITIONS OF THE DEVELOPMENT APPROVALS WHICH IT HAS RECEIVED. THIS APPLICATION IS BEING FILED UNDER THE PROVISIONS OF THE NEW LCD ZONING.
28. PREVIOUS APPLICATION: CDP-9306, CDP-9306-01, CDP-9306-02, CDP-9306-03, CDP-9306-05, 5-06367, 4-02107, 4-21030, 4-94017, AC-05012, DPLS-310, SDP-9806, SDP-9806-01, SDP-0202-10, SDP-0202-11, SDP-0202-12, SDP-0202-13, SDP-0202-16, SDP-0202-17, SDP-0202-18, SDP-0202-19, SDP-0202-20, SDP-0319, SDP-0319-01, SDP-0319-02, SDP-0319-03, SDP-0319-04, SDP-0318, SDP-0318-01, SDP-0318-02, SDP-0318-03, SDP-0318-04, SDP-0318-05, SDP-0318-06, SDP-0318-07, SDP-0318-08, NRI-037-2021, TCP1-009-94, TCP1-009-94-01, TCP1-009-94-02, TCP1-009-94-03, TCP1-009-94-05, TCP2-001-05

PROPOSED MULTIFAMILY DEVELOPMENT STANDARDS	
NET LOT AREA	0.5 ACRES
FRONT YARD (MIN.)	10'-0"
LOT WIDTH MIN. AT STREET LINE	50'-0"
LOT WIDTH MIN. AT BUILDING LINE	50'-0"
REAR YARD MIN. (WITH REAR PERPENDICULAR PARKING)	N/A
SIDE YARDS (MIN.) ONE BOTH	 0' 0'
MINIMUM SPACE BETWEEN END BUILDINGS	10'-0"
MAX BUILDING HEIGHT	50'



VICINITY MAP

SCALE: 1"=2,000'

NOTE:

THIS APPLICATION COVERS REVISIONS TO ONLY THE AREA PREVIOUSLY DESIGNATED AS LOT 10

SHEET INDEX

SHEET 1: COVER SHEET
SHEET 2: APPROVALS SHEET
SHEET 3: APPROVALS SHEET
SHEET 4: COMPREHENSIVE DESIGN PLAN
SHEET 5: COMPREHENSIVE DESIGN PLAN – LOT 10
SHEET 6: STAGING A CIRCULATION PLAN – LOT 10
SHEET 7: EXISTING CONDITIONS AND ENVIRONMENTAL PLAN – LOT 10
SHEET 8: ILLUSTRATIVE PLAN – LOT 10

DESIGN TEAM:

LANDSCAPE ARCHITECT/
CIVIL ENGINEER: CHARLES P. JOHNSON & ASSOCIATES, INC.
1751 ELTON ROAD, SUITE 300
SILVER SPRING, MARYLAND 20903
ATTN: AMY SOMMER, PLA

LEGAL COUNSEL: NATHANIEL FORMAN, ATTORNEY
O'MALLEY, MILES, NYLEN & GILMORE, P.A.
7850 WALKER DRIVE, SUITE 310
GREENBELT, MD 20770

ARCHITECT: EASTWING ARCHITECTS
823 W 36TH ST
BALTIMORE, MARYLAND 21211

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NUMBER: 4234

EXPIRATION DATE: 10/20/2027

STATE OF MARYLAND · AMY J. SOMMER · No. 4234 · LANDSCAPE ARCHITECT

NOT VALID WITHOUT SIGNATURE

UPDATES/REVISIONS:

CDP-9306-06
COVER SHEET

BAILEY'S VILLAGE, LOT 10, BLK E
5th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

CPJ Associates
Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers · Planners · Landscape Architects · Surveyors
1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394
www.cpja.com · Silver Spring, MD · Annapolis, MD · Greenbelt, MD · Frederick, MD · Fairfax, VA

CLIENT: WYL B FLATS LLC
5718 TANGLEWOOD DRIVE
BETHESDA, MD 20817

WSSC GRID: 218SE03	TAX MAP: 142-F3
DESIGN ATS	SHEET 1 OF 8
DRAFT BB	
DATE MAY 2025	
SCALE 1" = 2,000'	FILE NO: 2023-1126\90-01

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Attached Xrefs:TOPO/08-00/08-00/330-099_1B30x42 – PLANNING2/1B30x42/21-099/97-00 – Boundary Exhibit/1B24x36/04-099/23-099/44-099/46-099

UPDATES/REVISIONS:

CDP-9306-06
APPROVALS SHEET

BAILEY'S VILLAGE, LOT 10, BLK E

5th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

Charles P. Johnson & Associates, Inc.
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PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND,

LICENSE NUMBER: 4234

EXPIRATION DATE: 10/20/2027

STATE OF MARYLAND · SCOTT T. SOMERS · No. 4234 · LANDSCAPE ARCHITECT

NOT VALID WITHOUT SIGNATURE

CLIENT: WYL B FLATS LLC
5718 TANGLEWOOD DRIVE
BETHESDA, MD 20817

WSSC GRID: 208SE03	TAX MAP: 142-F3
DESIGN ATS	SHEET 2 OF 8
DRAFT BB	
DATE MAY 2025	
SCALE NTS	FILE NO.: 2023-112690-01

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Last Saved 5/8/2026 Last Plotted 5/8/2026 10:46 AM Sheet 02 of 08
Attached XrefsTOPO/06-00/08-00/330-099/_TB30x42 — PLANNING2/TB30x42/21-099/97-00 — Boundary Exhibit/TB24x36/03-099/23-099/44-099/46-099

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 the Type I Tree Conservation Plan (TCP5/94) and further APPROVED the Comprehensive Design Plan for the above-described land, subject to the following conditions:

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

   a. The architectural and design standards for Glassford Village (northern section) shall be as specified in the *Piscataway Village Rural Conservation Study* (M-NCPPC, July 1991), primarily, as shown on pages 39-44, and shall also include the following:

      (1) All new housing shall have facades constructed of natural materials such as brick, stone, wood clapboard or board and battens, or stucco. No vinyl or aluminum siding shall be permitted.

      (2) All units shall have detached or side-loaded garages.

      (3) All buildings shall be designed with special attention to architectural details which evoke the image of a traditional town. At least half of the structures located facing a village green in any village within an olso located at the intersection of two streets shall include special architectural details or special treatment of the corners which will distinguish them visually from adjacent structures.

      (4) All buildings within Bailey Village shall be designed so as to be compatible with Historic Piscataway Village.

      (5) Screening of off-street parking areas within Bailey Village fibers public and private streets (except alleys) and from the p/ay arena of the golf course shall be accomplished through the use of masonry or stone walls, or, where appropriate, existing vegetation, landscaping or planted berms.

      (6) Significant architectural elements such as cupolas, towers, bays etc., shall be provided on the facades of buildings which act as focal points to terminate vistas in conformance with sheet 19, Illustrative Bailey Village Plan, and Sheet 16, Illustrative Fiddle Space and View Corridors.

   c. The following standard shall be added to the text:

      No typical residential-style decks constructed of pressure-treated pine or other wood left to weather naturally shall be attached to a house, if the deck would be visible from the street, the golf course or any other public space. (This restriction does not apply to Danville Estates.)

      Open decks shall only be permitted on rears of units.

      Any deck visible from the street, the golf course, or any other public space shall be stained or painted to complement the color of the house.

      Any deck visible from these areas shall incorporate design features and details which are evocative of traditional town architecture.

   - All civic and institutional buildings and all structures facing a village green in any village and those structures in Bailey Village best evoked by (1) above shall have facades constructed of the natural materials mentioned in (1) above, or may have facades constructed of Restoration Series vinyl siding, or equal, provided that at the time of Specific Design Plan the applicant submits for approval a special package of architectural details for use on all vinyl-sided buildings. The architectural details in this package shall exceed in number, detail and visual interest the details used on other houses in the Villages and shall include items such as brick foundation walls, bracketed cornices, decorative window caps, brick porch foundations and/or bed walls, and cupola or belfries.

   - Any deck built above ground level shall have the underneath screened from view by decorative lattice or other screening of similar durability and visual interest, if the underneath is free feet or less in height.

   d. No fences constructed of pressure-treated or other wood left to weather naturally shall be permitted in North Glassford Village, Bailey Village or where visible from public streets, parkland or the golf course. Chain-link fences generally used to enclose recreation facilities shall be black vinyl-coated. All fences shall be painted or stained.

   e. The following standard shall be added to the text: All detached residential lots 50 feet wide or less at the street line shall be provided with one of the following: (1) an alley (if allowed by the Subtitle 24, Subdivisions, and other applicable provisions of the County Code) providing access to the rear of the lot, or (2) a detached or attached (a) prevent garage doors from becoming an overly dominant element of the streetscape, or (2) a one-car garage accessed from the front which shall include special architectural details or special treatment of the corners which will distinguish them visually from adjacent structures on both the front and rear of the house.

   f. The provision of alleys with access to detached garages shall be encouraged (if allowed by the Subtitle 24, Subdivisions, and other applicable provisions of the County Code) for single-family detached units. If alleys are allowed, provisions for detached garage townhouse units shall be prohibited on the main spine roads, the village greens, and in Bailey Village. Alleys are not allowed, for use of front-loaded garages shall be prohibited on the village greens and within Bailey Village.

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

      1. Residential Architectural Guidelines for the Villages and Danville Estates

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

      Architectural Elements

      Facade Modulation/Articulation: Facade Modulation/Articulation shall reference the historic scale, facades and details in the historic architecture of the region. Architectural details or elements such as reverse gables, offsets, front, rear and side porches, both screened and unscreened, sunrooms, bay windows, and multiple wall planes should be combined and utilized to provide architectural character within the community.

      Front and side facades of any one building on a corner lot shall be made of the same materials, similarly detailed. Corner lots are those at the intersections of streets with alleys, the golf course and parkland.

      Gables atop brick facade walls shall be finished in brick, wood, stucco or a dryvit type material.

Architectural Materials

Building walls may be built of:

1. Smooth cut cedar shingles (4"-6" exposed to the weather)
2. Wood Clapboard (4"-6" inches exposed to the weather)
3. Wood beaded siding (7" exposed to the weather)
4. Wood board and batten siding
5. Masonite Supersede hardboard siding, or equal, with smooth or textured grain finish, (low reflectivity, 7" exposed to the weather)
6. Brick in a horizontal running bond pattern with no more than * naked joints
7. Fieldstone set in an unscoured ledgerstone pattern.
8. Dryvit or equal
9. Restoration Series vinyl siding, or equal (4"-6" exposed to the weather)
10. Alcoa Aluminum siding, or equal (4"-6" exposed to the weather)

Roofline: Roofs shall be simple and symmetrically pitched (except in the case of a low sed roof). The roof's line on the main structure shall be between 8:12 and 14:12. Intermixing of gable and hipped roofs is required to promote a visually exciting and animated streetscape. Roofs shall overhang a gable end a minimum of 8", however, larger overhangs shall be provided on larger houses in the development. Skylights, solar panels, vent stacks, and other roof protrusions shall not be placed on a roof facing a street nor shall they be visually obtrusive from nearby streets.

Roofs may be built of solider shakes, standing-seam, slate, copper, artificial slate or asphalt composition shingle in black, dark brown, dark grey or grey/green colors.

Architectural Material Detail
(Item numbers below refer to Sections on pages 33 of CDP text).

3. Retaining walls shall be brick or stone in all yards which face a street or public area (excluding the golf course, except the area near the clubhouse). All other retaining walls not within view of a public area may be built of brick, stone, new timbers or finished concrete modular units.

5. Chimney enclosure which protrude from a facade shall be brick, stone or stucco.

6. A consistent vocabulary of window types shall be used for each house or building. For the most part, windows will be square or vertical in proportion. No more than one semi-circular, circular, octagonal, or hexagonal shall be used in any one facade. Bay windows on facades which face a street shall not be permitted on the second floor.

9. House foundation walls may be built of brick, fieldstone, parged block, or poured concrete. Concrete block shall not be permitted unless faced with parged block, or poured concrete that are within view of public view from a street, or within view of the golf clubhouse, may be exposed up to 2 feet above the ground.

Rumbas

Location: Porches may be located on the front, side and rear of units.

Scale and Style: Porches should be of a scale and style that is compatible with the house. All porches shall be roofed and be a minimum * of six feet deep. The undercroft of porches shall be skirted with brick or stone.

Material: Porches shall be made of wood, concrete faced on three sides with stone or brick or be a combination of brick or stone piers and wood.

Color: Porches should utilize simple color schemes which are compatible with the colors of the house.

Garages and Outbuildings

All single-family detached lots shall have garages. Garage doors shall not exceed 9 feet in width if accessed from a street or 18 feet if accessed from an alley. Garage openings onto an alley shall be provided with a light fixture and a shutter.

Patios, Fences, Walls and Walks

Fences may be built of wood pickets, wood lattice, wood board, cinder or wrought iron. The use of chain-link fencing or any fence other than those with concurrently recreational facilities shall be prohibited. Fences shall be constructed so that the right side faces outward. All terminal posts in fences (corners, openings, ends, etc.) shall be more substantial in height and width than typical posts.

All fences shall be painted or stained when facing streets, the golf course, parks or other public open spaces. Fences built of steel or wrought iron shall be painted black. No board on board or stockade type fences, or exposed fence built of pressure treated or other wood left to weather naturally shall be permitted.

Fences along streets on neighboring lots are encouraged to be of different designs.

Fences on single-family detached lots may only be located in side and rear yards not facing a public street.

The use of hedges to define lot lines shall be encouraged.

Lead walks shall be brick when connecting to a public brick sidewalk. Other walks and paths between homeowners' open space and golf course lots may be asphalt.

a. As part of the first Specific Design Plan for the Villages of Piscataway, the applicant, his heirs, successors and/or assigns, shall include the entire length of the New Piscataway Road within the boundaries of the Comprehensive Design Plan, and shall show how the road edge will be treated with elements such as walls, orchard plantings, other plantings of trees, native shrubs, grasses, and wildflowers, and preservation of existing trees or of unplanted open vistas.

b. In those areas where New Piscataway Road is adjacent to the golf course, the full width of the proposed 50-foot golf course buffer shall be shown and full details shall be provided for landscape treatment of the buffer.

c. When the Specific Design Plan for the golf course is submitted, the required 50-foot buffer shall also be shown along Danville Road and Floral Park Road, and shall be treated as described above for New Piscataway Road.

d. The Specific Design Plan for the golf course shall also include information on the exact provisions of the plan which shall grant to each purchaser of a home and all future purchasers in the Villages at Piscataway some pecuniary/nonpecuniary interest in the golf course. This plan shall include one or more of the following or items similar to the following:

(1) Discount on initiation fees
(2) Discount on green fees
(3) Preferential right to become member
(4) Preferential starting times
(5) Discount on yearly membership
(6) Discount on lockers and/or other services

The plan shall be set forth in recorded covenants that run with the land and are noted on all record plats for the Villages at Piscataway.

e. The Specific Design Plan for the golf course shall show the location of proposed streets and of all residential lots (as approved on the Comprehensive Design Plan) which are located adjacent to or in close proximity to the golf course. The Specific Design Plan shall show overall grading for the golf course and streets and have a graphic study, prepared by a certified golf course architect, of the most likely direction and distance of the average golf ball hook and slice from all the locations of all holes except Numbers 12, 13, 16, and 18, and from all other locations on these holes from which errant shots may be expected.

If, in the judgement of the Planning Board, the layout of the golf course presents too great a hazard to residences on the property, the golf course layout shall be revised or, if this is not possible, the affected areas of residential lots shall be prohibited for residential use and shall become homeowners' open space or part of the golf course.

f. The Specific Design Plan for the golf course shall set forth the detailed design of the proposed surface and groundwater pollution monitoring program for the golf course. All measures proposed to reduce the transport of nutrients and pesticides into the watershed, exact operational details of the integrated pest management system, and proposed measures for incorporating wildlife habitat enhancement into the golf course design.

g. The Specific Design Plan for the golf course shall illustrate the entire network of golf cart paths and demonstrate that they are completely separate from all other proposed trails.

3. Prior to approval of any Final Plat for the Villages of Piscataway, the following shall be accomplished:

   a. The Historic Preservation Security Agreement between the applicant and M-NCPPC shall be executed and recorded, and a note referencing the agreement shall be placed on the Final Plat.

4. Prior to approval of any grading permit for the golf course, for the construction of New Piscataway Road, or for any development north and west of the New Piscataway Road within the boundaries of the Comprehensive Design Plan, the following shall be accomplished:

   a. The applicant, his heirs, successors and/or assigns, shall complete the Phase I archeological survey that is in progress on the property.

   b. The Phase I archeological survey shall be reviewed and accepted by staff of the Historic Preservation Section.

   c. The exact boundaries of any areas where Phase II and Phase III surveys will be required will be mapped and agreed upon by the applicant and the Historic Preservation Section.

Prior to any grading permit for any area where a Phase II or Phase III archeological survey is agreed upon, that survey shall be completed by the applicant, his heirs, successors and/or assigns, and shall be reviewed and accepted by staff of the Historic Preservation Section.

5. The Historic Preservation Security Agreement shall contain, in the following:

   a. Funds shall only be given for projects associated with the historic village, which shall be defined as those parcels located on Floral Park Road, between Livingston Road and Piscataway Road, as shown on the Exhibit A for this application. Significant consideration shall be given in the administration of the fund to preserving historic resources.

   b. Prior to approval of a Final Plat, Phase I Research in accordance with the County Historic Preservation Ordinance (Subtitle 29) shall receive approval by the Historic Preservation Commission (prior to disbursement of any funds) and shall comply with the Secretary of the Interior's Standards for Rehabilitation and the County's Historic Preservation Ordinance.

   c. All meetings of the Piscataway Preservation Corporation shall be open to the public; input from the public at these meetings shall be encouraged.

   d. The membership of the Piscataway Preservation Corporation shall be changed to delete a representative of the Prince George's County Executive and to add a representative of Prince George's Heritage, Inc.

   e. The Articles of Incorporation, Bylaws, or any other documents which forma?ionalish the Piscataway Preservation Corporation shall be reviewed by the Planning Board, or its designee, prior to the disbursement of any funds.

6. An eight-foot-wide asphalt trail connection shall be shown (instead of a 4'-6" sidewalk) on CDP Exhibit 22 along Floral Park Road between Piscataway Road to the entrance road into Bailey Village. This trail segment and the connecting segment extending north along Piscataway Road to the Bailey Village entrance shall be built in accordance with the standards for any other parking lot located in Bailey Village.

If the applicant, his heirs, successors and/or assigns, is unable to obtain easements necessary to construct this trail, the trail or alternative arrangements approved by the Trails Coordinator and the Department of Public Works and Transportation (DPW&T) shall be built in the public right-of-way.

7. The master plan trail segment on or adjacent to the PEPCO right-of-way across the southeast corner of the property and the trail connection from this trail into Danville Estates shall be bonded prior to release of any building permits for Danville Estates, and shall be constructed prior to release of 50 percent of the building permits for Danville Estates. A Recreational Facilities Agreement encompassing Danville Estates shall reflect these requirements.

8. Prior to approval of each Specific Design Plan, the Trails Coordinator shall determine which streets, if any, shall be designated "bikeways." The applicant, his heirs, successors and/or assigns, shall indicate on the plan, signage acceptable to the Trails Coordinator and the Department of Public Works and Transportation (DPW&T), at which locations along the "bikeway" streets signage will be placed. All signage shall be installed.

9. A 100-year Floodplain Study or Studies shall be approved by the Flood Management Section of the Department of Environmental Resources (DER) for each drainage area greater than 50 acres in size. Prior to approval of each Specific Design Plan or detailed Preliminary Plat of Subdivision, whichever comes first, a floodplain study shall be approved for any floodplain that is adjacent to or affecting the area of the plan.

10. A Stormwater Management Concept Plan shall be approved by DER prior to approval of the first Specific Design Plan or first detailed Preliminary Plat of Subdivision, whichever comes first.

11. Prior to approval of the master Preliminary Plat of Subdivision, the applicant, his heirs, successors and/or assigns, shall submit a geotechnical report verifying the presence or absence of Marlboro clay in the southwest portion of the property in accordance with DER criteria. In areas where it is determined that Marlboro clay might affect structural stability, a detailed geotechnical report shall be submitted for review and verification by the Natural Resources Division prior to approval of any detailed Preliminary Plat of Subdivision.

12. The master Preliminary Plat shall include a conceptual layout of water and sewerage services including off-site sewerage trunk line alignments.

13. Prior to submittal of each Specific Design Plan, the applicant, his heirs, successors and/or assigns, shall field locate the specimen trees specified by the Natural Resources Division.

14. Prior to submission of each Specific Design Plan, the applicant, his heirs, successors and/or assigns, shall submit a copy of the approved stormwater management concept plan and stormwater management measures to be employed in the portion of the development which is the subject of that Specific Design Plan.

   - Provide exclusive through and a shared through/left-turn lane on the westbound approach of Livingston Road.

b. MD 223 and Livingston Road/site access

   - Provide, at least, exclusive through, right-turn, and left-turn lanes on all approaches to the intersection.

   - Install a signal, provided it is deemed warranted by SHA.

c. Livingston Road and Farrington/Berry Road

   - Provide an exclusive 200 foot left-turn lane along eastbound Farrington Road.

   - Provide an exclusive 400-foot left-turn lane along southbound Livingston Road.

   - Install a signal, provided it is deemed warranted by DPW&T.

d. MD 223 and Floral Park Road

   - Provide an exclusive 150-foot left-turn lane along westbound Floral Park Road.

   - Provide an exclusive 150-foot left-turn lane along southbound MD 223.

   - Install a signal, provided it is deemed warranted by SHA.

e. Livingston Road and Old Fort Road South

   - Install a traffic signal, provided said signal is deemed warranted by DPW&T.

All improvements shall be constructed in accordance with the design standards of the appropriate operating agency (SHA, DPW&T, Prince George's County, its successors and/or assigns, shall submit acceptable signal warrant studies for all proposed signals prior to the approval of Specific Design Plans for any portion of Phase II of the project. Prior to the first Specific Design Plan to be installed by the applicant, the applicant, his heirs, successors and/or assigns, at any time during Phase I or II of this project that the responsible highway agency deems the signal to be warranted,

f. The applicant, his heirs, successors and/or assigns, shall construct the initial half section of the relocation of MD 223 (A-54) through the subject property along the right-of-way shown on the CDP in accordance with SHA design standards.

21. Prior to the issuance of any building permit for Stage II (340 dwelling units, up to an additional 15,000 square feet of retail, up to an additional 30,000 square feet of office), the following improvements shall (a) have full financial assurances, (b) have been permitted for construction, and (c) have an agreed-upon timetable for construction with SHA or DPW&T:

   a. Livingston Road and Old Fort Road

      - Provide an exclusive 225-foot left-turn lane along southbound Livingston Road.

      - Provide an exclusive 225-foot right-turn lane along northbound Livingston Road, if a traffic signal is installed at this location.

   b. Livingston Road and Washington Lane

      - Provide a southbound through lane along Livingston Road beginning 300 ft. north of Washington Lane and extending approximately 800 feet south of Washington Lane.

      - Widen the northbound approach to provide a left-turn lane along Livingston Road, if a traffic signal is installed at this location.

      - Install a signal, provided it is deemed warranted

   c. MD 210 and Farrington Road:

      - Provide a free-right lane along westbound Farrington Road with a 700-foot acceleration lane along northbound MD 210.

      - Provide an exclusive 160-foot left-turn lane along eastbound Farrington Road.

      - Provide a second left-turn lane on southbound MD 210.

   d. Livingston Road and Farrington/Berry Road:

      - Provide an exclusive 225-foot left-turn lane and a 225-foot right-turn lane along northbound Livingston Road.

      - Provide an exclusive 250-foot right-turn lane along southbound Livingston Road.

      - Provide an exclusive 315-foot right-turn lane along southbound Farrington Road.

      - Provide an exclusive 330-foot right-turn lane along westbound Berry Road.

   e. MD 223 and Gallahan Road

      - Install a traffic signal, provided said signal is deemed warranted by the SHA.

   f. MD 223 and the site entrance

      - Install a traffic signal, provided said signal is deemed warranted by the SHA.

   g. MD 210/Old Fort Road South

      - Provide a fourth southbound through lane shared with the right-turn lane on MD 210, and extend this lane 800 feet south of Old Fort Road South.

   All improvements shall be constructed in accordance with the design standards of the appropriate operating agency (SHA, DPW&T, Prince George's County, its successors and/or assigns, shall submit signal warrant studies for all proposed signals prior to the approval of Specific Design Plans for any portion of Phase II, with the signals to be installed by the applicant, his heirs, successors and/or assigns, at any time during Phase I or II of this project that the responsible highway agency deems the signal to be warranted.

22. The applicant, his heirs, successors and/or assigns, shall dedicate the following facilities in accordance with SPRAT or SHA requirements:

   a. MD 223 (A-54)--arterial--120-foot right-of-way.

   b. Floral Park Road (east of A-54)--collector--80-foot right-of-way.

   c. Livingston Road--collector--80-foot right-of-way.

   d. Danville Road--collector--80-foot right-of-way.

23. The applicant, his heirs, successors and/or assigns, shall, in cooperation with DPW&T and Planning Department staff, implement strategies that will maintain lower speeds on certain internal streets within the subject property. These include:

   a. The roadway which connects Parcels B, C, and D.

   b. The roadway which connects Parcels D and A.

   c. The roadway which connects Parcels D, E, and F.

24. All structures shall be fully-equipped with an automatic fire suppression system in accordance with National Fire Protection Association (NFPA) Standard 13 and 13D.

25. a. Prior to the approval of Final Plats that contain individual residential lots except for the Edelen House lot, a developer contribution not to exceed the amounts calculated below shall be paid. This developer contribution shall be calculated as follows:

(1) At the time of approval of Final Plats for the 500th residential unit and all remaining residential lots, a developer contribution not to exceed $1994 dollars per residential lot (using the consumer price index) per unit shall be paid.

(2) At the time of approval of Final Plats for the MPDUs, there shall be no contribution required.

The $905.07 per unit developer contribution is based upon current Prince George's County Public Facilities Financing and Implementation Program guidelines subject to a school facility surcharge or other escalation (monetary or otherwise) in whole or in part for the benefit of schools, the developer, his successors and/or assigns, or any unit during Phase II of this project that the responsible highway agency deems the signal to be warranted.

26. Prior to certificate approval, the following additional standards and requirements shall be added to the CDP text or notes:

   a. On all single-family detached lots, on-lot tree planting requirements shall be based on the size of the lot as listed in Section 4.4 of the Landscape Manual. Planting requirements for attached housing shall be determined at the time of Specific Design Plan.

   b. The applicant, his heirs, successors and/or assigns, shall deed to the homeowners association a minimum 10,000-square-foot parcel, in the southwest corner of Parcel M4 (in the northeast corner of the intersection of New Piscataway Road and Livingston Road). This parcel shall be used for the construction of a community recreational center a "gateway feature" which shall consist of a visitor, market, restaurant, shields or other architectural or artistic statement (combined with complementary earthwork and landscaping, if appropriate) which commemorates some person, group, event or activity which is significant in the history of the Piscataway area or Prince George's County. The Specific Design Plan for Glassford Village North shall include plans and renderings for the proposed gateway feature, which shall be subject to review and recommendation by the Historic Preservation Commission as well as the Planning Board. This gateway feature shall be constructed prior to release of 50 percent of the building permits for Glassford Village North.

   c. A master street tree planting framework plan shall be provided which specifies a street tree type and typical tree spacing for each street in the villages and in Danville Estates.

   d. Architectural standards shall be provided for all units. These standards shall be as general standards for site grading and development (such as retaining walls to provide easy access for young children, the disabled and seniors.

   e. Sub-standard lots shall be those which exists that if acceptable to the Department of Public Works and Transportation, special sidewalk paving, characteristic of traditional towns, such as concrete unit pavers or brick, shall be used along the main spine roads (Bond, A, AA, AAA, B1, BB,BBB and DD), throughout Bailey Village and around the intersection of Floral Park Road and Danville Road. Curb cuts for the 24 lots with sidewalks any one of these areas, the paving material shall be selected and approved for the rest of these areas.

   f. A sound wall is required on the northern side of Parcels A and B to mitigate the noise impacts (lighting (if exempted by DPW&T), and general disturbance) that shall be used throughout Bailey Village, around the village greens and at the tennis and soccer courts.

   g. The density increment tables shall be in accordance with Finding 23.

27. Prior to submission of the first SDP for the Danville Estates section, a plan with the proposed grading shall be submitted to Staff. This plan shall identify the two-acre park site, the proposed units, and the street network in order to determine whether a street tree planting scheme from Floral Park Road and Piscataway Road. The view from this area shall not be exclusively the view of large blocks of townhouse units, either fronts or backs.

28. The design of Bailey Village should be compatible with the height, scale, building mass, dimensional requirements, roof shapes, building materials and architectural details found in the historic village of Piscataway. Particular attention should be given to the view of Bailey Village from Floral Park Road and Piscataway Road. The view from this area shall not be exclusively the view of large blocks of townhouse units, either fronts or backs.

29. A minimum of 25 percent of the single-family detached lots in each village that are 50 feet or less in width shall have a front, back or wall (as specified on page 25 of the CDP text) in the front yard. (This condition does not apply to Glassford Village North.) The following percentages of all three optional treatments shall be required, however, there are no preferred options. By the time 50 percent of the permits for the affected lots in any village have been released, at least one-half of the required bridges, fences or walls shall have been installed.

The Freestanding Center shall be equipped with a meeting room that will accommodate a minimum of 100 people, and a kitchen, as well as the normal bathhouse facilities. The swimming pool shall should include the following features:

a. Zero depth entrances: wide ramps with contrasting steps to provide easy access for young children, the disabled and seniors.

b. Adequate shallow water: an area of water depths from two to three feet for children learning to swim.

c. Lap swimming lanes: a noncompetitive pool should have at least 'lap lanes with a minimum 20-meter length and minimum depth of 3.5 feet.

33. The private recreational facilities shall have bonding and construction requirements as follows, all of which shall be incorporated in recreational facilities agreements (as specified in the *Parks and Recreation Facilities Guidelines*) prior to Final Plat of Subdivision.

Facility	Bond Posted (or other suitable financial guarantee, subject to be judged by the General Counsel's Office of M-NCPPC)	Construction Completed
Village Green in Bailey Village (including Tot-lot and two children's play area)	Prior to release of any building permits in Bailey Village.	Prior to release of 50% of the building permits in Bailey Village. Prior to release of 75% of the first 20,000 square feet of office or retail, whichever comes first.
Tennis Complex in Glassford Village South	Prior to release of any building permits in ey village.	Prior to release of the 300th residential building permit for the development as a whole.
Village Green in Edelen Village South (including Tot-lot and any children's play area)	Prior to release of any building permits in Edelen Village South.	Prior to release of 50% of the building permits in Edelen Village South.
Swimming Center in Edelen Village North	Prior to release of the 250th building permit in any village.	Prior to release of the 300th residential building permit for the development as a whole.
Village Green in Lusby Village (including Tot-lot and any children's play areas)	Prior to release of any building permits in Lusby Village.	Prior to release of 50% of the building permits for Lusby Village.

34. All stormwater management (SWM) ponds shall be designed to fit harmoniously into the site by means of naturalistic and irregular contours and grading in keeping with the general topography of the area. All SWM ponds shall be designed so as amenity with special attention to appearance of inlet and outlet structures, to pond edge treatment, landscaping, location of trails, elimination of rip rap channels where possible, and other aesthetic considerations.

35. The developer will provide free of charge a parcel of land within the Bailey Village to a religious group or other non-profit organization. The land shall be conveyed subject to covenants requiring that the building constructed on the land meet the following requirements:a a minimum of 250 square feet of floor area per seat, and adequate parking.

   a. The building shall not exceed thirty-six (36) feet in height. The building shall contain a spire, clocktower, bell tower or similar architectural feature, which may exceed the thirty-six (36) maximum.

   b. The exterior of the building shall be constructed entirely of natural materials and shall be of a style, color, and architectural style which is compatible with the structures in the Bailey Village and the existing village of Piscataway.

   c. Any parking for the church/community center shall be located along new Piscataway Road, shall be carefully and thoroughly screened from new Piscataway Road with soils and landscaping, and shall not exceed the standards for any other parking lot located in Bailey Village.

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

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

      (a) Is there be find a group, organization or entity to construct and own the civic/institutional building; or

      (2) The efforts of the group, organization or entity to raise money, get permits and complete construction.

36. Prior to approval of the master Preliminary Plat for the Villages of Piscataway, the applicant, his heirs, successors and/or assigns, shall submit the conceptual plans for the design and alignment of Piscataway Road extended which show the road and its relationship with the Edelen house and this historic setting. Information including the horizontal and vertical curvature, design speed, number of travel lanes, median width (if any), and typical cross-sections shall be included in the submittal. Approval of the road design is sensitive to, blends in with and has the least impact on the historic setting.

37. Prior to the issuance of the 81st residential building permit for the entire project, and prior to the issuance of any commercial building permits within Bailey's Village, one of the following shall occur:

   a. The golf course shall be fully-constructed and open for use.

If the applicant, his heirs, successors and/or assigns, is unable to obtain easements necessary to construct this trail, the trail or alternative arrangements approved by the Trails Coordinator and the Department of Public Works and Transportation (DPW&T) shall be built in the public right-of-way.

7. The master plan trail segment on or adjacent to the PEPCO right-of-way across the southeast corner of the property and the trail connection from this trail into Danville Estates shall be bonded prior to release of any building permits for Danville Estates, and shall be constructed prior to release of 50 percent of the building permits for Danville Estates. A Recreational Facilities Agreement encompassing Danville Estates shall reflect these requirements.

8. Prior to approval of each Specific Design Plan, the Trails Coordinator shall determine which streets, if any, shall be designated "bikeways." The applicant, his heirs, successors and/or assigns, shall indicate on the plan, signage acceptable to the Trails Coordinator and the Department of Public Works and Transportation (DPW&T), at which locations along the "bikeway" streets signage will be placed. All signage shall be installed.

9. A 100-year Floodplain Study or Studies shall be approved by the Flood Management Section of the Department of Environmental Resources (DER) for each drainage area greater than 50 acres in size. Prior to approval of each Specific Design Plan or detailed Preliminary Plat of Subdivision, whichever comes first, a floodplain study shall be approved for any floodplain that is adjacent to or affecting the area of the plan.

10. A Stormwater Management Concept Plan shall be approved by DER prior to approval of the first Specific Design Plan or first detailed Preliminary Plat of Subdivision, whichever comes first.

11. Prior to approval of the master Preliminary Plat of Subdivision, the applicant, his heirs, successors and/or assigns, shall submit a geotechnical report verifying the presence or absence of Marlboro clay in the southwest portion of the property in accordance with DER criteria. In areas where it is determined that Marlboro clay might affect structural stability, a detailed geotechnical report shall be submitted for review and verification by the Natural Resources Division prior to approval of any detailed Preliminary Plat of Subdivision.

12. The master Preliminary Plat shall include a conceptual layout of water and sewerage services including off-site sewerage trunk line alignments.

13. Prior to submittal of each Specific Design Plan, the applicant, his heirs, successors and/or assigns, shall field locate the specimen trees specified by the Natural Resources Division.

14. Prior to submission of each Specific Design Plan, the applicant, his heirs, successors and/or assigns, shall submit a copy of the approved stormwater management concept plan and stormwater management measures to be employed in the portion of the development which is the subject of that Specific Design Plan.

b. The Basic Plan shall be amended to delete the golf course and eliminate all conditions relating to the golf course.

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

* *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Washington, seconded by Commissioner Botts, voting in favor of the motion, at its regular meeting held on Thursday, October 20, 1994, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 18th day of November 1994.

Trudye Morgan Johnson
Executive Director

By: Frances J. Guertin
Planning Board Administrator

TMJ:FJG:SAS:JLH:.rmk

and the potential for vegetative management and screening because of the associated viewshed from the front porch of Mount Vernon as the viewing point.

As stated by the Community Planning Division, a sight line analysis from Mount Vernon to the Danville Estates portion of the site shows that the development will not be visible to the national historic site.

(6) The *Prince George's County Soil Survey* indicates that the principal soils on the site are in the Aura, Beltsville, Bibb, Elkton, Galestown, Othello, and Sassafras soils series. Preliminary Plan 4-94017, Condition 17, PGCPB Resolution No. 94-213, was specifically included to require on-going review of areas where highly-erodible soils occur on slopes in excess of 15 percent. Aura, Beltsville, Elkton, and Othello soils are highly erodible. Soils will be addressed by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) at the time of permitting.

(7) Marlboro clay is known to occur on the site. A soils report was submitted with Preliminary Plan 4-94017 which indicated that Marlboro clay occurs on the site between elevations 40 to 55 feet mean sea level (MSL). A more detailed study submitted with the Type I Tree Conservation Plan (TCP5/94-01) indicated this was not an issue. However, further evaluation of safety concerns related to Marlboro clay by DPIE prior to re-platting or the issuance of permits may be required.

(8) Stormwater Management Concept Plans CSD 40424-2004-00, CSD 40425-2004-00, CSD 40427-2004-00, CSD 40430-2004-00, and CSD 406452-2004-00 were approved by DPW&T and were valid until May 14, 2014. No further action regarding stormwater management is required with regard to the revised CDP or TCP5 review, but will need to be addressed with the revised SDP.

Based on the above analysis, the revised CDP demonstrates the preservation of the regulated environmental features in a natural state to the fullest extent possible in that the CDP reduces the amount of on-site clearing and provides for greater retention of existing woodland in sensitive environmental areas.

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 the Type I Tree Conservation Plan (TCP1-009-94-03), and further APPROVED the Comprehensive Design Plan CDP-9306-03, Villages at Piscataway (aka The Preserve), for the above described land, subject to the following conditions:

1. The development standards for the comprehensive design plan for Danville Estates shall be modified to include the following:

   a. The two categories of the single-family detached lots listed in Table 2 of the Residential Lot Standards shall be above and below 14,000 square feet.

   b. The minimum lot width at the building line shall be no less than 70 feet.

   c. The standards governing the development of Danville Estates are as follows:

	Single Family Detached Below 14,000 SF	Single Family Detached Over 14,000 SF
NET LOT AREA MIN. (SF)	8,000	14,000
FRONT YARD MIN.	15'	25'
LOT WIDTH MIN. AT STREET LINE	18'	25'
LOT WIDTH MIN. AT BUILDING LINE	40'	70'
REAR YARD MIN. (WITH REAR PERPENDICULAR PARKING)	25'	35'
SIDE YARDS MIN.		
ONE	3'	8'
BOTH	10'	17'
MIN. SPACE BETWEEN END BUILDINGS		
MAX. HEIGHT	38'	38'

2. Prior to certificate of approval of the comprehensive design plan (CDP), the applicant shall:

   a. Make the following revisions to Type I Tree Conservation Plan TCP1-009-94-03:

      (1) Revise the gross tract area of the R-L-zoned portion of the site to be 858.92 acres.

      (2) Add a TCP1 approval block on all plan sheets which includes all previous approvals in a typed font.

      (3) Add a TCP1 revision table to the coversheet citing information pertinent to the purpose of each prior revision and the current revision.

      (4) Have the revised plan signed and dated by the qualified professional who prepared the plan.

   b. Revise the label on the CDP "Woodland

LIMITS OF CDP – 9306-06 AMENDMENT UPDATE WITH BUILDING ENVELOPES

LEGEND

- BUILDING ENVELOPE OF SINGLE FAMILY DETACHED
- BUILDING ENVELOPE OF SINGLE FAMILY ATTACHED
- PUBLIC SPACES
- PUBLIC PARK
- SCHOOL SITE
- FRAMEWORK FOR ROADWAY NETWORK
- HIKER-BIKER / EQUESTRIAN TRAIL
- PEDESTRIAN PATHS (OUTSIDE PUBLIC RIGHT'S-OF-WAY)
- APPROXIMATE GOLF COURSE BOUNDARY
- GOLF COURSE BUFFER AREA
- BUILDING ENVELOPE OF COMMERCIAL / RETAIL / RESIDENTIAL OVER RETAIL
- 1✱ VILLAGE GREEN
- 2✱ TENNIS COMPLEX
- 3✱ VILLAGE GREEN
- 4✱ SWIMMING CENTER
- 5✱ VILLAGE GREEN
- 6✱ INSTITUTIONAL / CIVIC
- BUILDING ENVELOPE OF SINGLE FAMILY ATTACHED OR COMMERCIAL / RETAIL / RESIDENTIAL OVER RETAIL

6,000 TO 10,000 SQ. FT. OF RETAIL/OFFICE SPACE WITH 34 DWELLING UNITS ABOVE

SITE ANALYSIS

GROSS AREA OF SITE - FLOOD PLAIN AREA	878.9 ACRES + - 79.8 ACRES
AREA OF R-L ZONE	858.9 ACRES + -
50% OF FLOOD PLAIN AREA	39.9 ACRES
NET AREA OF R-L ZONE	818.8 ACRES
AREA OF BAILEY VILLAGE (ZONED L-A-C)	19.98 ACRES
RESIDENTIAL AREA	~~15.25 ACRES~~ 18.33 AC.
COMMERCIAL AREA	~~4.75 ACRES~~ 1.64 AC.

BAILEY VILLAGE (L-A-C ZONE)
~~20,000 TO 30,000 SQUARE FEET RETAIL~~
~~10,000 TO 15,000 SQUARE FEET OFFICE~~
~~140 DWELLING UNITS~~
6,000 TO 10,000 SQ. FT. OF RETAIL/OFFICE SPACE WITH 34 DWELLING UNITS ABOVE

GLASSFORD VILLAGE, EDELEN VILLAGE, LUSBY VILLAGE, AND DANVILLE ESTATES(R-L)
800 SINGLE FAMILY DETACHED (80%)
200 SINGLE FAMILY ATTACHED (20%)
1,000 DWELLING UNITS

A BAILEY VILLAGE (L-A-C)
6,000 TO 10,000 SQ. FT. OF RETAIL/OFFICE SPACE WITH 34 DWELLING UNITS ABOVE
~~20,000 TO 30,000 SQUARE FEET RETAIL~~
~~10,000 TO 15,000 SQUARE FEET OFFICE~~
~~140 DWELLING UNITS~~
PER SECTION 27-496 (E) OF THE PRINCE GEORGE'S COUNTY ZONING ORDINANCE THIS FIGURE DOES NOT INCLUDE MPDU'S
NOTE: 106 UNITS HAVE BEEN APPROVED WITH SDP-0319

B GLASSFORD VILLAGE (R-L)
200 SINGLE FAMILY DETACHED
64 SINGLE FAMILY ATTACHED

C EDELEN VILLAGE - SOUTH (R-L)
~~146~~ SINGLE FAMILY DETACHED
45 SINGLE FAMILY ATTACHED

D EDELEN VILLAGE - NORTH (R-L)
~~155~~ SINGLE FAMILY DETACHED
55 SINGLE FAMILY ATTACHED

E LUSBY VILLAGE (R/L)
203 SINGLE FAMILY DETACHED
35 SINGLE FAMILY ATTACHED

DANVILLE ESTATES (NORTH AND SOUTH)(R/L)
126 SINGLE FAMILY DETACHED

GENERAL NOTES

THIS COMPREHENSIVE DESIGN PLAN SHOWS THE APPROXIMATE LOCATION OF RESIDENTIAL, NON-RESIDENTIAL, AND PUBLIC USES. LOT LINES MAY BE EXTENDED BEYOND BUILDING ENVELOPES.

THE NUMBER OF UNITS IN EACH LETTERED POD MAY EXCEED THE NUMBER IN THE CHART ABOVE, HOWEVER, THE TOTAL NUMBER OF UNITS WILL NOT EXCEED 1,000 UNITS IN THE R-L ZONE (WITH A MAXIMUM OF 20% ATTACHED DWELLINGS) AND 140 DWELLING UNITS IN THE L-A-C ZONE (NOT COUNTING MPDUS).

THE UNIT MIX IN EACH LETTERED POD MAY BE ADJUSTED AT THE TIME OF THE SPECIFIC DESIGN PLAN.

LETTERED PODS IN NO WAY INDICATE SEQUENCING OF DEVELOPMENT OR CONSTRUCTION.

THIS CONCEPTUAL SITE PLAN IS NOT INTENDED TO REPRESENT THE EXACT LOCATION OR DETAILS WHICH WILL BE SHOWN IN THE SPECIFIC DESIGN PLANS.

UP TO 3,000 S.F. OF RETAIL SHALL BE ALLOWED IN EACH OF THE VILLAGES OF GLASSFORD, EDELEN AND LUSBY FOR A MAXIMUM TOTAL OF 9,000 S.F.

Danville Estates - Development Standards

	Single-Family Detached Below 14,000 SF	Single-Family Detached Over 14,000 SF
Net Lot Area Minimum (SF)	8,000	14,000
Front Yard Minimum	15'	25'
Lot Width Minimum at Street Line	18'	25'
Lot Width Minimum at Building Line	40'	70'
Rear Yard Minimum	25'	35'
(With Rear Perpendicular Parking)		
Side Yard Minimums		
One Yard	5'	8'
Both Yards	10'	17'
Minimum Space Between End Buildings		
Maximum Building Height	39'	39'

VILLAGES AT PISCATAWAY

THE TRAFFIC GROUP · CLARK, FINEFROCK & SACKETT · AULT, CLARK & ASSOCIATES, LTD. · FOSSETT & BRUGGER · CPJ Associates · BAILEY'S CORPORATION · THE ASSOCIATED COMPANIES · CHK ARCHITECTS & PLANNERS · HERBERT & ASSOCIATES · E&A, INC. · R. CHRISTOPHER GOODWIN & ASSOCIATES

January, 2024

CDP - 9306-06 COMPREHENSIVE DESIGN PLAN

REVISED MARCH 7, 1996 ~~18~~

CDP-9306-06
COMPREHENSIVE DESIGN PLAN

BAILEY'S VILLAGE, LOT 10, BLK E

5th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers · Planners · Landscape Architects · Surveyors
1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394
www.cpja.com · Silver Spring, MD · Annapolis, MD · Greenbelt, MD · Frederick, MD · Fairfax, VA

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND,

LICENSE NUMBER: 4234

EXPIRATION DATE: 10/20/2027

STATE OF MARYLAND · STEVEN C. SCHNEIDER · No. 4234 · LANDSCAPE ARCHITECT

NOT VALID WITHOUT SIGNATURE

CLIENT: WVL B FLATS LLC
5718 TANGLEWOOD DRIVE
BETHESDA, MD 20817

WSSC GRID: 208SE020
TAX MAP: 142-F3
DESIGN: ATS
DRAFT: BB
DATE: MAY 2025
SCALE: NTS
SHEET 4 OF 8
FILE NO: 2023-11261\90-01

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Attached Xrefs:T:\DPD\08-00\08-00\330-099_1B30x42 – PLANNING2\1B30x42\21-099\97-00 – Boundary Exhibit\1B24x36\04-099\23-099\44-099\46-099

SCALE: 1"=20'
MARYLAND COORDINATE SYSTEM NAD 83 (2011)

FLORAL PARK ROAD
PUBLIC 80' RIGHT OF WAY

LANDSCAPE ELEMENTS
LANDSCAPE BUFFER
LANDSCAPE ELEMENTS
WALKWAY
LANDSCAPE ELEMENTS
WALKWAY
LANDSCAPE BUFFER
LANDSCAPE BUFFER

S91°48'08"E 355.57'
S07°25'52"E 73.44'
S37°50'08"E 84.11'
S07°52'28"E 32.56'
R=430.00' A=57.50'
N84°30'40"E 212.74'
N07°53'48"W 76.20'
R=445.00' A=120.28'
S63°40'52"W 217.54'

SAINT MARYS VIEW ROAD
VARIABLE WIDTH RIGHT OF WAY
P.B. 216 P.NO. 75

LOT 9
PROPERTY OF
CALVIN L. BRINKLEY
L. 37745 F. 539
ZONED: L-C-D
USE: RESIDENTIAL

LOT 10
71,618 s.f.
1.6441 Ac.
PROPERTY OF WYL B PLATS LLC
BOOK 43442 - PAGE 105
P.B. 216 P.NO. 75
PROPOSED USE: COMMERCIAL AND RESIDENTIAL

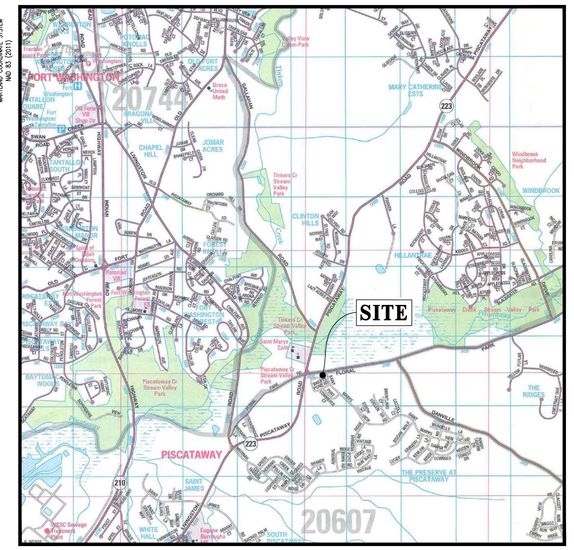
OPEN SPACE / RECREATION AREA

PARCEL T
PROPERTY OF
PRESERVE AT PISCATAWAY
HOMEOWNERS ASSOCIATION, INC.
L. 39683 F. 128
ZONED: L-C-D
USE: PARK

BAILEYS POND ROAD
50' RIGHT OF WAY
P.B. 216 P.NO. 75

GRAPHIC SCALE
20 0 10 20 40
SCALE: 1" = 20'

SCALE: 1"=2,000'
MARYLAND COORDINATE SYSTEM NAD 83 (2011)



VICINITY MAP
SCALE: 1"=2,000'

LEGEND

- PROPOSED DEVELOPMENT ENVELOPE-MIXED USE MULTI FAMILY / RETAIL
- PROPOSED VEHICULAR CIRCULATION
- PROPOSED STORMWWATER MANAGEMENT FACILITY
- PROPOSED SIDEWALK CONNECTIONS
- PROPOSED VEHICULAR DIRECTIONS
- BOUNDARY LINE
- EXISTING RIGHT OF WAY
- EXISTING MINOR CONTOUR
- LOD LIMIT OF DISTURBANCE
- EXISTING MAJOR CONTOUR
- EXISTING TREELINE
- EXISTING PUBLIC UTILITY EASEMENT (PUE)
- EXISTING GAS PIPE
- EXISTING CHAIN LINK FENCE
- EXISTING STORM DRAIN
- EXISTING SEWER
- EXISTING WATER LINE

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EXPIRATION DATE: 10/20/2027

STATE OF MARYLAND · TIMOTHY SOUDERS · No. 4234 · LANDSCAPE ARCHITECT

NOT VALID WITHOUT SIGNATURE

UPDATES/REVISIONS:

CDP-9306-06
LOT 10
COMPREHENSIVE DESIGN PLAN
BAILEY'S VILLAGE, LOT 10, BLK E
5th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

CPJ Associates
Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers · Planners · Landscape Architects · Surveyors
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CLIENT: WYL B PLATS LLC
5718 YANGLEWOOD DRIVE
BETHESDA, MD 20817

WSSC GRID: 218SE03
TAX MAP: 142-F3
DESIGN ATS
DRAFT BB
DATE MAY 2025
SCALE 1" = 20'
SHEET 5 OF 8
FILE NO.: 2023-1126\90-01

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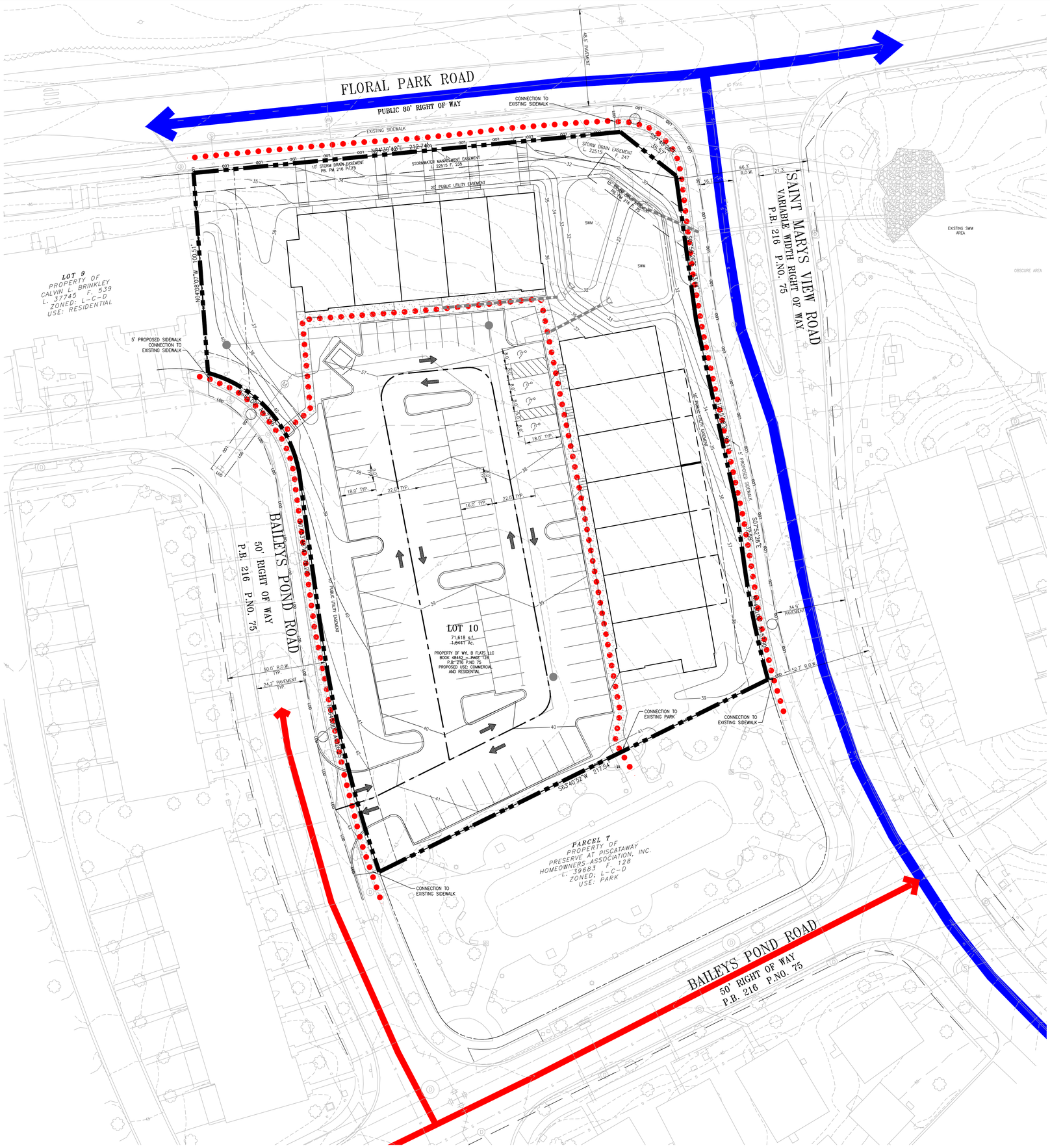
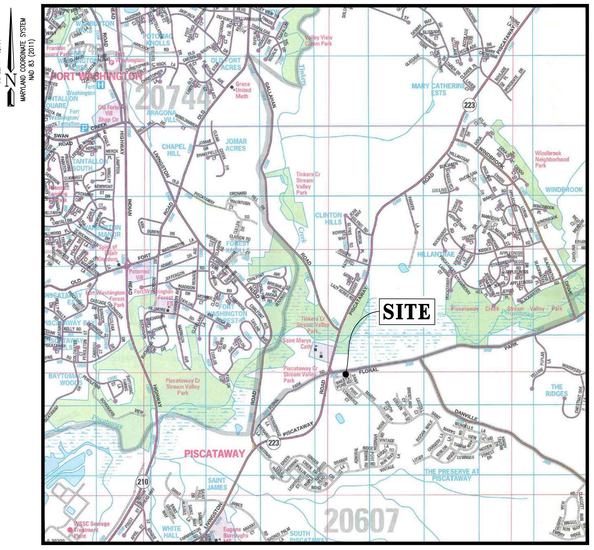
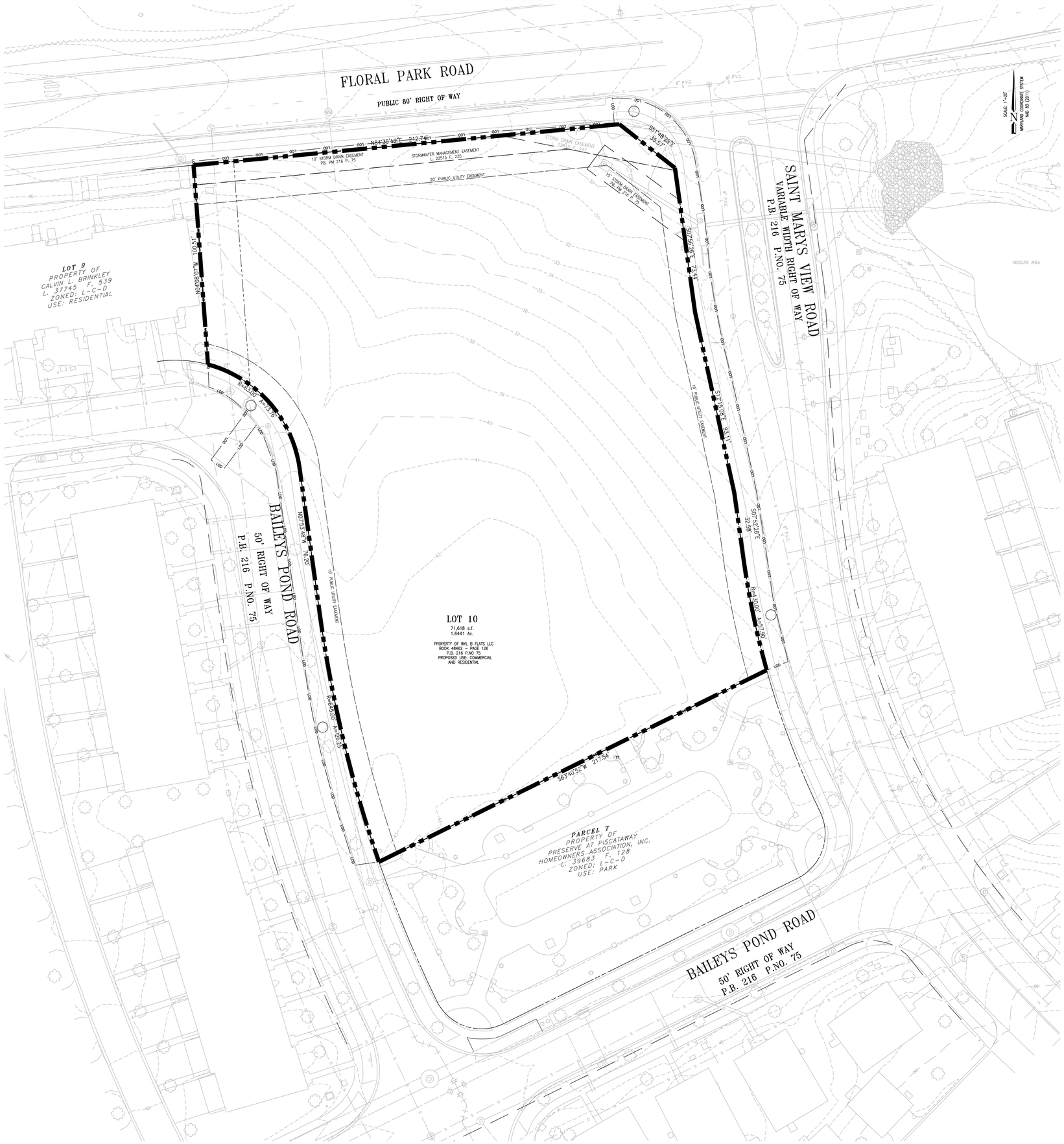
Attached Xrefs:T:\DFC\06-00\08-00\330-099_TB30x42\21-099\97-00 - Boundary Exhibit\TB24x36\01-099\23-099\44-099\46-099

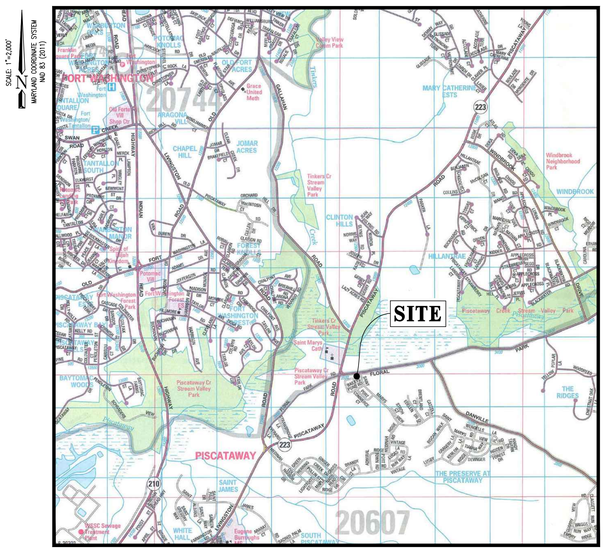
SCALE: 1"=20'
MARYLAND COORDINATE SYSTEM
NAD 83 (2011)



SCALE: 1"=2,000'
MARYLAND COORDINATE SYSTEM
NAD 83 (2011)


SITE
PISCATAWAY
FORT WASHINGTON
20744
20607
MARY TATHERINE ESTS
JOMAR ACRES
CHAPEL HILL
CLINTON HILLS
WINDROCK
HILLANDALE
THE RIDGES
THE PRESERVE AT PISCATAWAY
SAINTS JAMES
WHITE HILL
SOUTH
BAYTOWN WOODS
Windbrook Neighborhood Park
Piscataway Creek Stream Valley Park
Tinkers Cr Stream Valley Park
Cedar Manor Golf
Piscataway Cr Stream Valley Park
Bruce Crossing Park
Bruce United Meth
Clinton Grove Park
Clinton Grove Elementary
Clinton Grove Baptist
Clinton Grove Cemetery
Clinton Grove Apartments
Clinton Grove Manor
Clinton Grove Village
Clinton Grove Village Apartments
Clinton Grove Village Townhomes
Clinton Grove Village Townhouses
Clinton Grove Village Townhouses
Clinton Grove Village Townhouses




SCALE: 1"=2,000'
MARYLAND COORDINATE SYSTEM
NAD 83 (2011)
SITE
PISCATAWAY
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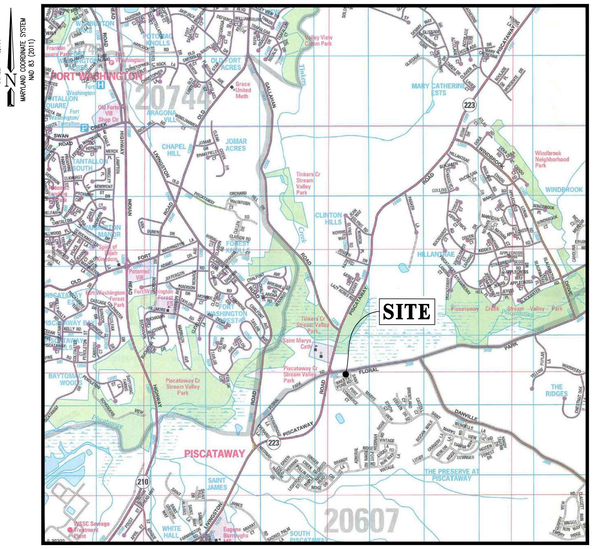
CHAPEL HILL
CLINTON HILLS
HILLANDALE
WINDROCK
THE RIDGES
THE PRESERVE AT PISCATAWAY
Tinkers Cr Stream Valley Park
Piscataway Cr Stream Valley Park
Windbrook Neighborhood Park
Bruce United Meth
Fort Washington Park
Fort Washington Forest Park
Fort Washington Forest Park
Fort Washington Forest

SCALE: 1"=20'
MARYLAND COORDINATE SYSTEM
NAD 83 (2011)

SCALE: 1"=2,000'
MARYLAND COORDINATE SYSTEM
NAD 83 (2011)



VICINITY MAP

SCALE: 1"=2,000'

LEGEND

- BOUNDARY LINE
- EXISTING RIGHT OF WAY
- 98 — EXISTING MINOR CONTOUR
- LOD — LIMIT OF DISTURBANCE
- 100 — EXISTING MAJOR CONTOUR
- EXISTING TREELINE
- EXISTING PUBLIC UTILITY EASEMENT (PUE)
- G — G — EXISTING GAS PIPE
- X — X — EXISTING CHAIN LINK FENCE
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- EXISTING SEWER
- PROPOSED SEWER
- W — W — EXISTING WATER LINE
- PROPOSED WATER LINE

PROFESSIONAL CERTIFICATION

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LICENSE NUMBER: 4234

EXPIRATION DATE: 10/20/2027

STATE OF MARYLAND — TIMOTHY A. SOCHOR — No. 4234 — LANDSCAPE ARCHITECT

NOT VALID WITHOUT SIGNATURE

UPDATES/REVISIONS:

CDP-9306-06
LOT 10
ILLUSTRATIVE PLAN

BAILEY'S VILLAGE, LOT 10, BLK E

5th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

CPJ Associates
Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
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CLIENT: WYL B FLATS LLC, 5718 TANGLEWOOD DRIVE, BETHESDA, MD 20817	WSSC GRID: 218SE03	TAX MAP: 142-F3	
	DESIGN: ATS	SHEET: 8	OF: 8
	DRAFT: BB		
	DATE: MAY 2025		
	SCALE: 1" = 20'	FILE NO.: 2023-1126\90-01	

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Additional Back-up

For

CDP-9306-06
Bailey's Village Lot 10

Ford, Ronda

From: Iyana Muse <museiyana@gmail.com>
Sent: Tuesday, June 16, 2026 10:34 AM
To: PPD-PGCPB
Subject: Subject: CDP-9306-06 & TCP1-2026-0006 Bailey's Village Lot 10

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

To Whom It May Concern,

I'am writing to express my strong opposition to the proposed development consisting of up to 34 residential units above retail and office space in our neighborhood.

While I understand the need for responsible growth and economic development, I do not believe this project is appropriate for our community and will have significant negative impacts on current residents.

First, the proposed density is excessive for the area and would significantly alter the character of the neighborhood. A development of this size would increase traffic congestion, place additional strain on local roads, and create parking challenges for existing residents and businesses.One of my primary concerns is parking. There is already insufficient parking available in the area for existing residents and visitors. Adding 34 residential units along with retail and office space will significantly increase demand for parking, resulting in overcrowded streets, limited access for residents, and additional safety concerns.

Second, the increased number of residential units could place additional demands on public services and infrastructure, including schools, emergency services, water, and sewer systems. It is important that any new development be supported by adequate infrastructure before approval is granted. I'am also concerned that this development will substantially increase traffic congestion. The additional residents, customers, employees, and delivery vehicles associated with the project will place further strain on local roads, making it more difficult and less safe for neighborhood residents to travel through the area.

Third, the scale of the project may negatively impact neighboring properties through increased noise, congestion, and reduced privacy. Many residents chose this neighborhood because of its current character, and this proposal would substantially change the community’s appearance and quality of life.In addition, the proposed development would eliminate an open space that is currently used and enjoyed by members of our community. Residents regularly use this area for walking, exercising, and outdoor recreation. Children play there, and many residents use the space to walk and exercise their pets. The loss of this valuable community space would negatively affect the quality of life for families and residents who rely on it as a safe and accessible area for recreation and social interaction.

Additionally, I'am concerned that the mixed-use design, combining residential, retail, and office spaces, may generate activity levels that are inconsistent with the surrounding area and could adversely affect nearby homeowners. I'am further concerned that increasing the density of the neighborhood may lead to an increase in crime and other public safety issues. Before residing in this current neighborhood, the county implemented the same residential/commercial development. There were high levels of crime,

including vandalism, disorderly conduct by patrons, bulgerly in homes and cars, and noise violation. This very reason made me choose a community that did not have these types of development plans, A development of this size would dramatically change the character of the area and introduce levels of activity that are inconsistent with the existing residential community.

Lastly, I'm also concerned that the proposed development will negatively affect surrounding property values and reduce the appeal of the neighborhood for current and prospective residents. We pay a HOA fee for the exclusivity of having a nice living environment and do not want the local citizens disrupting our beautiful community. Increased traffic, parking shortages, higher population density, and the loss of open community space may make the area less desirable as a place to live.

Homeowners have invested significant time and resources into their properties and the community, and this project has the potential to diminish the character and attractiveness of the neighborhood that contributes to those investments. Rather than enhancing the area, this development may discourage future residents from choosing our neighborhood and negatively impact the value of existing homes. Also, homeowners pay an additional utility bill because we live on a preserve that requires a $1,000 yearly fee to keep the wildlife unharmed.

For these reasons, I respectfully request that the reviewing authority deny this proposal or require substantial modifications that address concerns regarding parking, traffic congestion, public safety, infrastructure capacity, preservation of community open space, and the overall impact on neighborhood quality of life.

Thank you for your consideration of these concerns and for your commitment to representing the interests of the residents who call this neighborhood home.

Sincerely,

Iyana Muse
2444 Bailey Pond Road
Accokeek, MD 20607