

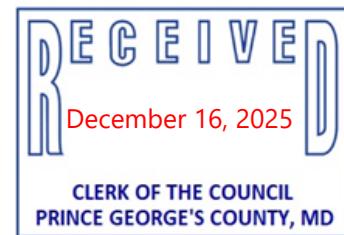


The Maryland-National Capital Park and Planning Commission



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December 16, 2025



Junica Brandywine Village LLC
722 Dulaney Valley Road, Suite 335
Towson, MD 21204

Re: Notification of Planning Board Action on
Detailed Site Plan DET-2025-006
Junica Brandywine

Dear Applicant:

This is to advise you that, on **December 11, 2025**, the above-referenced Detailed Site Plan was acted upon by the Prince George's County Planning Board in accordance with the attached Resolution.

Pursuant to the Prince George's County Planning Board's Rules of Procedure, the Planning Board's decision will become effective 30 calendar days after the date of this notice (**December 16, 2025**) of the Planning Board's decision, unless:

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

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

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

Sincerely,
Sherri Conner, Planning Division Chief
Development Review Division

By: Dexter J. Cofield
Reviewer

Attachment: PGCPB Resolution No. **2025-110**

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

PGCPB No. 2025-110

File No. DET-2025-006

R E S O L U T I O N

WHEREAS, the applicant, Junica Brandywine Village LLC, submitted an application for approval of a detailed site plan; and

WHEREAS, the subject property is within the Commercial, General Office (CGO) Zone; and

WHEREAS, in consideration of evidence presented at a public hearing on November 20, 2025, regarding Detailed Site Plan DET-2025-006 for Junica Brandywine, the Planning Board finds:

I. EVALUATION CRITERIA

The subject property is within the Commercial, General Office (CGO) Zone. This application is being reviewed under the requirements of Section 27-3605(e) of the Prince George's County Zoning Ordinance. The Planning Board considered the following in reviewing this detailed site plan:

- A. The Prince George's County Zoning Ordinance;
- B. Preliminary Plan of Subdivision PPS-2023-017;
- C. Certificate of Adequacy ADQ-2023-033;
- D. The 2018 *Prince George's County Landscape Manual*;
- E. The Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- F. The Prince George's County Tree Canopy Coverage Ordinance;
- G. Referral comments;
- H. Community feedback; and
- I. Planning Board hearing.

II. BACKGROUND

- A. **Request:** The subject detailed site plan (DET) is approved for the development of 142 two-family attached dwelling units and a 2,000-square-foot clubhouse for residents.
- B. **Development Data Summary:** The approved design includes a single development phase with 142 two-family attached dwelling units.

	EXISTING	EVALUATED
Zone(s)	CGO	CGO
Use	1 Dwelling, single-family detached	Dwelling, two-family, accessory uses for residents
Total Gross Acreage	6.28	6.28
Floodplain	0	0
Road Dedication	0	0.44
Total Net Acreage	6.28	6.28
Dwelling Units	N/A	142
Gross Floor Area	0	1,500 sq. ft. - fitness room/gathering space/office 500 sq. ft. - cafe

C. Location: The subject property is located on the north side of MD 381 (Brandywine Road), approximately 800 feet west of its intersection with MD 5 (Branch Avenue).

D. Surrounding Uses: The subject property is surrounded by several properties in the CGO Zone. More specifically:

- North— Immediately to the north is an existing place of worship and single-family detached dwelling in the CGO Zone.
- South— MD 381, a collector roadway, and existing single-family detached dwellings beyond in the Residential, Rural (RR) Zone.
- East— Abutting the property to the east is vacant land in the CGO Zone with MD 5, a freeway, beyond.
- West— Abutting the property is the driveway for the place of worship use to the north and vacant land in the CGO and RR Zones.

E. Previous Approvals: Preliminary Plan of Subdivision PPS-2023-017 was approved by the Prince George's County Planning Board on March 27, 2025, for one parcel in support of the development of 150 two-family dwelling units and 1,000 square feet of commercial use.

F. Design Features

Site Design

The site is designed with a single access point from MD 381 along the southern boundary, where a stormwater management (SWM) facility extends the length of the frontage, interrupted only by the site's entrance, which connects to an internal network of driveways. These driveways organize the development into multiple residential blocks composed of two-family attached buildings. Each block varies from five attached

buildings, with 10 two-over-two dwellings units, to eight attached buildings, with 16 two-over-two dwelling units, and features rear-loaded garages, with front façades oriented towards internal pedestrian pathways and open space areas.

A centrally located community hub, including a clubhouse, and playground, serves as the focal point of the development, providing recreational and social amenities for residents. A second recreational area for a dog park is located on the north side of the site. Pedestrian connectivity is reinforced through an internal sidewalk system along the common driveways and common open space.

Architecture

Architectural elevations are provided for all 11 groups of four-story, two-family buildings. Each unit measures 41 feet in depth, with widths ranging from 20.5 to approximately 21 feet. The building designs incorporate a mix of materials and architectural features, including masonry veneer, horizontal lap siding, vertical board-and-batten siding, bay windows, and balconies. Balconies are located on the uppermost level of the front or rear façades and include integrated overhangs. Windows are symmetrically aligned in vertical groupings with dark trim accents and occasional bay projections, while building entrances are defined by integrated stoops and metal canopies. The materials palette consists of gray and white siding and paneling, beige brick veneer at the base extending to portions of the upper stories, and asphalt shingles on the roofs. Though not a requirement of the Zoning Ordinance, the applicant provides enhanced rear elevations that include the design elements of the front façades, reinforcing the visual interest for the residents. Enhanced elevations have been provided for units located along highly visible frontages.

The approved clubhouse building incorporates architectural elements that are consistent and compatible with the surrounding residential units. The design features a complementary mix of siding and wood paneling, with large storefront style glazing that highlights and activates the café component of the building.

Parking

Parking requirements are met (297 required, 298 provided, including 9 guest parking spaces) predominantly with the provision of a one-car garage and driveway at each unit. There are also parking spaces at the central portion of the site to service the clubhouse (five spaces), which includes EV charging stations at two of the spaces, and to the north end of the site adjacent to the dog park. Three bicycle racks (six bicycle parking spaces) are provided adjacent to the clubhouse building.

Signage

A canopy-mounted sign is provided above the clubhouse entrance advertising a café. However, this café is not approved for commercial/public use and per Table 27-61505, canopy signs for residential development (except multifamily) are not applicable. A freestanding sign is also provided, but is not permitted for residential uses in the CGO Zone. Therefore, conditions are included herein to remove the canopy and freestanding signs from the DET.

Lighting

Lighting is approved along the private streets that provide access internally to the site. In addition, the site incorporates bollard lighting along the pedestrian pathways and throughout the open space set-aside areas, to enhance visibility and safety. Photometric plans and lighting details have been provided for the site showing full cut-off, light emitting diode (LED) fixtures.

Open Space and Recreation

Open space is provided with a central active recreation area and a northern active recreational area. The centrally located recreation area provides a clubhouse building, to include a café, fitness room, kitchen gathering room, and patio. On the east side of the clubhouse are amenities such as play structures and benches. On the west side of the clubhouse is a landscaped community space. The active recreational area to the north provides a dog park complemented with benches and dog waste stations.

III. COMPLIANCE WITH APPLICABLE PROVISIONS OF THE ZONING ORDINANCE

- A. Detailed Site Plan Decision Standards (Section 27-3605(e)):** This DET meets the detailed site plan decision standards contained in Section 27-3605(e) of the Zoning Ordinance, as follows:
 - (1) The proposed development represents a reasonable alternative for satisfying the applicable standards of this Subtitle, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use;**

As provided throughout this resolution, the DET meets the applicable standards or provides reasonable alternatives, where allowed to meet the intended purposes, without causing unreasonable costs.
 - (2) All conditions of approval in any development approvals and permits previously approved for the property have been considered and imposed as necessary to satisfy the applicable standards of this Subtitle;**

As discussed in detail below in Finding III.B, this DET complies with the applicable conditions of approval for PPS-2023-017 and ADQ-2023-033.
 - (3) The proposed development demonstrates the preservation and/or restoration of the regulated environmental features in a natural state, to the fullest extent possible, in accordance with the requirements of Section 24-4303(D)(5) of Subtitle 24: Subdivision Regulations;**

Regulated environmental features (REF) are required to be preserved and/or restored to the fullest extent possible under Section 27-6808 of the Zoning Ordinance. This site does not contain any REF; therefore, this requirement is met.

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

The approved development is not located in a planned development zone. Therefore, this criterion is not applicable.

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

The DET is in conformance with the submitted tree conservation plan (TCP). Analysis of the TCP, which is approved, is included in Finding III.E below.

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

The subject DET is not a detailed site plan for infrastructure. Therefore, this provision does not apply.

(7) Places of worship located on a lot between one (1) and two (2) acres in size shall also meet the following standards:

- (A) The minimum setback for all buildings shall be twenty-five (25) feet from each lot line;**
- (B) When possible, there should be no parking or loading spaces located in the front yard; and**
- (C) The maximum allowable lot coverage for the zone in which the use is proposed shall not be increased.**

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

(8) Notwithstanding any other provision in this Section to the contrary, in determining whether to approve an alteration, extension, or enlargement of a legal conforming building, structure, or use filed in conformance with

Section 27-1707(c), the Planning Board shall find that the proposed alteration, extension, or enlargement will benefit the development and will not substantially impair implementation of any applicable area master plan or sector plan.

The approved development does not alter, expand, or enlarge existing structures or uses. Therefore, this criterion is not applicable.

Commercial, General and Office (CGO) Zone (Section 27-4203(d))

Two-family dwellings are permitted in the CGO Zone, subject to the applicable standards in Section 27-4203(d)(2), Intensity and Dimensional Standards, of the Zoning Ordinance:

	Required	Proposed
Density, max. (du/ac of net lot area)	40 du/ac	25 du/ac
Net lot area	No requirement	6.28
Lot width, min. (ft)	20 feet	740 feet
Lot coverage, max. (% of net lot area)	65 % (Applicable to the building coverage of the development lot as a whole rather than individual lots under townhouse units.)	38%
Front yard depth, min. (ft)	10 feet	46.3 feet
Side yard depth, min. (ft)	8 feet (Applicable to buildings on the edges of the development lot as a whole. Within the development lot as a whole, a minimum separation of 8 feet is required between buildings.)	23.5 feet
Rear yard depth, min. (ft)	15 feet	20feet
Principal structure height, max. (ft)	50 feet	48 feet

Applicable Development Standards (Section 27-6)

a. Section 27-6202 Consistency with Plans

The site is subject to the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment*. The MPOT and area master plan recommend a minimum 80-foot ROW, which is delineated on the plan sheets.

The applicant has provided correspondence from DPIE stating that the 5-foot-wide bicycle lane and the 10-foot-wide side path are not required at this time. In lieu of this facility, the applicant has provided a 5-foot-wide sidewalk

and signage for a shared road facility along the frontage of MD 381, meeting with the intent of the policy.

Master plan conformance was evaluated during the review of the PPS. The submitted plans are consistent with prior approvals and acceptable to the Planning Board. The site plan provides multimodal opportunities for travel throughout the site for pedestrians and bicyclists. The Planning Board finds that the applicant shall revise plans to clarify 5-foot-wide sidewalks throughout the site, as well as ensure all pedestrian routes are Americans with Disabilities Act (ADA) accessible. Curb cuts and ramps must be ADA accessible; the Planning Board finds that the applicant shall revise plans to use the latest curb cut specifications in accordance with the specifications of the permitting agency. Continental-style crosswalks are approved at all pedestrian crossings.

The approved development includes internal bicycle circulation that can be accommodated via access from MD 381 onto the unnamed two-way drive aisle and throughout the development. Bicycle parking is provided in the centralized recreation area of development, but the Planning Board finds that the bicycle parking shall be relocated so that it is more visible, well-lit, and near the primary entrance of the clubhouse/café. In addition, the site plan shows a shared road facility along the site's frontage of MD 381. The Planning Board finds that signage for the shared lane facility is in conformance with the Maryland Manual of Uniform Traffic Control Devices standards. The conditions of approval from prior applications, in coordination with the conditions of approval found with the current application, will satisfy the intent of the master plan. The Planning Board finds that master plan conformance will be met, subject to the conditions of approval contained within.

b. **Section 27-6203 Multimodal Transportation Systems**

The submitted plans demonstrate circulation for multiple travel modes (pedestrian, bicycle, and vehicle) throughout the site. The Planning Board finds that ADA curb ramps at vehicular crossings, and bicycle parking shall be provided to support multimodal use.

c. **Section 27-6204 Circulation Plan or Site Plan Required**

The submitted plans demonstrate pedestrian and vehicular circulation through the site and meet the requirements of this section. One full movement access point is approved along MD 381, and 5-foot-wide sidewalks are approved along the perimeters of the internal road. The submitted plans demonstrate direct pedestrian connections to recreation areas, and the circulation plan demonstrates the movement of pedestrians, vehicles, and bicycles on-site.

d. **Section 27-6206 Vehicular Access and Circulation**

(b) **Vehicular Accessway Classifications**

(1) **Driveways**

Driveways are accessways that function solely to provide direct and immediate vehicular access between an alley or street and the principal origin and destination points within an abutting development, or part of a large development. They generally handle low vehicular travel speeds and traffic volumes, but may handle higher vehicular traffic volumes within large commercial and mixed-use developments (e.g., driveways within mixed-use developments or shopping center parking areas). Driveways are generally not located in the public right-of-way for their principal length, or along building frontages in the Transit-Oriented/Activity Center base and Planned Development (PD) zones, and are not considered streets.

(3) **Connectivity**

The accessways defined in Sections 27-6206(b)(1) and 27-6206(b)(2) shall connect to public or private streets, which shall follow standards of design and construction as defined in the Prince George's County Specifications and Standards for Roadways and Bridges and in Subtitle 23: Roads and Sidewalks, SHA design standards (if applicable), or those of the applicable municipalities having jurisdiction.

All public streets and all approved accesses are classified appropriately, and there are no alleys proposed. The development is served by a pair of one-way driveways to access the site connecting to a public street, MD 381.

The property frontage along MD 381 is approved to include sidewalks and a shared-use facility. The site plan includes one vehicular access point along MD 381. The Planning Board finds access and circulation to be sufficient.

(e) **Cross Access.**

(2) **Cross-Access Between Adjoining Developments**

(C) **The Planning Director or review body deciding a parent application may waive or modify the**

requirement for vehicular cross-access if the applicant clearly demonstrates that such cross-access is impractical or undesirable due to the presence of topographic conditions, natural features, or safety factors.

Providing a shared driveway or cross access to the adjacent properties is impractical due to environmental constraints and the potential for disruption of the vehicle circulation of the existing uses. The Planning Board does not recommend a shared driveway on-site. As such, the waiver request that pedestrian cross-access to adjacent properties is approved by the Planning Director, pursuant to Section 27-6206(e)(2)(c).

e. **Section 27-6207. Pedestrian Access and Circulation.**

(a) **Required Pedestrian Access.**

(1) **General Pedestrian Access.**

The development identifies an internal pedestrian circulation network which allows for efficient movement within the development and to the public street. Sidewalks are also approved along both sides of the internal drive aisle and along the property frontage of MD 381. The applicant shall provide clarity for the dimensions of the pedestrian facilities on the site plan to ensure they meet the 5-foot width.

(2) **Sidewalks Required**

(A) **All new development subject to this Section, except for development fronting a rural road, or single-family subdivisions where the density is 1 dwelling unit per 2 acres or less, shall install sidewalks on both sides of all streets having curb and gutter construction within the development site and along the entire frontage of the development site with an existing street (unless an existing sidewalk meeting County standards is already in place).**

Sidewalks are included throughout the site, in front and rear of the dwellings, forming a pedestrian network that connects the recreational areas, and to the sidewalk along the entire frontage of MD 381.

- (B)** **Where a development site fronts an existing street with insufficient right-of-way width to accommodate installation of a required sidewalk along the frontage, the developer shall install a sidewalk on the development site within a dedicated widening of the right-of-way or dedicated public easement running parallel and adjacent to the public street.**

An amount of 19,094 square feet has been dedicated to widening the MD 381 right-of-way (ROW) to 80 feet. The approved sidewalk along Brandywine Road will be constructed within the ROW.

- (C)** **The Planning Director may waive or modify the requirement for sidewalks where the applicant clearly demonstrates that such sidewalks are impractical or infeasible due to the presence of topographic conditions or natural features, such as steep grades that do not allow connections to be made without stairs.**

The DET has met the requirements of this section by providing a sidewalk along MD 381.

f. **Section 27-6208. Bicycle Access and Circulation**

(a) Required Bicycle Access

(1) Internal and Adjoining Bicycle Access

All new development subject to this Section shall provide for internal bicycle circulation such that bicycle access to the development's primary use is safe, convenient and intuitive, specifically by providing the following, in coordination with the Department of Public Works and Transportation, State Highway Administration, or a municipality with jurisdiction over the streets.

The DET submission shows that the internal driveways are designed to provide sufficient space to accommodate a system of pedestrian and bicycle facilities consistent with both the MPOT and master plan recommended policies. Further, the projected vehicular travel speeds within the site will be compatible with bicycle traffic within the driveways, allowing cyclists to safely navigate the site and reach destinations outside of the approved site through a shared-use bicycle lane.

- (A) Bicycle parking facilities required by Section 27-6309, Bicycle Parking Standards, in areas near the primary entrance(s) of principal buildings (or the buildable area of lots, for subdivisions) for bicycle storage;**

Six bicycle parking spaces are approved for the development. The bicycle racks will be installed on a paved surface and are in visible, well-lit areas, conveniently accessible and adjacent to the amenity area.

- (B) Connections to any adjacent existing or planned (identified in the applicable Area Master Plan or Sector Plan, or in the Countywide Master Plan of Transportation) on-street or off-street bicycle facilities outside the development, or internal bicycle systems in adjacent developments;**

The site connects to a 5-foot-wide sidewalk along MD 381 that can accommodate bicycles as well as a shared-use bicycle lane along MD 381.

- (C) Connections to any designated or planned rail transit or bus stops and shelters (on-site or on an adjacent street); and**

There are no current or planned transit facilities on the site or on an adjacent street.

- (D) Connections to any recreational amenities internal to the development, such as open space.**

Bicycle access to the recreational amenities within the site is provided via the approved driveway as a shared facility.

(2) Required Bikeway Network Improvements

- (A) All new development subject to this Section shall be required to install bike lanes, bike paths, or other bicycle improvements. Additional bikeway network improvements are encouraged where appropriate, such as within large development sites and to provide additional connections to nearby bicycle routes. The facilities shall be established in part, through an**

agreement and/or easements which include assurances for their maintenance.

The DET submission includes an internal driveway loop configuration which serves as the main route through the site. Additional bikeway improvements would not be appropriate within the driveways, as this is not a large development and the projected vehicular travel speeds within the site will be compatible with bicycle traffic within the driveways. A sharrows is provided along MD 381.

- (B) The Planning Director may, for private streets or, when advised by the permitting agency, for public streets, waive or modify the requirement for bike lanes, bike paths, or other bicycle improvements where the applicant clearly demonstrates that the facilities are impractical or infeasible due to topographic conditions, natural features, or visual obstructions that create hazards.**

The DET has met the requirements of this section by providing a shared-lane bicycle facility, as approved along the frontage of MD 381, connecting the site to the adjacent properties. The Planning Board finds that the intent for bicycle improvements has been met.

- (C) Where a development site fronts an existing street with insufficient right-of-way width to accommodate installation of a required bike path along the frontage, the applicant may install a bike path on the development site, within a public easement running parallel and nearby the public street. Such bicycle paths shall not be restricted from public use and shall allow physical passage at all times.**

A ROW dedication of 19,094 square feet is provided with this development. Bikeways are accommodated within the public ROW, along MD 381 via a shared bicycle lane.

g. Section 27-6300. Off-Street Parking and Loading

The DET is in conformance with the applicable standards in Section 27-6300 of the Zoning Ordinance, including parking, loading, and bicycle parking requirements and standards.

As required by Section 27-6303 of the Zoning Ordinance, the site plan shows the number and location of required parking spaces, access aisles, and driveways, including how the parking facilities coordinate with the pedestrian, bicycle, and vehicular circulation systems for the development. The site plan shows the location and design of sidewalks, bike paths, pedestrian or bicycle pavement striping, and any other pedestrian or bicycle pathways.

As required by Section 27-6304 of the Zoning Ordinance, the approved off-street parking meets the requirements for surfacing, location, and arrangement by providing parking spaces made of concrete and asphalt that are located such that they are convenient for the residents and visitors of this development. Per Section 27-6304(g), accessible parking for persons with physical disabilities is provided near the central recreational area.

Parking & Bicycle Tabulations (Sections 27-6305 and 27-6309(a))			
Requirement	Required	Provided	
2.0 per Dwelling Unit Section 27-6305	142 DU x 2=284	284	284
1 Visitor Space/20 DU Section 27-6305(g)	142 DU/20=7.1	8	9
10 spaces per 1,000 sq. ft. seating area Section 27-6305(a)	10 spaces/1,000 sq. ft. x 500 sq. ft. = 5 spaces	5	5
Total Parking		297	298
Total Bicycle Space Section 27-6309(a)(1)	Min. 2, Max. 20	2	6

Per Section 27-6305(a), new development is required to provide off-street parking based on the principal use and extent of the development. The approved 2,000-square-foot clubhouse, located on the same lot as the residential units, includes approximately 1,500 square feet of space dedicated to resident amenities such as a fitness area, gathering space, and office. The visitor parking spaces have been provided at a rate of at least one visitor parking space for every 20 dwelling units, per Section 27-6305(g) of the Zoning Ordinance.

Per Section 27-6306 of the Zoning Ordinance, the parking spaces included meet the minimum dimensional standards as outlined in Table 27-6306(a).

Per Section 27-6309(b) of the Zoning Ordinance, the bicycle parking spaces included meet the requirements of this section, as the bicycle racks will be installed on a paved surface, and located in visible, well-lit areas, which are conveniently accessible to the buildings within this development. In addition, the bicycle racks will be placed at least 3 feet away from any structures and will be

installed with at least 30 inches of spacing between each rack, to allow for adequate room for parking a bicycle.

Note: Section 27-6310 of the Zoning Ordinance provides requirements for loading areas. There is no loading space requirement for two-family dwellings.

h. **Section 27-6400. Open Space Set-Asides**

Development subject to the standards in this Section shall provide the minimum amounts of open space set-asides identified in Table 27-6403: Required Open Space Set-Asides, of the Zoning Ordinance, based on the use classification.

Residential uses in a Commercial, General Office Zone have a 15 percent open space set-aside requirement. The DET is in conformance with this requirement, providing 29 percent open space set-aside.

Per Section 27-6404 of the Zoning Ordinance, “no less than fifteen percent (15%) of the total required minimum open space set-aside area within a residential development outside the Transit-Oriented/Activity Center base and Transit-Oriented/Activity Center PD zones shall consist of active recreational areas.” In accordance with this section, the active recreation requirement is 5,728 square feet. The DET demonstrates conformance with this section by providing 7,172 square feet of active recreation areas.

Per Section 27-6406 of the Zoning Ordinance, open space set-asides must be designed to be accessible and usable by residents and to function as focal points within the development through prominent or visible placement. Open spaces should be contiguous or interconnected where feasible and, when located adjacent to public parks, trails, or open spaces, should be designed to connect or extend those areas. Buildings adjoining open spaces should, to the extent practicable, include at least one entrance oriented toward the open space.

The approved open space set-aside is centrally and prominently located within the development and forms a continuous feature along the site’s edge, contributing to a cohesive site design. There are no adjacent public parks, trails, or open spaces available for connection. The majority of the approved dwelling units include entrances oriented toward the open space, aligning with the intent of Section 27-6406 to promote accessibility, connectivity, and a visually integrated open space network.

Per Section 27-6407 of the Zoning Ordinance, development within open space set-asides is limited to uses and facilities that support their intended function. Appropriate features may include trails, seating and picnic areas, playgrounds, sports facilities, gardens, decorative structures, water features, and other recreational or educational amenities that promote community use and

enjoyment. The approved development includes a playground, benches, a dog park, community gathering spaces, trash receptacles, and a clubhouse containing a gym, meeting area, and office space, consistent with the intent of this section.

Per Section 27-6408 of the Zoning Ordinance, open space set-aside requirements are to be managed and maintained as permanent open space. The open spaces are to be maintained through the establishment of easements, conforming to this requirement.

i. **Section 27-6500. Landscaping**

The DET is in conformance with the applicable standards in the 2018 *Prince George's County Landscape Manual* (Landscape Manual), including Section 4.1, Residential Requirements; Section 4.6, Buffering Development from Streets; Section 4.7, Buffering Incompatible Uses; Section 4.8, Building Frontage Landscape Requirements; and Section 4.9, Sustainable Landscaping Requirements. See the discussion of these standards below in Finding D and the analysis provided on the landscape plans.

j. **Section 27-6600. Fences and Walls**

The DET is consistent with the applicable standards of Section 27-6600 of the Zoning Ordinance regarding the height, location, and appearance of fences and walls. Along a portion of the northern property line and the MD 381 frontage, 5-foot-tall retaining walls are approved adjacent to stormwater management facilities, which comply with the 6-foot maximum height requirement. A 4-foot-tall metal safety fence is approved beside the top of the retaining walls, protecting pedestrians from falling into the facilities. Additional fencing throughout the site includes a 4-foot-tall split-rail fence along the northern property line, a 4-foot-tall chain-link fence enclosing the dog park, and a 6-foot-tall vinyl privacy fence surrounding the clubhouse patio. Details for all approved fences and walls are provided on Sheet 5 of the DET, demonstrating compliance with Section 27-6600.

k. **Section 27-6700. Exterior Lighting**

The DET, which includes a photometric plan, is in conformance with the applicable standards in Section 27-6700 of the Zoning Ordinance. In compliance with Section 27-6706, the photometric plan shows that the maximum illumination measured in foot-candles at ground-level at the lot lines will not exceed 12.1 foot candles, and the applicant will use full cut-off LED light fixtures. No lighting types prohibited by Section 27-6705 are included.

l. **Section 27-6800. Environmental Protection and Noise Controls**

The Planning Board finds the DET is in conformance with the environmental regulations as follows:

Per Section 27-6802 of the Zoning Ordinance, the applicant has provided an approved natural resources inventory (NRI).

Per Section 27-6803 of the Zoning Ordinance, the DET demonstrates compliance with the 2024 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) and the Prince George's County Tree Canopy Coverage Ordinance. Compliance with these ordinances is discussed in Findings III.E and III.F below.

Section 27-6804 of the Zoning Ordinance is not applicable, as there is no floodplain on the subject property.

In compliance with Sections 27-6808 and 27-6809 of the Zoning Ordinance, the applicant has submitted an approved SWM concept plan.

Per Section 27-6805, the applicant shall provide the approved concept grading, erosion, and sediment control plan prior to signature approval of Type 2 Tree Conservation Plan (TCP2-2025-0061). A condition has been included herein.

According to Section 27-6808, any REF on the subject property shall be preserved and/or restored to the fullest extent possible. However, there are no REF on the subject property.

Section 27-6809 is not applicable, as there are no unsafe lands on the subject property.

Section 27-6810 of the Zoning Ordinance is applicable, as the DET is approved for residential use and the subject property is within the vicinity of MD 5, designated as a freeway ROW. In accordance with Section 27-6810, a Phase I and Phase II noise study was provided and determined that four of the 142 two-family dwelling units will be exposed to noise levels exceeding the maximum requirement. However, through the approved building façade design, the 45 dBA Leq interior noise requirement will be achieved, meeting the development standard.

m. **Section 27-61200. Neighborhood Compatibility Standards**

Per Section 27-61202(a) of the Zoning Ordinance, the subject DET is exempt from the neighborhood compatibility standards because it is not proposing new townhouse, multifamily, nonresidential, or mixed-use development.

n. **Section 27-61500. Signage**

The subject DET includes a canopy-mounted sign at the clubhouse entrance and a freestanding sign at the development entrance. However, neither the canopy nor freestanding signage are permitted for residential developments within the CGO Zone. A condition is included to remove the included signs.

o. **Section 27-61600. Green Building Standards**

The subject DET is in compliance based on the required total 4 points and a provided 7.25 points. The following features are provided as stated on the cover sheet:

Meet Energy American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE) standards for lighting (0.75); provide air conditioner with stated efficiency greater than 14 SEER is included as standard (0.75); low flow toilets (0.5); toilets with dual activated flushing (1.00); low flow showers (0.5); low flow faucets (0.5); the use of environmental site design (1.00); the principal building is to meet or exceed the LEED Bronze certification (0.75); provision of an electric vehicle (EV) level 2 charging station (0.75); and showering and dressing facilities in nonresidential developments for employees (0.75) for a total of 7.5 points.

However, the 0.75 credit for the “showering and dressing facilities in nonresidential developments for employees” should not be included as this is not a nonresidential development. Therefore, a condition is included herein requiring the cover sheet be revised to remove this point credit.

Based on the analysis herein, the approved development represents a reasonable alternative for satisfying the applicable standards of Subtitle 27 of the Prince George's County Code, including those in Parts 4 and 6 of the Zoning Ordinance, without requiring unreasonable costs and without detracting substantially from the utility of the approved development for its intended use.

B. Preliminary Plan of Subdivision PPS-2023-017: PPS-2023-017 was approved by the Planning Board on March 27, 2025. The conditions approved by the Planning Board for the PPS that are relevant to the review of this DET are listed below, in **bold** text. The Planning Board's analysis of the project's conformance to the conditions follows each one in plain text.

2. Development of the site shall be in conformance with Stormwater Management Concept Plan 23142-2023-SDC/P62427-2024-SDC and any subsequent revisions.

The applicant submitted an updated approved SWM Concept Plan (23142-2023-SDC R01/P62427-2024-SDC) showing the revised layout meeting SWM. The DET and Type 2 tree conservation plan(TCP2) are in conformance with the submitted SWM concept.

4. **In accordance with Section 24-4601(b)(4)(C) of the Prince George's County Subdivision Regulations, the applicant and the applicant's heirs, successors, and/or assignees shall allocate appropriate and developable areas for, and provide, adequate on-site recreational facilities.**

The submitted plans show adequate on-site recreational facilities in accordance with this condition, including a centrally located clubhouse building, playground with multiple structures, and a fenced dog park.

5. **The on-site recreational facilities shall be reviewed by the Urban Design Section of the Development Review Division of the Prince George's County Planning Department, for sufficiency and proper siting, in accordance with the Park and Recreation Facilities Guidelines, with the review of the detailed site plan (DET). Timing for construction and public accessibility and use of the facilities, including appropriate provisions for public access, shall also be determined at the time of DET review.**

The submitted plans provide a chart that outlines the approved recreational facilities and specifies the timing of construction for each facility. The 2,355-square-foot playground is scheduled for construction prior to the 90th dwelling unit. The 2,000-square-foot clubhouse, including an exercise room, kitchen, gathering room, café, and patio, requires construction prior to the 115th dwelling unit. The 1,192-square-foot dog park is to be constructed prior to the 45th dwelling unit, reflecting its early inclusion in the development. Finally, the community open space with two-bike racks aligns with the clubhouse in timing, to be constructed prior to the 115th dwelling unit. Overall, the chart illustrates a phased approach that the Planning Board finds acceptable. However, detailed cost estimates for each facility shall be provided to confirm the value specified for each facility in the chart given on the plans, or the plans shall be revised as needed to show the corrected cost.

In addition, the plans provide a calculation table for the minimum value of recreational facilities to be provided. However, this calculation is not in accordance with the Subdivision Regulations and Park and Recreation Facilities Design Guidelines (adopted 2024). Therefore, the calculation table should be removed from the plans.

7. **Prior to approval of building permits for residential development, the applicant and the applicant's heirs, successors, and/or assignees shall submit a performance bond, letter of credit, or other suitable financial guarantee for construction of recreational facilities.**

The submitted plans note the implementation of a performance bond trigger as it relates to the recreational facilities. However, they do not conform with the above PPS condition and therefore, should be revised on the plans as conditioned herein. Further, review of a performance bond, letter of credit, or other suitable financial guarantee for the construction of the recreational facilities will be evaluated at time of permitting.

- 10. At the time of the Type 2 tree conservation plan review, and in accordance with Section 25-119(d)(7)(B) of the 2024 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance, amended by Prince George's County Council Bill CB-020-2024, the mitigation method (on-site individual tree planting or fee-in-lieu) for the replacement of the seven specimen trees shall be determined. If on-site tree planting is used to meet the replacement requirement, then these tree replacements shall be placed into a woodland conservation easement.**

The applicant submitted a TCP2 for review with this DET. This TCP2 shows the five specimen trees approved by the Prince George's County Planning Board for removal with the PPS being mitigated using fee-in-lieu. The total mitigation amount for these five specimen trees is \$9,937.50, which shall be paid at the time of permit review.

- 11. In accordance with Section 27-6204 of the Prince George's County Zoning Ordinance, the applicant and the applicant's heirs, successors, and/or assignees shall provide a circulation plan to demonstrate pedestrian, bicycle, and vehicular movement throughout the site, at the time of detailed site plan review.**

A circulation plan was provided demonstrating pedestrian, bicycle, and vehicular movement throughout the site. The Planning Board finds the details in the circulation plan to be satisfactory.

- 12. In accordance with the 2013 Approved Subregion 5 Master Plan and Sectional Map Amendment and the 2009 Approved Countywide Master Plan of Transportation, the applicant and the applicant's heirs, successors, and/or assignees shall submit a bicycle and pedestrian facilities plan detailing the locations and extent of the following facilities, at the time of detailed site plan review:**

- a. A minimum 5-foot-wide bicycle lane along the property frontage of Brandywine Road, unless modified by the permitting agency with written correspondence, in accordance with any Prince George's County Department of Public Works and Transportation adopted standards.**

- b.** **A minimum 10-foot-wide side path along the property frontage of Brandywine Road, unless modified by the permitting agency with written correspondence, in accordance with any Prince George's County Department of Public Works and Transportation adopted standards.**
- c.** **A minimum of 5-foot-wide internal sidewalks.**
- d.** **Continental-style crosswalks at the vehicular access point and throughout the site, with associated Americans with Disabilities Act curb ramps.**
- e.** **A minimum of two bicycle racks (inverted-U style) at the recreational area.**

Per the Prince George's County Department of Permitting, Inspections, and Enforcement (DPIE), a side path and bike lane are not desired at this time. The Planning Board finds that the applicant is to clarify dimensions for all pedestrian and bicycle facilities to determine if their width meets the 5-foot-wide standard. The Planning Board also finds that the applicant is to revise the plans to show the latest curb cut specifications from DPIE and clarify the pedestrian and ADA accessible routes. Currently, the plan sheet detailing pedestrian and bicycle circulation differentiates accessible pedestrian routes and pedestrian routes. The continental crosswalks and bicycle racks were provided; however, the Planning Board finds that the applicant is to relocate the bicycle parking so that it is more visible, well-lit, and near the primary entrance of the clubhouse based on Section 27-6309(b)(1).

- 13. In accordance with Section 27-6810(d) of the Prince George's County Zoning Ordinance, the detailed site plan submission shall include a Phase II noise analysis for the subject site. The Phase II noise study shall include the final locations of the residential buildings, outdoor activity areas, and any necessary noise mitigation features to ensure conformance with Section 27-6810(d) of the Zoning Ordinance.**

A Phase II noise study was provided. The Planning Board finds the details in the Phase II study to be satisfactory. However, a condition is included herein to note noise mitigation features on the applicable architectural elevations.

- C. Certificate of Adequacy ADQ-2023-033:** The property is the subject of Certificate of Adequacy ADQ-2023-033, which was approved by Prince George's County Planning Director on February 27, 2025. This ADQ is valid for 12 years from the date of approval of the associated PPS-2023-017, subject to the additional expiration provisions of Section 24-4503(c) of the Subdivision Regulations. ADQ-2023-033 was approved with four conditions, which are listed below, in **bold** text. The Planning Board's analysis of the project's conformance to the condition follows in plain text:

1. Total development within the subject property shall be limited to uses that would generate no more than 112 AM and 132 PM peak-hour vehicle trips.

At the time of analysis, the trip generation considered 150 residential units and 2,000 square feet of commercial space. The detailed site plan includes 142 residential units and a clubhouse for residents; the Planning Board finds the current proposal does not exceed the number of AM and PM peak hour trips generated in the analysis and satisfies the requirement.

2. The applicant and the applicant's heirs, successors, and/or assignees shall provide a bicycle and pedestrian facilities plan that illustrates the location, limits, specifications and details of the on-site and off-site pedestrian and bicycle adequacy improvements consistent with Section 24-4506(c)(1)(G) of the Prince George's County Subdivision Regulations prior to acceptance of the detailed site plan submission.

The plans include both bicycle and pedestrian facilities that detail the on-site and off-site improvements. This condition has been satisfied.

3. Prior to approval of the first building permit for the subject property, the applicant and the applicant's heirs, successors, and/or assignees shall demonstrate that adequate off-site pedestrian and bikeway facilities, in accordance with Section 24-4506(c)(1)(B) of the Subdivision Regulations, have (a) full financial assurances, (b) been permitted for construction through the applicable permitting agency's access permit process, and (c) an agreed-upon timetable for construction and completion with the appropriate agency. The adequate pedestrian and bikeway facilities shall be selected from the prioritized list below. A facility shall only be selected if the facilities above it on the list cannot be constructed for reasons of (a) valuation above the cost cap for off-site facilities or (b) inability of the applicant to obtain a permit for construction from the applicable permitting agency. If the applicant cannot obtain a permit for construction, they shall demonstrate this with written correspondence from the permitting agency, or with written evidence of the developer's reasonable efforts to obtain permits should the permitting agency not provide such correspondence. Multiple facilities shall be selected if they can be accommodated together within the cost cap.

a. Park-N-Ride: Install a maximum of two Americans with Disabilities Act (ADA) compliant bus shelters with concrete pads in the Park-N-Ride at the northeast corner of Brandywine Road and Spine Road as part of the Brandywine Road interchange.

- b. Brandywine Road: Pave approximately 800 square feet of shoulder area along the north side of Brandywine Road to provide a minimum four-foot bike lane as shown on Appendix B2 of the applicant's BPIS report.**

These improvements will be required to be addressed during the building permit.

- 4. Prior to approval of any building permit for the subject property, the applicant and the applicant's heirs, successors, and/or assignees shall demonstrate that the following road improvements have (a) full financial assurances, (b) been permitted for construction through the applicable operating agency's access permit process, and (c) an agreed-upon timetable for construction and completion with the appropriate agency:**
- a. Convert the eastbound Brandywine Road Shoulder to a right-turn lane.**

This condition is to be satisfied at the time of building permit approval.

- D. 2018 Prince George's County Landscape Manual:** This DET is subject to the requirements of Section 4.1, Residential Requirements; Section 4.6, Buffering Development from Streets; Section 4.7, Buffering Incompatible Uses; Section 4.8, Building Frontage Landscape Requirements; and Section 4.9, Sustainable Landscaping Requirements, of the Landscape Manual.

Section 4.1 establishes residential landscape requirements, including two shade trees and one and one-half evergreen or ornamental trees per building, to be located on individual lots or within common open space. The submitted landscape schedule identifies a requirement of 142 shade trees and 73 evergreen/ornamental trees, with 53 shade trees and 63 evergreen/ornamental trees provided. The remaining required trees are satisfied through existing trees within the woodland conservation area. In addition, the common area requires 12 shade trees and 289 plant units. While 12 shade trees are provided, the total number of plant units does not meet the required amount of understory planting. A condition is included herein to ensure the required plant units are provided.

Section 4.6 establishes buffering requirements for Brandywine Road, a designated scenic/historic roadway, requiring a 20-foot-wide buffer with a minimum of 80 plant units per 100 linear feet of frontage, excluding driveways. The site has 713 linear feet of frontage, with 20 feet of existing trees to remain, resulting in 693 linear feet, requiring 555 plant units. The landscape schedule provides 555 plant units within a 20-foot-wide buffer, satisfying the requirement.

Section 4.7 establishes buffering requirements between the subject property, and the two northern abutting incompatible uses, a church, and a single-family detached dwelling. A Type "A" buffer is required adjacent to the single-family property, consisting of a 20-foot building setback, a 10-foot-wide landscape yard, and 42 plant units. The plan provides a

26-foot building setback, a 10-foot-wide landscape yard, and 42 plant units, meeting the requirement. A Type “B” buffer is required adjacent to the church use; a 58-foot building setback is provided, where 30 feet is required; and a 20-foot-wide landscape yard is provided with the required plant units satisfied by existing trees within the bufferyard.

Section 4.8 identifies building frontage landscape requirements. The building frontage zone shall be provided where a building’s primary front façade or any building façade that includes doors and/or windows faces onto and is within 40 feet of the ROW of a public street, or the boundary of common open space. The landscape schedules for this section identify 60 linear feet of building frontage at the clubhouse and 557 linear feet of building frontage along Brandywine Road. For both frontage zones the required amount of shade trees, planting units, and square-footage of planted area are provided.

Section 4.9 provides sustainable landscaping requirements. This section is met by exceeding the Landscape Manual’s minimum native plant percentage requirement. However, the percentage of a single shrub species exceeds the 10 percent limit. A condition is included herein to ensure compliance with this requirement.

E. The Prince George’s County Woodland and Wildlife Habitat Conservation

Ordinance: This property is subject to the provisions of the Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance (WCO) and the 2018 Environmental Technical Manual because the property is greater than 40,000 square feet in size. TCP2-2025-0061 was submitted with the DET application.

Based on the TCP2, the gross tract area is 6.28 acres, with 5.15 acres of existing woodlands resulting in a woodland conservation threshold of 0.94 acre (15 percent). The woodland conservation worksheet is approved for the removal of 4.55 acres of woodland for a woodland conservation requirement of 5.49 acres. The TCP2 worksheet will meet the requirement with 0.58 acre of woodland preservation on-site, 0.40 acre of afforestation/reforestation on-site, and 4.51 acres of off-site woodland conservation credits. meeting the 0.94 acres threshold.

The NRI has identified five specimen trees onsite. This TCP2 shows the five specimen trees, which were approved for removal by the Planning Board with the TCP1.

There are several minor technical revisions required for this TCP2, which are included herein as conditions of this resolution.

F. The Prince George’s County Tree Canopy Coverage Ordinance: Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage (TCC) on projects that require a grading permit. Properties zoned CGO are required to provide a minimum of 15 percent of the net tract area covered by tree canopy. The subject site is 6.28 net acres and the required TCC is 0.94 acres. The site plan provides sufficient TCC (1.43 acres), using landscape trees and existing preserved woodlands to exceed the minimum requirement.

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

1. **Community Planning**—In a memorandum dated October 17, 2025 (Calomese to Cofield), it was noted that the approved use does not strictly conform with the land use. However, the use is permitted by right in the CGO Zone. An analysis of the relevant goals and policies of the 2013 *Approved Subregion 5 Master Plan* (master plan) found the development consistent with the recommendations of the master plan.
2. **Transportation Planning**—In a memorandum dated October 21, 2024 (Roff to Cofield), it was noted that prior conditions of approval and applicable Part 27-6 development standards have been evaluated, and those findings are incorporated above. It was determined that the DET is acceptable and meets the findings for vehicular, pedestrian, and bicycle transportation purposes, subject to the conditions that have been included herein.
3. **Prince George's County Department of Parks and Recreation (DPR)**—DPR did not offer written comments on the subject DET. However, at the Subdivision and Development Review Committee meeting held on September 26, 2025, DPR noted that they have no comments on the subject DET.
4. **Environmental Planning**—In a memorandum dated October 20, 2025 (Schneider to Cofield) a discussion was included of the relevant development standards which have been incorporated into the findings and demonstrate conformance with applicable sections of the Zoning Ordinance and WCO, subject to conditions that have been included herein.
5. **Historic Preservation**—In a memorandum dated September 24, 2025 (Stabler, Smith, and Chisolm to Cofield) it was indicated that after a Phase I archeology study was completed in November 2023, in which 54 artifacts were recovered, no additional archeological investigations were necessary on the subject property as there was both a lack of intact soil deposits and a scarcity of artifacts recovered.
6. **Permits**—In a memorandum dated October 15, 2025 (Chaney to Cofield) it was noted that details of the building sign on the community building/caf  , should be provided. However, this sign is to be removed as conditioned herein.
7. **Prince George's County Health Department**—In a memorandum dated September 15, 2025 (Adepoju to Cofield), the Health Department noted that there are approximately two existing carry-out/convenience store food facilities and no markets/grocery stores within a 0.5-half mile radius of this location. During the demolition and construction phases, noise and dust should not be allowed to adversely impact activities on the adjacent properties. Such requirements will be enforced by the permitting agency.

8. **Prince George's County Fire/EMS Department**—In a memorandum dated September 30, 2025 (Reilly to Cofield), the Fire/EMS Department noted that fire lane markings will be required and should be coordinated with the Office of the Fire Marshal as well as to ensure that all fire department connections are located within 200 feet of a fire hydrant. Though not a requirement, the applicant should include a number of parking restrictions to be provided to the residents upon time of settlement.
 9. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated October 2, 2025 (Gullickson to Cofield), DPIE provided comments regarding SWM, which will be addressed through DPIE's separate review during the final site permit process.
 10. **Maryland State Highway Administration (SHA)**—SHA did not offer comments on the subject DET.
 11. **Washington Suburban Sanitary Commission (WSSC)**—WSSC offered a memorandum, dated October 6, 2025, consisting of 18 utility related comments. The comments have been provided to the applicant and will have to be addressed before sewer and water connection.
 12. **Prince George's County Department of Public Works and Transportation (DPW&T)**—DPW&T had not offered comments on the subject DET.
 13. **Prince George's County Soil Conservation District (PGSCD)**—PGSCD had not offered comments on the subject DET.
- H. Community feedback:** The Prince George's County Planning Department had not received any written correspondence from the community regarding the subject DET.
- I. Planning Board Hearing:** The Planning Board held a public hearing on this application on November 20, 2025. At the hearing and in rendering its decision, the Board considered all exhibits submitted according to the Planning Board's procedures.

Prior to the hearing, the applicant provided one exhibit, entitled Applicant Exhibit 1, which proposed revisions to Condition 1a., 1d., 1l., and 1m., as well as proposed Condition 6. The Planning Board concurred with the applicant's proposed revisions, with the exception of the term "deed" in proposed Condition 6. In addition, the Planning Board entered a supplemental memo into the record as Staff Exhibit 1. The memo revises Findings III.B(5) and III.B(7) related to conformance with the approved preliminary plan of subdivision, specifically the mandatory dedication of parkland requirements under Section 24-4601 of the Subdivision Regulations. With the removal of the word "deed" from the applicant's proposed Condition 6, both the applicant and Board were in agreement on the proposed conditions of approval.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED Type 2 Tree Conservation Plan TCP2 2025-0061, and further APPROVED Detailed Site Plan DET-2025-006 for the above-described land, subject to the following conditions:

1. Prior to certification of the detailed site plan, the applicant and the applicant's heirs, successors, and/or assignees shall revise the plans as follows:
 - a. Remove the clubhouse canopy signage and site freestanding signage per the requirements of Section 27-61500 of the Prince George's County Zoning Ordinance.
 - b. Dimension all approved sidewalk widths, per Section 27-6207(b)(4)(B) of the Prince George's County Zoning Ordinance, and bicycle facility surfaces, per Section 27-6208(c)(1)(B) of the Zoning Ordinance.
 - c. Revise plans to use the latest curb cut specifications in accordance with the specifications of the permitting agency.
 - d. Replace the Maryland Department of Transportation State Highway Administration signage for the shared-use bicycle facility located at the south-eastern corner of the site plan, in accordance with the W11-1/W16-1 signage standards per the Maryland Manual on Uniform Traffic Control Devices.
 - e. Provide a note to the architectural elevations identifying the façade elements approved for noise mitigation, as well as the specific dwelling units that will receive the façade treatments.
 - f. Label fire lane markings, and show the location and details of required signage, fire department connections, and fire hydrant on the detailed site plan.
 - g. Provide the floor plan for the clubhouse building.
 - h. Revise the green building notes to remove the following notation, as the subject development does not qualify as a nonresidential project.

"Includes showing and dressing facilities in nonresidential developments for employees walking or bicycling to work."
 - i. Notate below the green building chart which building is considered principal, and therefore, will be receiving the LEED Bronze rating.
 - j. Provide the required number of understory plant units within the common area to meet the 2018 *Prince George's County Landscape Manual* requirements for Section 4.1.

- k. Revise the plans and plant schedules to ensure that no shrub species exceed the 10 percent maximum limit, in accordance with Section 4.9(e)(3) of the 2018 *Prince George's County Landscape Manual*.
 - l. Revise the "Recreational Facilities Provided (DET-2025-006)" table to denote the recreational facilities that are required to be bonded prior to the first residential building permit, in accordance with Condition 7 of Prince George's County Planning Board Resolution 2025-020, for Preliminary Plan of Subdivision PPS-2023-017.
 - m. Demonstrate that the designated open space set-aside areas will conform with Ownership, Management, and Maintenance Requirements per Section 27-6408 of the Prince George's County Zoning Ordinance.
 - n. Revise net acreage to 6.28 acres, as the area to be dedicated for the right-of-way should not be excluded from the total site acreage.
 - o. Remove the calculation table determining the value of Recreational Facilities based on population.
 - p. Provide detailed cost estimates for each recreational facility to confirm or correct the value specified for each facility in the chart given on the plans, and revise this column on the chart to remove "for Population of 500".
 2. Prior to certification of the detailed site plan, the Type 2 tree conservation plan (TCP2) shall be revised as follows:
 - a. Add TCP2-2025-0061 to the woodland conservation and specimen tree removal worksheets.
 - b. Remove the tree conservation approval block on both sheets and provide a two-inch by two-inch blank square outline at the bottom right of each page for the approval block (to be inserted by the Environmental Planning Section staff at time of certification).
 - c. Add a note under the specimen tree table stating "The required findings of Section 25-119(d) were adequately addressed with PPS-2023-017 for the removal of five specimen trees identified as ST-1, ST-2, ST-3, ST-4, and ST-7. No additional specimen trees are requested for removal with the DET."
 - d. Update General Note 9 to reflect the current Prince George's County Council Bill CB-77-2024.
 - e. Have the revised plan signed and dated by the qualified professional who prepared it.
 3. Prior to the issuance of the first permit, the applicant must pay the specimen tree mitigation fee-in-lieu (\$9,937.50) and meet the off-site woodland requirement (4.51 acres).

4. Prior to signature of the Type 2 tree conservation plan for this site, and in conformance with Section 25-122(d) of the County Code, documents for the required woodland conservation easements shall be prepared and submitted to the Environmental Planning Section for review by the Office of Law, and submission to the Prince George's County Land Records Office for recordation. The following note shall be added to the standard Type 2 tree conservation notes on the plan as follows:

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

5. Prior to signature approval of the Type 2 Tree Conservation Plan (TCP2-2025-0061), provide the approved concept grading, erosion, and sediment control plan in accordance with Section 27-6805 of the Prince George's County Zoning Subdivision Ordinance.
6. At the time of the final plat for the development, in accordance with Section 27-6408 of the Prince George's County Zoning Ordinance, the applicant shall establish a covenant or easement for the open space set-aside areas. The document shall be reviewed and approved by the Development Review Division of the Prince George's County Planning Department and be fully executed. The document shall set forth the continued use of the land for its intended open space purposes, in perpetuity, and provide for the continued and effective management, operation, and maintenance of the land and facilities, and shall include the rights of the Prince George's County Planning Board. The document shall be recorded in the Prince George's County Land Records, and the Liber/folio indicated on the final plat, prior to recordation.

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

* * * * *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Geraldo, seconded by Commissioner Okoye, with Commissioners Geraldo, Okoye, and Barnes voting in favor of the motion at its regular meeting held on Thursday, November 20, 2025, in Largo, Maryland.

Adopted by the Prince George's County Planning Board this 11th day of December 2025.

Darryl Barnes
Chairman

By 
Jessica Jones
Planning Board Administrator

DB:JJ:DC:rpg

APPROVED AS TO LEGAL SUFFICIENCY


David S. Warner
M-NCPPC Legal Department
Date: December 4, 2025