



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>

## Zoning Map Amendment The Grove at Hyde Landing

## ZMA-2024-004

REQUEST	STAFF RECOMMENDATION
To rezone the subject site from the Residential-Estate (RE) Zone to the Residential-Planned Development (R-PD) Zone.	With the conditions recommended herein: <ul style="list-style-type: none"> <li>• APPROVAL of Zoning Map Amendment ZMA-2024-004</li> </ul>

<b>Location:</b> On the south side of Steed Road, approximately 3,300 feet northwest of its intersection with MD 223 (Piscataway Road).	
Gross Acreage:	126.16
Zone:	RE, APA-6
Dwelling Units:	300
Gross Floor Area:	N/A
Planning Area:	81B
Council District:	9
Election District:	5
Municipality:	N/A
200-Scale Base Map:	N/A
<b>Applicant/Address:</b> NVR, INC 5265 Westview Drive, Suite 210, Frederick, MD 21703	
<b>Staff Reviewer:</b> Ellen Shadle <b>Phone Number:</b> 301-952-3749 <b>Email:</b> Ellen.Shadle@ppd.mncppc.org	



Planning Board Date:	12/18/2025
Planning Board Action Limit:	N/A
Staff Report Date:	12/03/2025
Date Accepted:	07/28/2025
Informational Mailing:	10/10/2024
Acceptance Mailing:	06/27/2025
Sign Posting Deadline:	11/18/2025

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/](http://www.mncppcapps.org/planning/Person_of_Record/). Please call 301-952-3530 for additional information.

## Table of Contents

EVALUATION CRITERIA .....	3
BACKGROUND.....	4
1. Location and Site Description.....	4
2. History.....	4
3. Neighborhood and Surrounding Uses.....	5
4. Request .....	6
5. Development Data Summary .....	6
FINDINGS .....	8
6. Description of Proposed Project.....	8
7. General and master plan recommendations .....	9
8. Compliance with Applicable Provisions of the Zoning Ordinance: .....	13
9. Referral Comments .....	39
10. Community feedback.....	42
RECOMMENDATION .....	42
CONSIDERATIONS.....	44

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

**TECHNICAL STAFF REPORT**

TO: The Prince George's County Planning Board  
The Prince George's County District Council

VIA: Jeremy Hurlbutt, Supervisor, Zoning Section *JDH*  
Development Review Division

Lakisha Hull, Planning Director *LH*

FROM: Ellen Shadle, Planner III, Zoning Section *ess*  
Development Review Division

SUBJECT: Zoning Map Amendment ZMA-2024-004  
The Grove at Hyde Landing

REQUEST: Rezone property from Residential-Estate (RE) Zone to Residential Planned  
Development (R-PD) Zone

RECOMMENDATION: **APPROVAL, with conditions**

---

NOTE:

The subject application was previously scheduled for the Prince George's County Planning Board hearing date of November 13, 2025, which was cancelled. Mailed and posted notices for a new Planning Board hearing date were completed and the Prince George's County Planning Board will hear the application on the agenda date of December 18, 2025, and will provide a recommendation to the Zoning Hearing Examiner. All parties will be notified of the Planning Board's recommendation.

You are encouraged to become a person of record in this application. Requests to become Persons of Record should be submitted electronically, by email to: ZHE@co.pg.md.us. Questions about becoming a person of record should be directed to the Hearing Examiner at 301-952-3644. All other questions should be directed to the Development Review Division at 301-952-3530.

---

## EVALUATION CRITERIA

The Zoning Review staff has reviewed the subject application and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions, as further described in the Recommendation section of this technical staff report. The criteria for evaluation of this application includes, but is not limited to, the following of the Prince George's County Zoning Ordinance:

- a. The relationships between base and planned development zones, as provided in Section 27-4105 of the Prince George's County Zoning Ordinance (see Finding 8c).
- b. The findings to be addressed by the Prince George's County Planning Board in Section 27-3602(b)(7)(A) of the Prince George's County Zoning Ordinance (see Finding 8a).
- c. The planned development decision standards in Section 27-3602(c) of the Prince George's County Zoning Ordinance (see Finding 8b).
- d. The proposed planned development (PD) basic plans and proposed PD conditions and compliance with applicable development standards in Part 27-6 of the Prince George's County Zoning Ordinance (see Finding 8h).

## BACKGROUND

In Prince George's County, planned development (PD) zones are intended to encourage innovative land planning and site design concepts that will support a high quality of life and achieve a high quality of development, environmental sensitivity, energy efficiency, and other County goals and objectives. To rezone a property to a PD Zone, the Prince George's County District Council must generally find that the legislative prerequisites for the zone are met, and the rezoning is compatible with the surrounding neighborhood. The establishment of a PD Zone is a discretionary legislative decision that can be conditioned upon an applicant's compliance with additional requirements and restrictions that promote the general welfare of the neighborhood and the public.

1. **Location and Site Description:** The subject property is located on the south side of Steed Road, approximately 3,300 feet northwest of its intersection with MD 223 (Piscataway Road). The site's 124.16 acres consists of approximately 90 wooded acres, 30 cleared acres, and 5 acres with scattered existing structures.

The property is used for agriculture and is improved with a two-story single-family detached dwelling with 23 scattered structures of varying sizes and dimensions on the property.

2. **History:** The property subject to this Zoning Map Amendment (ZMA-2024-004) consists of 126.16-acres of land known as Parcel 53, located on Tax Map 115, Grids B-4 and C-4, and Tax Map 124, Grids B-1, B-2, and C-1. The property is further described by deed recorded in the Prince George's County Land Records in Book 24081, page 366, dated January 23, 2006. The property is located within the Residential Estate (RE) Zone. The property is also within the Aviation Policy Areas (APA) 1, 2, 3M, 4, and 6. The applicant has requested to rezone the subject property from the RE Zone to the Residential Planned Development (R-PD) Zone, pursuant to Sections 27-3601 and 27-3602 of the Prince George's County Zoning Ordinance,

for development of approximately 300 residential dwelling units, including single-family attached and single-family detached units.

The property is not subject to any previous preliminary plans of subdivision (PPS). A PPS and a certificate of adequacy will be required for the proposed development and division of land, should this application be approved, per Section 24-3402(b)(3) of the Prince George's County Subdivision Regulations. The proposed site layout and lotting pattern will be further evaluated with the PPS and must comply with all design standards contained in the Subdivision Regulations. A final plat of subdivision will also be required subsequent to approval of this zoning map amendment (ZMA) and following the approval of the PPS, before any permits may be approved for development of this site.

No prior development applications have been approved for the subject site.

- 3. Neighborhood and Surrounding Uses:** The major roadways or features bounding the neighborhood include the Potomac Electric Power Company powerlines to the north and east; Allentown Road to the northwest; MD-210 to the west; and MD 223 to the south. The neighborhood primarily includes single-family detached housing zoned RE and Residential, Rural (RR). Other uses in the general neighborhood include parkland zoned Reserved Open Space (ROS).

The immediate properties surrounding the subject site and their respective zoning designations are as follows:

- |               |  |
|---------------|--|
| <b>North—</b> | Single-family detached dwellings in the RR and RE Zones and undeveloped land in the ROS Zone, as well as Steed Road and single-family detached dwellings in the RE Zone beyond.  |
| <b>East—</b>  | The former Hyde Field airport, which ceased operations November 30, 2022; and of which a part was once a sand and gravel mine. This area is proposed for residential development known as Hyde Landing in the R-PD Zone. |
| <b>South—</b> | A horse farm known as the Edelen property in the RE Zone, which is also in review for R-PD rezoning, and Potomac airfield in the RR Zone.  |
| <b>West—</b>  | Maryland-National Capital Park and Planning Commission (M-NCPPC) Tinkers Creek Stream Valley Park in the ROS and RE Zones.   |



**Figure 1: Site Zoning Map**

4. **Request:** This application seeks a ZMA to rezone the subject property from the RE to R-PD Zone, pursuant to Section 27-3602 of the Zoning Ordinance. The proposed uses and approximate number of units, are identified below:

PROPOSED USES	Quantity
Single-family attached	100-180 units*
Single-family detached	100-180 units*
Total Density	300 units

**Note:** \*Notwithstanding these potential unit ranges, the overall site density will not exceed the limit set by the Basic Plan: 300 dwelling units

5. **Development Data Summary:** The tables below provide comparison of the RE Zone requirements and standards, and those proposed for the R-PD Zone with this application.

	EXISTING	PROPOSED
Zone	RE	R-PD
Gross Acreage	126.16	126.16
100-year floodplain	25.22	25.22
Net Area	100.94	100.94
Minimum Density	N/A	91 DU
Maximum Density	93 DU	300 DU

Intensity and Dimensional Standards	Current RE Zone	Proposed R-PD Zone SF-detached	Proposed R-PD Zone SF-attached
Minimum lot area – square feet (sq. ft.)	40,000 sq. ft.	3,500 sq. ft.	1,500 sq. ft.
Minimum density	-	1 du/acre	1 du/acre

<b>Intensity and Dimensional Standards</b>	<b>Current RE Zone</b>	<b>Proposed R-PD Zone SF-detached</b>	<b>Proposed R-PD Zone SF-attached</b>
Maximum density	1.08 du/acre*	2.97 du/acre	2.97 du/acre
Minimum lot width	120**	40 feet	18 feet
Maximum lot coverage	20%	80%	95%
Minimum front yard depth	25	5 feet	5 feet
Minimum side yard depth	17	5 feet	0 feet
Minimum rear yard depth	25	5 feet	5 feet
Maximum principal structure height***	35	45 feet	50 feet

**Notes:** \*1.08 du/acre is only for single-family detached; does not apply to single-family attached.

\*\*If the lot is served by an individual well or sewerage system, the minimum width shall be 150 feet.

\*\*\*45 feet for single-family detached adds 5 feet to the common dimensional standard (40 feet) in all residential base zones, in order to preserve flexibility for final architecture to be reviewed at the time of detailed site plan; 50 feet for single-family attached is a common dimensional standard in all residential base zones that allow townhouses.

Although similar standards have been approved previously, the intensity of the proposed lots raises significant concerns regarding buildability and compatibility with the surrounding community. The proposed development represents a substantial departure from the character of the adjacent large-lot subdivisions and should be appropriately buffered to mitigate its impact. The density and dimensional standards proposed particularly the reduced lot sizes, increased lot coverage, and minimal setbacks, are far more intense than those found in nearby residential areas and even exceed the thresholds permitted in the Residential, Multi-Family-20 (RMF-20) Zone, the densest base zone allowing single-family detached dwellings.

Staff find that the proposed dimensional standards exceed what may be reasonably achievable while conforming to other Code requirements such as provisions for public utility easements and conformance with the 2018 *Prince George's County Landscape Manual*. Further, the setbacks proposed also appear to conflict with the lot coverage proposed such that it is unachievable. A minimum 10-foot front yard setback should be provided to ensure the minimum space requirement for utilities is provided. Given the setbacks, a maximum of 60 percent lot coverage for single-family detached and 80 percent lot coverage for single-family attached lots may be achievable.

Staff recommend that the applicant revise the proposed dimensional standards to meet setbacks for public utility easement requirements and reduce lot coverage accordingly. Without such modifications, the proposed development risks being incompatible with the surrounding neighborhood and may not meet the standards necessary for successful implementation.

## FINDINGS

**6. Description of Proposed Project:** This application requests a rezoning of the subject property from the RE Zone to the R-PD Zone

The applicant proposes development of a maximum of 300 residential dwellings consisting of single-family attached and single-family detached units, along with associated on-site active and passive recreational areas, paths, and bikeways. The residential uses will be concentrated within the existing non-forested portion of the property, with environmentally sensitive areas reserved for preservation and open space.

Three development pods are proposed for the property. The proposed development pods are labeled A, B, and C with single-family attached unit types located in Pod A and single-family detached unit types within Pods B and C. Pod C will be the last phase of development. Each pod will be interconnected and will share amenities.

A large area of open space, containing the stream tributaries, is proposed to be preserved and dedicated to M-NCPPC, to be added to the Tinkers Creek Stream Valley Park.

Two points of vehicular ingress/egress are proposed for the residential development, both connecting to Steed Road. The main entrance, a public roadway, will occur at approximately the midpoint of the northeastern property line and coincide with the Steeds Glen subdivision entrance at Ethan Thomas Drive. A second access point, a private roadway, will connect further north on Steed Road to Pod A where single-family attached dwelling units will be located.



**Figure 2. Proposed PD Basic Plan map**

Principal uses in the development will be single-family attached dwellings and single-family detached dwellings, including accessory structures such as sheds and detached garages. No temporary uses are proposed, except for on-site construction and sales offices. These uses are permitted in Section 27-5101(e) of the Zoning Ordinance.

The open space planned for active and passive recreation includes a central primary amenity area and is shown on the Basic Plan, with smaller recreation areas spread

throughout the community. The center and northern portions of the subject property contain regulated environmental features (REF) that are required to be preserved and are proposed to be conveyed as a stream valley park to be added to the directly adjacent Tinkers Creek Stream Valley Park.

Bikeways, trails, and pedestrian paths will connect the residents with non-motorized access to internal recreation areas. A side path is proposed along the south side of Steed Road, in conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT), to enhance the network of multiuse connectivity in the immediate vicinity.

The proposed master-planned Tinkers Creek Trail, will provide access along the Tinker's Creek Stream Valley Park through the subject property. This nature immersion trail will provide direct access to the environmental features in this community.

## **7. General and master plan recommendations:**

### **Plan 2035**

The 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035) places the subject property into two distinct growth policy areas. The northwest section of the property is designated as Future Water and Sewer Service Areas and the southeast section is designated as Established Communities.

Plan 2035 describes the Future Water and Sewer Service Areas Growth Policy Area as "development [that] is largely determined by the availability and capacity of water and sewer service (see Growth Boundary on Page 18). Controlling the expansion of water and sewer service is the easiest and most effective way a jurisdiction can manage and phase growth. Plan 2035 recommends placing properties that are located within the Growth Boundary, but which have not been approved for a water and sewer category change (which would allow for denser development) in Future Water and Sewer Service Areas. The Future Water and Sewer Service Areas are holding zones in which near-term development is deferred until additional residential capacity is required." (page 20)

Plan 2035 describes the Established Communities Growth Policy Area as "existing residential neighborhoods and commercial areas served by public water" and were 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." (page 20)

The land use vision of Plan 2035 is conveyed through the Growth Policy Map. The Growth Policy Map visualizes how the County should grow and contains various land uses based on the desired function and intensity of development. The Growth Policy Map places the subject property in an Established Communities land use area (page 107). Established Communities call for Residential Low, and Parks and Open Space in future development under the growth policies put forward by this plan. The proposed use of the site most closely aligns with the generalized future land use categories, as defined by Plan 2035, Residential Low and Parks and Open Space (page 100, Table 14):

- **Residential Low—Residential areas up to 3.5 dwelling units per acre. Primarily single-family detached dwellings.**
- **Parks and Open Space—Parks and recreation areas, publicly-owned open space (federal, state, county, municipal, and M-NCPPC), and privately-owned open space.**

Rezoning the site to R-PD permits the proposed project to contribute to meeting the housing demands of the area in line with long range planning goals for the area. The proposed rezoning also envisions the promotion of character and quality of life on the site and its surroundings through higher quality design and amenities than what would be required under the current residential base zoning.

### **Master Plan**

The property is located within the 2013 *Approved Subregion 5 Master Plan* (master plan)

The master plan recommends residential low land use for the subject property. The plan also identifies the northwest portion of the property as parks and open space (Future Stream Valley Park). Residential low land use is described as “residential areas up to 3.5 dwelling units per acre. Primarily single-family detached dwellings,” and parks and open space as “parks and recreation areas, publicly owned natural areas.” (page 31). The proposed development has a density of 2.97 dwellings per the site’s net area, which meets the master plan and Plan 2035 recommendations for density on the property.

Within the master plan, there are master plan elements outlining applicable goals, policies, guidelines, or objectives which should be addressed by the applicant. These elements are Land Use and Development Pattern, Environment, Transportation, Public Facilities, Economic Development, and Historic Preservation. The applicant should seek to follow wider master plan recommendations for the planning area, and the specific elements mentioned below.

#### **a. Land Use and Development Pattern:**

Staff find the applicant is proposing public amenities which support the General Plan policies. Landscaping and public art provisions are also recommended in the General Plan and should be considered at subsequent development stages or as required by the Code.

The General Plan also makes a policy recommendation to identify suitable locations for urban agriculture activities and community gardens. Staff recommend prioritizing one of the recreation areas for community agriculture for people living in the proposed development and the surrounding area. It is noted that the applicant’s statement of justification (SOJ) indicates that this development will have access to the Hyde Landing amenities, which includes a community garden, which may be sufficient. Details of the recreational facilities will be further reviewed with subsequent development applications.

It is required to disclose requirements for prospective purchasers of property within 1.0 mile of the airport, to mitigate potential hazards to air navigation, and to ensure that the community is aware of the location of the airport and the occurrence

and attendant risk associated with low-flying aircraft. Compliance with this requirement will be evaluated with future development applications.

The application meets several of the goals identified in the Land Use and Development Pattern section of the master plan. This application achieves the goal of providing high-quality suburban development by organizing development around a network of parks, open spaces, and community facilities while preserving and enhancing natural features and providing public benefits. The location of this proposed development, adjacent to the Hyde Landing development to the south, creates a new compatible development within an older, established community, in the Clinton area.

- b. Environment:** The Environment chapter of the master plan describes the current state of the environment in the subregion and develops goals, policies, and strategies to protect the subregion’s environmental integrity. This chapter has subsections regarding: Green Infrastructure; Water Quality, Stormwater Management, and Groundwater; Watersheds; Chesapeake Bay Critical Area; Air Quality and Greenhouse Gas Emissions; Green Building and Energy Efficiency; Noise Intrusion; and, Sand and Gravel Mining. Applicable subsections are addressed below:

**Green Infrastructure Policies and Strategies:** The application addresses the policies highlighted in the Green Infrastructure section of the master plan and the applicant notes the proposed development will “minimize the clearing of high priority forest” and preserve existing forest and specimen trees located on the subject property. The applicant indicates that the creation of open spaces across the development will be concurrent with the safeguarding of the natural open spaces within the stream valleys and surrounding forests and ensure “a balance between development and environmental preservation.” The applicant is committed to expanding and strengthening the existing vegetative zones around the streams beyond the current 100-foot boundary to ensure greater environmental preservation.

**Water Quality, Stormwater Management, and Groundwater Policies and Strategies:** The site contains one perennial stream that is identified as Tinkers Creek. It is a part of the overall Piscataway Creek, which is a Tier II watershed.

With any increase in impervious areas proposed by development, the natural hydrology of the Tinker’s Creek watershed will be disrupted. This ZMA proposes an increase of development, which was not anticipated with the master plan. The master plan calls for the maintenance of the natural hydrologic patterns during development to the maximum extent practicable. The proposed added density would negatively affect the natural hydraulic patterns post development. Environmental site design is required for managing stormwater quantities and qualities for new developments by the Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE). Therefore, more than the minimum requirements should be provided for any development within close proximity to the Tinker’s Creek. The plan shows development envelopes outside of the floodplain, as required. These and the site are accessed by crossing the on-site streams.

The applicant's SOJ asserts preservation and enhancement to this creek, by proposing adequate stream buffers, and commits to expanding and strengthening the existing vegetative zones around the streams, extending beyond the required 100-foot boundary, to ensure greater environmental preservation. The applicant's SOJ effectively notes the need for preserving, maintaining, and enhancing the water features, specifically Tinkers Creek. It is also noted in the master plan that Tinkers Creek rated "poor" on the Index of Benthic Integrity Rating and "very poor" on aquatic habitat quality. Additional measures should be taken to increase the environmental quality of Tinkers Creek and the surrounding water features.

#### **Air Quality and Greenhouse Gas Emissions Policies and Strategies**

The applicant has noted several aspects that conform with the master plan policies and strategies, specifically the planned construction of pedestrian and bicycle facilities on the subject property, to minimize the need for motor vehicle trips.

#### **Green Building and Energy Efficiency Policies**

The applicant has noted several green building options that conform with the green building and energy efficiency policies highlighted in the master plan. At the time of detailed site plan, the applicant will consider in-home energy conservation strategies such as energy star appliances and smart thermostats, water conservation strategies, vegetation retention, and universal design features.

#### **Noise Intrusion Policies and Strategies**

As addressed in the strategies of the master plan (page 80), the property may be subject to a Phase I noise study and model as the property is located in proximity to Potomac Airfield. If noise issues are identified, the applicant should use noise reduction measures, if noise exceeds 65 dBA. Specific noise review and/or mitigation techniques will be evaluated with a future application.

- c. Transportation:** The Transportation chapter of the master plan identifies and evaluates issues for the major transportation sectors within the subregion and recommends improvements. This chapter has subsections regarding: Roads, Transit, Sidewalks, Bikeways and Trails, and Conservation and Enhancement of Special Roadways. Some subsections include Goals, Policies, or Strategies that relate directly to the subject property; those are noted below.

#### **Roads Policies and Strategies**

The applicant has included features that meet the master plan recommended road improvement for Steed Road from MD 223 to Allentown Road.

The master plan recommends that development applications, "Document and address 'minor' inadequacies such as driveways or side streets that conflict with main roads. Encourage better connectivity between adjacent subdivisions, thus allowing residents to get to locations where they can safely access roadways, such as at signalized intersections." Staff find the site access and circulation to be sufficient. Road frontage improvements along Steed Road will be required, and the applicant will be required to meet transportation adequacy requirements for the proposed development at the time of PPS. In addition, the applicant proposes roadway

improvements beyond the frontage of the subject property as a public benefit, which is discussed further in this report.

**Sidewalks, Bikeways, and Trails Policies and Strategies**

The applicant's SOJ and submitted documents that relate to the policies and strategies for sidewalks, bikeways, and trails are in conformance with the master plan. The applicant has proposed the following sidewalk, bikeways, and trails, all of which are recommended in the master plan: side path along Steed Road and the master plan trail along Tinkers Creek Stream Valley Park.

**Conservation and Enhancement of Special Roadways Policies and Strategies**

Due to this subject property's proximity to Steed Road, which is a designated Historic Roadway by the master plan, the submission of an inventory of scenic and historic features should be provided with all applications that propose work within the right-of-way (ROW) of a designated roadway. Landscaping will be addressed with future development applications for the site.

- d. **Public Facilities:** The Public Facilities chapter of the master plan analyzes educational, safety, and recreational public facilities that provide essential services to the resident of Subregion 5. This chapter has subsections regarding: public schools, libraries, public safety, parks and recreation, solid waste management/recycling, and water and sewer service. The subsections that include goals, policies, or strategies that relate directly to the subject property are noted below.

**Parks and Recreation Policies and Strategies**

The applicant has noted the creation and/or preservation of open spaces in the form of approximately 52 acres of stream valley dedication, which is proposed to be added to the existing Tinker's Creek Stream Valley Park. Specifically, the Tinkers Creek Stream Valley Trail will connect to the Pea Hill Branch and Piscataway Creek trails, providing access to the Clinton area and between adjoining residential communities. A portion of the trail has been approved for construction through the Bevard North development. This dedication satisfies the master plan's recommendations to expand public facilities via stream valley parks along Mattawoman, Piscataway, and Tinkers creeks, in providing off-road trails as part of a walking and bicycling network that connects to destinations throughout the region.

- 8. **Compliance with Applicable Provisions of the Zoning Ordinance:** This finding is provided to evaluate all applicable zoning provisions, as it pertains to the proposed rezoning of the subject property from the RE Zone to the R-PD Zone.

- a. **Section 27-3602(b)(7) – Review and Recommendation by Advisory Board or Official**

**(A) After holding a hearing, the Planning Board shall make a recommendation on the application in accordance with Section 27-3602(c), Planned Development (PD) Decision Standards, and transmit its recommendation to the ZHE. The Planning Board may suggest revisions to the PD Basic Plan and PD Conditions of Approval.**

**The Planning Board’s recommendation shall address:**

**(i) Whether the application complies with Section 27-3602(c), Planned Development (PD) Decision Standards;**

The subject application conforms to the planned development decision standards found in Section 27-3602(c)(1)–(4) of the Zoning Ordinance, as detailed in finding 8.b. below.

**(ii) The need and justification for the PD zone;**

The R-PD Zone for this property would allow for a more efficient use of land and higher-quality development while respecting existing environmental habitats and surrounding neighborhood character. The subject property meets the standards of Section 27-4302(a)(4) of the Zoning Ordinance with its minimum gross area, location within a residential base zone, and a conceptual development design with all lots having access to a street.

The site is currently zoned RE, which allows for a density up to 1.08 dwelling units per acre. The following chart depicts the base zone density along with the low-density recommendation under the master plan:

<b>Currently Permitted Under RE Zoning</b>		<b>Master Plan Recommendation</b>	
Maximum Density	1.08 du/acre	Proposed (Low) Density	3.5 du/acre
Acreage (net)	100.94	Acreage (net)	100.94
Current Maximum Number of Units	93	Possible Maximum Number of Units	353

The applicant is proposing a maximum of 300 dwelling units, in order to maintain consistency with the master plan, while meeting a variety of housing needs and providing needed public benefits in the area.

**(iii) The effect of the PD zone, if any, on the land subject to the proposed PD and on surrounding neighborhoods; and**

The existing neighborhood is residential in character, consisting of single-family detached housing with both existing and planned developments in the vicinity of this proposal with accompanying green space, trails, parks, and open space. The proposed development is also residential in character, with substantial open space and proposed buffering from adjacent, existing lower density developments. The applicant’s proposed public benefits look to mitigate and address negative effects by constructing road improvements, adding pedestrian connections, and providing additional recreational improvements for the surrounding community. Therefore, the R-PD Zone will not negatively or

adversely affect the subject property or the surrounding neighborhoods.

- (iv) **The relationship of the proposed PD zone to the purposes of this Ordinance, the General Plan, and the applicable Area master plan or Sector Plan, with appropriate consideration as to whether the proposed PD zone will further the purposes of this Ordinance, the General Plan, and the applicable Area master plan or Sector Plan.**

**Zoning Ordinance**

The proposed rezoning furthers the general purposes of planned development zones (Section 27-4301(a)), and the purposes of the R-PD Zone (Section 27-4302) Residential Planned Development Zones, as described in the subsections of Finding 8.

**General Plan**

The proposed rezoning furthers the purposes of Plan 2035, as described in Finding 7 above.

**Master Plan**

The proposed rezoning furthers the purposes of the master plan, as described in Finding 7 above.

**b. Section 27-3602(c) – Planned Development (PD) Decision Standards**

**Prior to the approval of the PD zone, the applicant shall demonstrate to the satisfaction of the District Council that the entire development:**

- (1) **Is in conformance with the General Plan, the applicable Area Master Plan or Sector Plan, or any applicable Functional Master Plan;**

The application is consistent with the master plan because it recommends residential low land use on the subject property; the proposed development has a density of 2.97 dwellings per acre of the site’s net area, which meets the master plan and Plan 2035 recommendations for density on the property. The proposal is further consistent with the master plan as it offers expanded availability of housing, multi-use trail development throughout the subject property, and on-site active and passive recreational facilities.

- (2) **Meets the purposes of the proposed PD zone;**

The purposes of the R-PD Zone, as stated in Section 27-4302(a)(1) of the Zoning Ordinance are: flexibility for the design of innovative, high-quality, planned residential communities that include a mix of residential use types along with a range of complementary and mutually supporting nonresidential land uses that serve the needs of the residents of the development; ensuring and supporting the development of comprehensive pedestrian and bicycle circulation networks, which are separated from vehicular roadways and link residential, commercial, open space, and

recreation areas; preserving and supporting well-integrated open spaces and recreation facilities for the use of the residents of the planned residential community; ensuring that the planned residential community is developed in a manner that does not adversely impact the surrounding communities; and ensuring that the planned residential community respects the topographic and other environmental characteristics of the site on which it is located. This application meets the purposes of the R-PD Zone by providing a mix of housing types, parks, open spaces, multimodal transportation networks, and public benefits, while preserving natural areas, which are further detailed throughout this technical staff report.

**(3) Satisfies all applicable standards of the proposed PD zone; and**

The applicable intensity, dimensional, and use standards for the R-PD Zone are stated in Sections 27-4302(a)(3) of the Zoning Ordinance.

According to this section, all intensity and dimensional standards are established in the basic plan. All proposed intensity and dimensional standards for this rezoning are shown in the basic plan and described in the development data summary in finding 5 above.

Per Section 27-4301(d)(2), regarding Development Standards, this application is subject to the development standards in Part 27-6 and is subject to the Landscape Manual, which shall apply to all development in each PD Zone and will be evaluated with future development application should this rezoning be approved.

**(4) Will not adversely impact the surrounding properties.**

The proposed development preserves the residential character of the surrounding properties by incorporating substantial natural buffering, including a preserved wooded area that separates it from single-family detached homes to the south and east. Lots closest to Steed Road will consist of single-family detached homes and will include a required roadway buffer to further minimize impact. In addition, the development is compatible with the proposed Hyde Landing project to the south, fitting seamlessly into the broader, evolving community. Its density aligns with the recommended range outlined in the master plan.

**c. Section 27-4105 – Relationships Between Base and Planned Development Zones**

**In certain instances, a landowner may request, and the District Council may approve the reclassification of a base zone to a Planned Development zone. Generally, the Planned Development zone allows more flexibility in the establishment of form, development, and design standards for development in the zone in return for more innovative and higher-quality development, as well as the provision of public benefits. In addition, the regulations controlling development of a Planned Development zone are subject to a PD Basic Plan for development of the site, as well as PD Conditions of Approval.**

Public benefits features are defined by Section 27-4301(d)(3)(A) of the Zoning Ordinance as features in a planned development zone that are superior to features under a base zone. These features benefit the surrounding neighborhood, and/or the public in general along with the immediate community, and must meet the following criteria of Section 27-4301(d)(3)(B):

- i. Benefits shall be tangible and quantifiable items;**
- ii. Benefits shall be measurable and able to be completed or arranged prior to issuance of the first certificate of use and occupancy;**
- iii. Benefits must primarily benefit the surrounding neighborhood or service a critical Countywide need; and**
- iv. Benefits must significantly exceed applicable standards in PART 27-6: Development Standards.**

Section 27-4301(d)(3)(C) contains a non-exhaustive list of ways for exhibiting public benefits. Public benefits are required to significantly exceed what would be required if the project were developed under the base zone.

The District Council is presumed to have already determined the proper zone for the subject property, and therefore, public benefits are required to be proffered by an applicant, in exchange for the District Council's consideration of the applicant's request for more favorable zoning.

Public benefits should generally be commensurate with the benefit to the applicant of the planned development zoning. They should not include any public improvements that will otherwise be required by the applicant to obtain other development approvals, such as improvements required to address public facility adequacy under the Subdivision Regulations.

The applicant has put forth the following as public benefits of the proposed development:

**(1) Stream Valley Dedication**

The subject property lies within the Tinkers Creek watershed, a Tier II waterway. The master plan identifies Tinkers Creek as one of three green infrastructure primary corridors. The area of stream valley dedication will connect to both the 100-acre stream valley parkland on the Hyde Landing development to the south and to the stream valley parkland owned by M-NCPPC to the north, creating and preserving a larger and more viable ecosystem.

Pursuant to Section 24-4601(b)(3)(A) of the Subdivision Regulations, five percent of the property area is required as mandatory parkland dedication at the time of PPS where parkland

level of service is not met. Five percent of the land area is approximately 6.3 in acreage of parkland dedication. The 6.3 acres of mandatory parkland dedication includes usable land outside of the PMA and other conservation areas.

With the requested R-PD Zone, the applicant is proposing 52 acres of land dedication. Of the 52 acres, the applicant accounts for 6.3 acres to meet the five percent land area under mandatory parkland dedication, siting that the remaining 45 acres is above the normal land dedication requirement. However, the 6.3-acre area is shown in an area of the site to remain wooded. It is not shown as useable parkland. It is also noted that additional areas of woodland conservation are proffered as a separate public benefit below. As an alternative requirement to providing the five percent useable parkland, a stream valley park as identified in the master plan may be used to satisfy the mandatory parkland dedication requirements if the master plan trail is constructed (Section 24-4601(b)(4)(A)). Either the five percent usable area of land dedication or the stream valley dedication with master plan trail would be a base requirement under the Subdivision Regulations. Preservation of woodland and sensitive environmental features is also a base requirement.

However, staff find that level of service for parks and recreation will be analyzed at PPS and may be addressed with options other than the land area dedication as shown on the basic plan, if necessary, such as through on-site facilities or fee-in-lieu. Therefore, the proposed land dedication and master plan trail construction is found to qualify as a public benefit.

The alignment of the Tinkers Creek Master Plan Trail is proposed to minimize environmental impacts, falling on land within the development and within the land dedication areas. Accordingly, a public use easement should be provided where the trail is located outside of public land or ROWs, to ensure continuity of public use for the trail. Such dedications and improvements should be in addition to, and may not be used to satisfy, any dedications, improvements, fees, or recreational facilities that may be required as a condition of subdivision approval.

## **(2) Trail Link Connectivity**

The development of The Grove at Hyde Landing will provide 3,500 linear feet of trail constructed for the Tinkers Creek Master Plan trail system as recommended by the MPOT for the subject property, along with an additional 1,600 linear feet trail system that will be located through the expanded on-site Tinker's Creek Stream Valley Park for multimodal use. This public trail system will connect to the trail system within the Hyde Landing development to the south. The provision of the trail will be in addition to other required pedestrian/bicycle improvements including sidewalks, which will be provided along both sides of all internal roadways; a 10-foot-wide path and bicycle lane along the frontage; short-term bicycle

parking; crosswalks; and, American’s with Disabilities Act (ADA) curb ramps. This public benefit furthers the goals and policies of Plan 2035 and the master plan in the following ways:

- (a) The master plan specifically mentions the following strategy to “[c]onstruct the following Off-Road trails: Tinkers Creek Stream Valley Trail: This trail will connect to the Pea Hill Branch and Piscataway Creek trails, provide access to the Clinton area, and provide access between adjoining residential communities.” (page 120)
- (b) “A portion of the trail has been approved for construction through the Bevard North development.” (page 120) As further supported in the MPOT on page 23, the Tinkers Creek Stream Valley trail “will connect to the Pea Hill Branch and Piscataway Creek Trails, provide access to the Clinton area, and provide access between adjoining residential communities.”
- (c) In addition, in Plan 2035, “[A]dditions to its trail system, including stream valley trail corridors, trails along abandoned railroad rights of-way, and neighborhood trails are helping to enhance connectivity between communities and to other modes of transportation, such as rail stations and bus stops.” (page 144)
- (d) The additional trail system of 1,600 linear feet will support both the larger stream valley park and the overall master plan trail network that will include enhanced landscaping and consist of clustered plantings along the trail with pollinator-supporting native plants, such as (but not limited to) New England Aster, Eastern Purple Coneflower, Black-eyed Susan, Swamp Rosemallow, Spotted Joe Pye Weed, Swamp Verbena.



The enhanced landscaping would also include strategically placed shade trees along the trail to provide shade relief, and additional wildlife habitat benefits for areas outside of existing forest.

The enhanced landscaping will be designed and reviewed at the time of detailed site plan and planted in phase with the trail sections across the site. Trails located within stream valley parks offer valuable recreational opportunities including accessible greenways, and scenic pathways for walking, running, and biking. These trails serve as vital links for residents to enjoy protected green spaces. The proposed residential community has been planned not only with the environment in mind, but with it at the forefront of design framework.



Staff find the trail system as proffered by the applicant to be an acceptable public benefit feature in support of this application and the trail should be provided at a 10-foot-width in all locations.

### **(3) Roadway Improvements**

#### **(a) Bridge widening along Steed Road**

The applicant proposes to widen the existing Steed Road bridge along the site's northern frontage from its current two-lane, 36-foot-wide configuration to a full four-lane, 59-foot-wide section, as a public benefit feature that would be beyond the standard road frontage improvements.

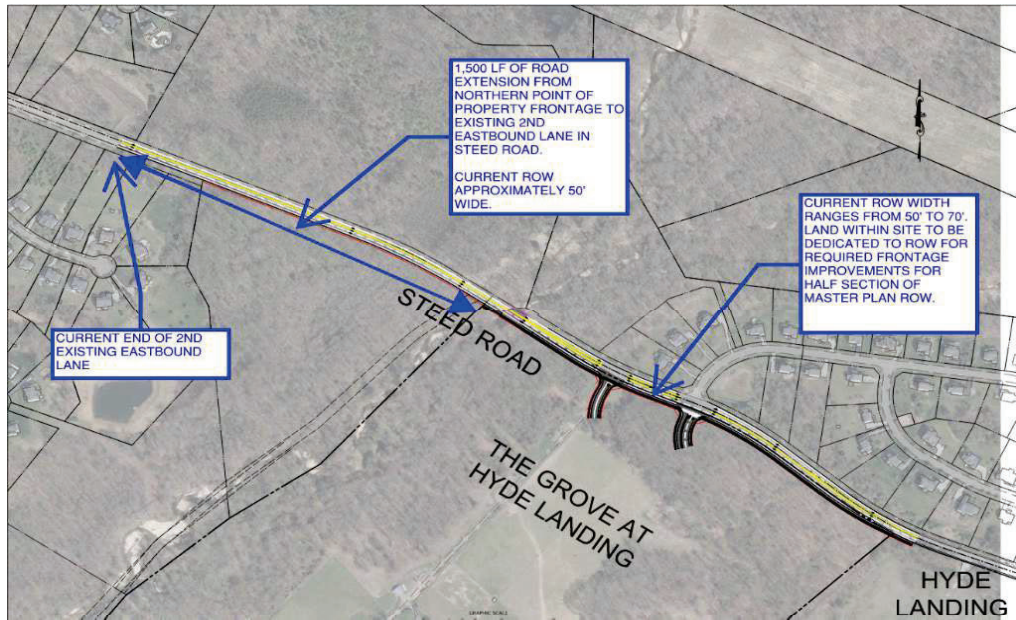
Steed Road bridge is currently 36 feet wide. The MPOT recommended width of Steed Road requires a minimum ROW of 80 feet. The ROW currently varies from 50–70 feet in width.

Typical frontage improvements require the half-section of road adjacent to the subject property to be improved from the centerline towards the site frontage. Those improvements would produce an additional eastbound 11-foot-wide vehicle travel lane and a 10-foot-wide side path on the subject property's side of the road only. This would result in a 43-foot-wide bridge.

The applicant will construct the entire planned bridge section over Tinkers Creek, delivering a final width of 59 feet. The 59 feet would consist of a 10-foot-wide trail and bike path on the eastbound side of the Steed Road bridge, two 11-foot-wide eastbound vehicle travel lanes, two 11-foot-wide westbound vehicle travel lanes, and a 5-foot-wide bike path on the westbound side of the Steed Road bridge. The widening will construct two additional vehicle travel lanes for a total of four vehicle travel lanes, as recommended for the future master plan collector roadway.

**(b) Steed Road Lane Widening**

The applicant proposes to expand the eastbound lane along Steed Road, extending approximately 1,500 linear feet northwest beyond the subject site’s frontage to create a continuous through lane that connects with the standard frontage improvements required for the subject application.



**Analysis of Proposed Public Benefit Roadway Improvements**

Staff identify the applicant’s base requirements to be:

- i. Dedication along the property’s frontage of Steed Road 40 feet from centerline, toward a minimum 80-foot ROW. (The Steed Road ROW currently varies between 50 and 70 feet in width.)
- ii. Improvements along the property’s frontage of Steed Road to include construction of a 10-foot side path and striped bicycle lane.

- iii. Payment to the Capital Improvement Programs (CIPs) to meet adequacy, contingent upon a traffic study demonstrating failing intersections.

Roadway improvement for public benefits shall be above the base requirements.

The applicant has put forth information regarding projected CIP contributions which would be required to address any transportation inadequacy at the time of PPS, as a base requirement. There are two CIPs that affect the subject property. This includes the South County Roadway project (4.66.0050) and the Brandywine Road and MD 223 project (4.66.0052). The applicant projects that payment into both CIPs would be a base requirement for the subject property, based on a traffic analysis provided.

In “The CIP Estimates for The Grove at Hyde Landing” prepared for the applicant by Lenhart Traffic Consulting, Inc., the estimated CIP pro-rata costs would cost \$791,182.25 for the South County CIP project and \$582,336.40 for the MD 223 and Brandywine Road CIP project. The cost to widen the existing Steed Road Bridge and widen Steed Road between the property frontage and existing second southeast bound lane is estimated at \$1,800,000.

The MD 223 and Brandywine Road CIP project address adequacy specific to impacts at that intersection, while the South County CIP project addresses various roadway improvements in the area of the subject site. Given the MD 223 and Brandywine Road project is outside the scope of the roadway improvements proposed for public benefit features, the applicant will be required to address inadequacies particular to that intersection at the time of PPS. However, in lieu of payment to the South County CIP, the applicant is proposing to provide the physical road improvements, outlined as public benefits above, which exceed the estimated pro-rata contribution by \$1,008,817.75. The applicant has proposed implementing these improvements to be immediate and tangible, and above the based requirement.

Staff find the applicant’s proposal, to widen the bridge and to widen Steed Road 1,500 linear feet beyond the subject site’s frontage, to be acceptable public benefit features that are above the base roadway improvement and contribution requirements.

**(4) Funding Towards Cosca Regional Park Playground**

The Parks and Recreation department staff provided the applicant with a list of recommended improvements at Cosca Regional Park including a renovation of the group pavilion. The group pavilion renovation will be a vital reinvestment into the park's existing amenities, while increasing the availability of outdoor activity and play experiences for all ages.

Investment toward a park amenity is supported by both Plan 2035 and the master plan. *Formula 2040: Functional Master Plan for Parks, Recreation and Open Space* (Formula 2040), the County's new master plan for parks and recreation, includes goals for evaluating existing centers and facilities for reinvestment and repositioning its service delivery model to multigenerational centers. Further supported in the master plan, it is noted that "[p]opulation growth in the subregion will increase the demand for recreational programs and activities at community centers." (page 138) Based on the community input provided in the Cosca Regional Park Master Development Plan, the applicant proffers providing \$150,000 towards the group pavilion playground renovation as a public benefit. However, pursuant to Section 27-4301(d)(3)(B)(ii), public benefits features shall be able to be completed or arranged prior to the issuance of the first certificate of use and occupancy. The applicant does not proffer construction of the playground improvements. With the exclusion of construction to the applicant's proffer, the feature cannot fulfill the requirement for the feature to be completed. Therefore, staff does not find the proposed funding to be an acceptable public benefit feature in support of this application. Of the list of improvements for Cosca Regional Park that were identified by the Parks Department, the applicant shall work with the Parks Department to identify and provide for construction of selected facilities valued at a minimum of \$150,000 to meet this public benefit.

**(5) Woodland Conservation**

In 2005, Maryland's first-ever countywide green infrastructure plan was approved in Prince George's County. The functional master plan of the 2005 Approved Countywide Green Infrastructure Plan (Green Infrastructure Plan) contains goals, objectives, and policy areas to be implemented to preserve, protect, and enhance the designated network of natural resources.

The current RE Zone requires a 25 percent threshold (25.23 acres) of woodland to be preserved on-site. The proposed zoning change to the R-PD requires 20 percent, which is equal to 20.19 acres. The approximately 5.0 acres over the required R-PD Zone threshold on-site is being offered by the applicant as a public benefit feature. The additional acreage helps to protect the sensitive environmental

features located on-site and to preserve water quality for the local and regional ecosystem.

The applicant asserts that this public benefit feature is in accordance with the Green Infrastructure Plan, Policy 3, regarding Preserving, Enhancing, and Restoring a Green Infrastructure Network to encourage interior forest restoration and preservation by creating exclusion or limited use areas where forest interior dwelling species habitat is present on public lands. Staff support the applicant's proffer of approximately 5.0 acres over the required 20.19 acres as an acceptable public benefit feature.

**(6) Interpretative Signage**

The applicant proposes to provide educational signage along the proposed trails communicating water quality, local ecosystems, and the importance of forested stream buffers.

The applicant proposes a comprehensive system of wayfinding elements that will be designed to reflect the character of the community and tell the story of the site's history at trail junctures which are to be determined. Signs are proposed to be designed in conformance with the current Prince George's County Department of Parks and Recreation Interpretive Signage detail (G-5.2), to be reviewed at the time of detailed site plan.

At this time, staff find that there is a lack of detail as to the information and number of signs to be provided. In addition, as part of the archeologic investigations to be conducted on the property and discussed further in the staff report, signage is recommended to capture the site's history in conformance with the historic recommendations of the master plan. Staff find this to be a basic requirement that would be applicable for any development of the site and, therefore, not a public benefit feature.

**Conclusion of proposed Public Benefit features:**

Staff find the foregoing public benefit features 1 through 6 to meet the required criterion of a public benefit feature that would benefit the public to a significantly greater extent than what would normally be achieved under the base zone. Overall, this is proportional to the proposed development that is for an increase of approximately 200 dwelling units greater than would be achieved under this site's base zone requirements.

Staff find the appropriate public benefits of the stream valley dedication, the public trails, construction of Steed Road improvements and additional woodland conservation to be superior features that would benefit the public to a significantly greater extent than what would normally be achieved under the base zone.

**d. Section 27-4301(a) - General Purposes of Planned Development Zones.**

**The Planned Development (PD) zones are established and intended to encourage innovative land planning and site design concepts that support a high quality of life and achieve a high quality of development, environmental sensitivity, energy efficiency, and other County goals and objectives by:**

- (1) Reducing the inflexibility of zone standards that sometimes results from strict application of the zone development, form, and design standards established in this Ordinance;**
- (2) Allowing greater freedom and flexibility in selecting:**
  - (A) The form and design of development;**
  - (B) The ways by which pedestrians, bicyclists, transit users, and motorists circulate;**
  - (C) The location and design of the development respective and protective of the natural features of the land and the environment;**
  - (D) The location and integration of open space and civic space into the development; and**
  - (E) Design amenities.**
- (3) Where appropriate, allowing greater freedom in providing a well-integrated mix of uses in the same development, including a mix of nonresidential development, housing types, lot sizes, and densities/intensities;**
- (4) Allowing more efficient use of land, with coordinated and right-sized networks of streets and utilities;**
- (5) Promoting development forms and patterns that respect the character of established surrounding neighborhoods and other types of land uses;**
- (6) Improving community services and facilities and enhancing functionality of vehicular access and circulation;**
- (7) Promoting development forms that respect and take advantage of a site's natural, scenic, and man-made features, such as rivers, lakes, wetlands, floodplains, trees, historic features, and cultural and archeological resources;**

The applicant asserts that this application meets the purposes of the R-PD Zone.

In accordance with Section 27-4301(a)(2)(A) of this section, the mix of residential use types will provide design and housing options for future residents of the development. Providing recreational opportunities in close proximity to these dwellings, connected by streets, walkways, trails, and bikeways is a concluded component in creating a local sense of place and provides a compact, environmentally friendly living setting.

In accordance with Section 27-4301(a)(4) above, the design and construction of the proposed community is an efficient use of land because it is concentrated on a relatively small portion of the site, which allows greater attention to environmental protections and impacts, and keeps in mind the community's vehicular circulation patterns and access. The two access points from Steed Road allow circulation through the community in a hierarchy of streets with bikeways and sidewalks, where appropriate.

In accordance with Section 27-4301(a)(7) above, the conceptual design captures the applicant's focus on preserving, to the fullest extent practical, the existing environmental features.

In accordance with Part 27-6 of the Zoning Ordinance, approximately 38 acres of open space are set aside. Amenity areas and public trails are provided for active recreation; passive recreative opportunities are available throughout and in the amenity areas as well. The primary recreational amenity area will be centrally accessible to all residents and will connect via trail network into and through the Tinkers Creek Stream Valley Park, bringing the larger park system right to the residents.

**e. Section 27-4301(d) – General Standards for All Planned Development Zones.**

**Before approving a PD zone classification, the District Council shall find that the application for the PD zone classification, as well as the PD Basic Plan and Conditions of Approval, comply with the following standards:**

**(1) PD Basic Plan**

**The PD Basic Plan shall:**

**(A) Establish a statement of planning and development goals for the zone that is consistent with the General Plan and the applicable Area Master Plan or Sector Plan and purposes of the PD Zone;**

The planning and development goal for the proposed development is an innovative residential community with a mix of residential use types, with a range of recreational facilities and trail networks complementing and serving the needs of the residents of the development, which is consistent with Plan 2035 and the master plan.

Bikeways, trails, and pedestrian paths will connect the residents with non-motorized access to internal recreation areas and other facilities and opportunities in the surrounding area.

As demonstrated on the Circulation Exhibit associated with this application, a variety of non-vehicular routes are proposed for the new residents and the existing community.

A side path is proposed along the south side of Steed Road, in conformance with the MPOT, augmenting the network of multi-use connectivity in the immediate vicinity.

The proposed multipurpose trail, shown entirely on-site in a parallel alignment to the conceptual master-planned Tinkers Creek Trail, will provide residents with access through the expanded Tinker's Creek Stream Valley Park.

This nature-immersion trail will provide direct access to the valuable experience provided by visiting the high-quality environmental features in this community.

- (B) Establish the specific principal, accessory, and temporary uses permitted in the zone. They shall be consistent with the Principal Use Tables (and may only be selected from uses identified as Allowable in the desired PD zone) in Section 27-5101(e), Principal Use Table for Planned Development Zones, and the purposes of the particular type of PD zone, and be subject to applicable use-specific standards identified in the PD Basic Plan, and any additional limitations or requirements applicable to the particular type of PD zone;**

Principal uses in the development will be single-family attached homes and single-family detached homes, including permissible accessory structures, such as sheds and detached garages. Trails, paths, open spaces, and recreation facilities are proposed as well.

No temporary uses are proposed, except for on-site construction and sales offices. These uses are permitted in Section 27-5101(e) of the Zoning Ordinance.

- (C) Establish the general location of each development area in the zone, its acreage, types and mix of land uses, number of residential units (by use type), nonresidential floor area (by use type), residential density, and nonresidential intensity. The residential density and nonresidential intensity shall be consistent with the general purposes of the PD zone and the specific requirements of the individual PD zone;**

**The Basic Plan map illustrates:**

General location:

Eastern side of Steed Road, north of Hyde Landing development and south of M-NCPPC land.

Acreage:

Gross Area: 126.16 acres

100 Yr Floodplain (as defined in 27-2500): 25.22 acres

Net Area: 100.94 acres

Types/mix of land use:

Residential, Recreational

Open Space/Trails

Homeowner Accessible Recreation Amenities of Pods A-C

Publicly Accessible Recreation Areas of Tinkers Creek Stream Valley

Park trail system

Number of residential units:

100–180 Single-Family Attached Dwellings

100–180 Single-Family Detached Dwellings

Nonresidential floor area: 0

Residential density: will not exceed 300 du

Nonresidential intensity: 0

**(D) Establish the dimensional standards that apply in the PD zone. The dimensional standards shall be consistent with the requirements of the individual PD zone, and its purposes;**

The applicant proposes dimensional standards which are shown on the Basic Plan in accordance with Section 27-4302(a)(3) of the Zoning Ordinance. The dimensional standards noted include density, net lot area, lot width, lot coverage, front yard depth, side yard depth, rear yard depth, and principal structure height. The applicant's proposed dimensional standards are consistent with the PD Zone and its purposes as demonstrated in the flexibility to be exercised in the form and design of the development; providing a well-integrated mix of housing types, lot sizes, and densities; and the plan's respect of the character of established surrounding neighborhoods, with the modifications as recommended by staff in the Development Data Summary.

**(E) Where relevant, establish the standards and requirements that ensure development on the perimeter of the PD zone is designed and located to be compatible with the character of adjacent existing or approved development. Determination of compatible character shall be based on densities/intensities, lot size and dimensions, building height, building mass and scale, form and design features, location and design of parking**

**facilities, hours of operation, exterior lighting, siting of service areas, and any other standards deemed appropriate by the District Council;**

Buffers will be proposed in subsequent applications, along the property's perimeter, as required by the Landscape Manual, ensuring compatibility with the surrounding residentially zoned parcels. The applicant has put forth an innovative land plan that designs residential pods of which many lots will have views into the environmental areas associated with the expanded Tinkers Creek Stream Valley Park. All pods will include various open spaces and areas for potential passive and active recreation. The concentration of the pods' development density allows for flexibility in preserving natural areas that reflect the presence of open space and residential character of adjacent development.

- (F) Establish the general location, amount, and type (whether designated for active or passive recreation) of open space, consistent with the purposes of the individual PD zone;**

Open space is planned for active and passive recreation. A central primary amenity area is shown on the Basic Plan with smaller recreation areas spread throughout the community and available to residents, as reflected in the proposed development pods green spaces. The large center and northern portions of the property will be preserved as a stream valley park, to be added to the adjacent Tinkers Creek Stream Valley Park. The location of these amenities affords all residents easy access to recreational opportunities.

- (G) Identify the general location of environmentally sensitive lands, resource lands, wildlife habitat, and waterway corridors, and ensure protection of these lands consistent with the purposes of the individual PD zone and the requirements of this Ordinance;**

- (H) Identify the general location of existing on-site and adjacent historic sites, resources, and districts and archeological and cultural resources;**

- (I) Identify the general on-site pedestrian circulation system, including any existing on-site and adjacent pedestrian circulation systems (pedestrian and bicycle pathways, and trails), and how it will connect to off-site pedestrian systems in ways that are consistent with the purposes of the individual PD zone, and the requirements of this Ordinance;**

- (J) Identify the general design and layout of the on-site transportation circulation system, including the general location of all public and private streets, existing or projected transit corridors, and how they interface with the pedestrian circulation system, and connect to existing and planned County**

**and regional systems in a manner consistent with the purposes of the individual PD zone, and the requirements of this Ordinance;**

**(K) Identify the general location of on-site potable water and wastewater facilities, and how they will connect to existing and planned County and regional systems in a manner consistent with the purposes of the individual PD zone, and the requirements of this Ordinance;**

**(L) Identify the general location of on-site storm drainage facilities, and how they will connect to existing and planned County systems, in a manner consistent with the purposes of the individual PD zone, and the requirements of this Ordinance;**

Regarding Sections 27-4300(d)(1)(G) through (L), environmentally sensitive lands, pedestrian circulation, roads, water and sewer, and stormwater management facilities are all depicted on the Basic Plan and associated exhibits.

A Phase II Archeology study will be performed on the site to evaluate any historic resources identified, which will be addressed in subsequent applications.

The submitted site plans include the general pedestrian, bicycle, and vehicular circulation on-site. The development proposes two vehicular access points along Steed Road. The final configuration of the access points will be determined with subsequent applications. The plans demonstrate a comprehensive multimodal network along the frontage of Steed Road and within the site, with a proposed multimodal connection to the property just south. The development will include a variety of public and private roadways, in addition to alleys and access driveways. These standards have been met.

**(M) Identify the general location and layout of all other on-site and off-site public facilities serving the development (including any municipal public facilities, when the subject property is located within a municipality), and how they are consistent with the purposes of the individual PD zone. The other on-site and off-site public facilities considered shall include—but not limited to—parks, schools, and facilities for fire protection, police protection, EMS, stormwater management, and solid waste management;**

**(N) Establish provisions addressing how transportation, potable water, wastewater, stormwater management, and other public facilities will be provided to accommodate the proposed development;**

Regarding the above, Section 27-4300(d)(1)(M) and (N), the subject property is not located within a municipality. The following public facilities will serve the development:

Louise F. Cosca Regional Park, approximately 4.5 miles from the site, and Tinker's Creek Stream Valley Park, approximately 2.5 miles from the site.

Clinton Fire Station 825, located at the Piscataway Road/Brandywine Road intersection, approximately 2.0 miles east of the property.

Clinton Police Station, located one block off of Brandywine Road, approximately 4.0 miles from the site by streets.

The property is designated Water and Sewer Category W-4 and S-4 and proposed lots are to be served by public water and sewer connections. A change to Categories W-3 and S-3 will be required prior to platting.

The on-site vehicular and pedestrian circulation system will connect in two places to Steed Road, which is classified as a master plan Collector Road.

The subject property will be served by Clinton Grove Elementary School, Stephan Decatur Middle School, and Surrattsville High School.

Stormwater management facilities are depicted on the Basic Plan and associated exhibits.

**(O) Establish the development standards that will be applied to development in accordance with Section 27-4301(d)(2), Development Standards.**

The development standards in Part 27-6: Development Standards and the Landscape Manual, shall apply to all development in each PD Zone.

To the extent a standard in Part 27-6: Development Standards, conflicts with a standard in Section 27-4302, Residential Planned Development Zones; the standards in Section 27-4302, Section 27-4303, or Section 27-4304 shall apply.

Applicable development standards can be found below in Findings f. and g.

**f. Section 27-4302. Residential Planned Development Zones**

**(1) Purposes**

**The purposes of the Residential-Planned Development Zone are:**

**(A) To provide flexibility for the design of innovative, high-quality, planned residential communities that include a mix of**

**residential use types along with a range of complementary and mutually supporting nonresidential land uses that serve the needs of the residents of the development;**

The proposed mixture of residential types for this area will serve a wider range of future residents wishing to live in the County, a mixture that is not possible with the existing base zoning.

Commercial/retail uses are not proposed as part of this application. The commercial/retail uses of the adjacently proposed Hyde Landing development to its southeast will be accessible to residents of The Grove at Hyde Landing.

**(B) To ensure and support the development of comprehensive pedestrian and bicycle circulation networks, which are separated from vehicular roadways and link residential, commercial, open space, and recreation areas;**

A pedestrian and bicycle path network is proposed as part of this application, allowing easy access to community areas and creating a well-integrated community.

**(C) To preserve and support well-integrated open spaces and recreation facilities for the use of the residents of the planned residential community;**

Amenity areas are proposed for passive and active recreation are as follows:

1. Seating areas with fire pits/bowls, Bosque garden with seating
2. Outdoor library with seating
3. Open lawn space for flexible gathering opportunities
4. Picnic and community gathering areas
5. Playground
6. Two public trail segments

Access to all active amenities at Hyde Landing (future combined homeowners association (HOA)) are projected as follows:

1. Community Center Facility
2. Sport Courts Trail Network
3. Outdoor Fitness Stations

4. Community Gardens

5. Playgrounds

The applicant is committed to not only preserving the environmental features, but also showcasing the varied natural elements (streams, forests, meadows) as a central feature and asset of the community.

**(D) To ensure that the planned residential community is developed in a manner that does not adversely impact the surrounding communities; and**

Because the proposed development fits easily into the larger community which is located an area which is developing apace, and its density is within the recommended range and comparable to that allowed in the surrounding area, the proposed development will not adversely impact the surrounding communities. The aforementioned features, both preserved and added, create a community that not only avoids impacting the surrounding community in an adverse way, but provides public benefits in a wide range of methods as described in previous sections of this technical staff report.

**(E) To ensure the planned residential community respects the topographic and other environmental characteristics of the site on which it is located.**

The proposed project orients the layout around the stream valleys present on-site, with the only impacts to these areas proposed for water and sewer, a road crossing, and a proposed trail. The development will also be providing planting on-site for every acre necessary to be cleared for the road, sewer line, and trail, ensuring there is no net loss of forest on-site.

The conceptual site plan for The Grove at Hyde Landing, which will be further refined in future development applications, is specifically designed to limit impact to the existing woodlands on the site by concentrating the residential density within the footprint of the existing grazing fields, to minimize forest clearing. The site will also propose replanting on-site any acreage of forest cleared, specifically focusing on the Tinkers Creek floodplain and stream valley.

The Basic Plan proposes not only to preserve the high priority forest areas, but to also assess opportunities for forest enhancement with the utilization of afforestation within the floodplain of Tinkers Creek and bolstering the vegetative buffer around the single stream valley found in the middle of the site. By planting new forest areas, it will ensure there is a large vegetative buffer that will act as habitat for wildlife, a filter for runoff, and stabilization for the streams and surrounding slopes.

**g. Part 27-6 –Development Standards**

Per Section 27-3602(a)(5)(H), Planned Development Zoning Map Amendment Submittal Requirements, of the Zoning Ordinance, a PD-ZMA application shall include a proposed PD basic plan and proposed PD conditions of approval addressing all requirements and standards set forth in Section 27-4300, Planned Development Zones, of the Zoning Ordinance.

Per Section 27-4301(d)(2), General Standards of All Planned Development Zones, of the Zoning Ordinance, before approving a PD Zone classification, the Prince George’s County District Council shall find that the application for the PD Zone classification, as well as the PD basic plan and conditions of approval, comply with the development standards in Part 27-6, Development Standards, and the Landscape Manual shall apply to all development in each PD Zone. Conformance with the development standards will be required and further evaluated at the time of detailed site plan.

Staff find that, as described in the applicant’s SOJ, the proposed development will meet the applicable development standards. The following discussion is offered:

**(1) Section 27-6200 Roadway Access, Mobility, and Circulation**

Residents will be connected to internal and external activities via a multimodal system of streets, bike lanes, and paths. The property abuts Steed Road (C-516), a Collector roadway. Throughout the property, bikeways and walkways will be proposed. Roads will be constructed to the applicable County standards to ensure safe and efficient movement through the property and to the surrounding area. All residential units will be provided with vehicular access from public, private, or alley roadways, which may include dwelling units fronting on open space.

**(2) Section 27-6300 Off-Street Parking and Loading**

Parking will be provided both on-street and off-street to accommodate the residential dwellings and the recreation amenity areas. At the site plan stage, conformance with the standards of this section will be required to be demonstrated.

**(3) Section 27-6400 Open Space Set-Asides**

Section 27-6403 provides the open space set-aside for residential development in the R-PD Zone at twenty percent of the development site area. The applicant proposes a number of open space types, including natural features conservation (woodland and stream), public trail dedication, passive recreation areas, and active recreation areas throughout the community. The Open Space Set-Aside Exhibit included with this application demonstrates the ability of the conceptual land plan to fulfill and exceed the 20 percent of development site area open space set-aside requirement. No modification is allowed or necessary.

**(4) Section 27-6500 Landscaping**

Section 27-6500 states that all development must comply with the Landscape Manual, and modifications are prohibited. The applicant intends to comply with the Landscape Manual requirements.

**(5) Section 27-6600 Fences and Walls**

For residential development in an R-PD Zone, Section 27-6603 allows a 4-foot-high fence in the front yard and 6-foot-high fences in rear and side yards. Fences are not allowed within ROWs, public utility easements (unless approved), and they may not be placed where they could cause traffic sight-line issues. Fences in the development, if approved, will be designed to delineate public and private spaces for residents and pedestrians and comply with all fence standards.

**(6) Section 27-6700 Exterior Lighting**

Section 27-6706(c)(1) allows a maximum illumination of 0.5-foot candles at the property lines for single-family detached and 1.0-foot candles for townhouse and multifamily development. Section 27-6703 requires a light plan to be prepared and submitted at the time of site plan or building permit. The lighting plan will be presented at the appropriate time and will comply with the requirements of Section 27-6706(c)(1)

**(7) Section 27-6800 Environmental Protection and Noise Controls**

The section requires a natural resources inventory (NRI), which has been included in this Basic Plan submission. Also required to be addressed are: woodland conservation, floodplain management, erosion and sediment control, stormwater management, regulated environmental features, and noise control.

Excessive noise is not expected to be generated by this residential development. Environmental features will be protected to the fullest extent possible. Other topics above will be complied with at the appropriate stage in the development review process.

**Natural Resources Inventory**

Natural Resources Inventory (NRI-020-06-01) was approved on December 31, 2024, and shows REF and 37 specimen trees. An additional 12 specimen trees were identified along the property line with the Hyde Landing subdivision. This NRI shows the estimated area of Marlboro clay as shown on PGAtlas. The NRI requires corrections to revise General Notes 16 and 17, and to show the on-site archaeological area. Prior to acceptance of the PPS, the revision to the NRI shall be approved.

### **Woodland Conservation**

The project is subject to the 2024 Woodland and Wildlife Habitat Conservation Ordinance (2024 WCO), and the environmental regulations contained in Subtitles 24, 25, and 27 of the County Code. The required woodland conservation and afforestation will remain at 20 percent with the proposed R-PD Zone.

### **Specimen Trees**

Section 25-122(b)(1)(G) requires that “Specimen trees, champion trees, and trees that are part of a historic site or are associated with a historic structure shall be preserved and the design shall either preserve the critical root zone of each tree in its entirety or preserve an appropriate percentage of the critical root zone in keeping with the tree’s condition and the species’ ability to survive construction as provided in the Environmental Technical Manual.”

The NRI lists 37 specimen trees identified on the property and 12 specimen trees near the property line on the adjacent Hyde Landing subdivision. If future applications propose the removal of specimen trees, a variance request for the removal of the specimen trees shall be submitted with the acceptance of the applications.

### **Stormwater Management**

Section 27-3605(c)(5)(F)(x) of the Zoning Ordinance requires an approved stormwater management concept plan and approval letter in the detailed site plan application. A site development concept is required to be reviewed by DPIE. The concept shall be submitted and reviewed with the future PPS and detailed site plan and the layout consistent with the tree conservation plans (TCPs).

### **Soils**

Section 27-6809, Unsafe Lands of the Zoning Ordinance, states that “all applications shall conform to the requirements pertaining to unsafe land in Section 24-4300, Environmental Standards, of Subtitle 24: Subdivision Regulations”. This application will use the current Subdivision Regulations, and Section 24-4101(c) (1) states “The Planning Director or Planning Board, as appropriate, shall restrict or prohibit the subdivision of land found to be unsafe for development. The restriction or prohibition may be due to a) natural conditions, including but not limited to flooding, erosive stream action, high water table, unstable soils, severe slopes or soils that are unstable either because they are highly erodible or prone to significant movement or deformation (Factor of Safety < 1.5), or b) man-made conditions on the land, including but not limited to unstable fills or slopes.”

Areas of the subject application along the main stem of Tinkers Creek and the one tributary connection contain Marlboro clay. A soil study with soil boring and engineered 1.5 safety factor limits should be shown and reviewed with the PPS. This soil study should incorporate the required information and analysis per the DPIE Techno-Gram 005-2018 concerning over-consolidated clays. The applicant proposes some residential development in this Marlboro clay area.

According to the U.S. Department of Agriculture Natural Resource Conservation Service Web Soil Survey, soils present within the Hyde Landing project area include Beltsville silt loam, Croom-Marr complex, Grosstown gravelly silt loam, Issue silt loam, Marr-Dodon complex, and Widewater and Issue soils. Marlboro clay is found to occur within the ZMA review area.

### **Erosion and Sediment Control**

This site is within a Tier II catchment area. Tier II waters are high-quality waters within the State of Maryland, as designated by the Maryland Department of the Environment, that are afforded special protection under Maryland's Anti-degradation policy. A 150-foot-wide expanded buffer is required on-site for all intermittent and perennial streams in accordance with the Prince George's County Soil Conservation District (PGSCD) requirements. This buffer is shown on the approved NRI. Redundant erosion and sediment control measures may be required on the erosion and sediment control plan reviewed by PGSCD. The limits of development on the erosion and sediment control plans must match the limits of development on the site development plan and the tree conservation plans.

Section 27-6805 of the Zoning Ordinance requires an approved grading, erosion, and sediment control plan. Development shall comply with the requirements for sedimentation and erosion control, in accordance with Subtitle 32, Division 2, Grading, Drainage and Erosion and Sedimentation Control, of the County Code.

The County requires the approval of an erosion and sediment control plan. The Type 2 tree conservation plan (TCP2) must reflect the ultimate limits of disturbance (LOD), for installation of permanent site infrastructure and for the installation of all temporary infrastructure, including erosion and sediment control measures. Prior to certification of the TCP2, a copy of the erosion and sediment control technical plan must be submitted so that the ultimate LOD for the project can be verified and shown on the TCP2.

### **(8) Section 27-6900 Multifamily, Townhouse, and Three-Family Form and Design Standards**

A greater level of detail regarding architecture and urban design will be submitted with the detailed site plan. As design details progress, the standards within this section will be fully evaluated. These purposes are realized through a series of standards mostly related to design. While they are similar to standards found in Section 27-61200 (below), they are more specific to the building design and orientation, façade offsets, parking, and garages.

**(9) Section 27-61200 Neighborhood Compatibility Standards**

Section 27-61200 addresses standards for maximum building height; minimum setbacks; building orientation, design, fenestration, and materials; loading and service areas, lighting; signs; and open space.

As noted, the area is developed with single-family subdivisions and a few larger parcels. The proposal is a vibrant, pedestrian-oriented residential development with other compatible uses. The new community has been envisioned with a people-centered approach to the planning process, to be most visibly identified in the thoughtful orientation of dwelling units, shared open spaces, environmental preservation and connection, and recreation amenities. No modifications to the Neighborhood Compatibility standards are anticipated, and the specifics of compliance with the myriad standards will be determined at the detailed site plan stage.

**(10) Agricultural Compatibility (Section 27-61300), and Urban Agriculture Compatibility (Section 27-61400)**

These two sections apply to properties that either are former farms or are adjacent to existing farms. Surrounding uses are open space (primarily environmental preservation) to the north (currently owned by M-NCPPC as the Tinkers Creek Stream Valley Park), west, and south (to be dedicated to M-NCCPC with near-future applications). The property has been generally used for open pasture grazing. Development of the property will have no detrimental impact on the County's agriculture or agricultural legacy and will in fact increase support for the existing agricultural elements in the larger surrounding area. Access to the substantial farm stand and grocery establishment, approximately 0.5 mile from the property, will be greatly beneficial to the new residents.

**(11) Section 27-61500 Signage**

Gateway signs and monumentation are envisioned at the entrance to the property and will be proposed in subsequent applications.

Section 27-61506(b) sets the standards for residential gateway (monument) signs, including location, quantity, height, materials, lighting, landscaping, and maintenance.

Section 27-61506(b)(3) lists the allowed maximum area at 12 square feet and Section 27-2201(j) provides details on sign measurements for area. Any proposed gateway sign will comply with these standards and no modification to the standards is requested at this time.

**(12) Section 27-61600 Green Building Standards**

Section 27-61603 provides an established green building point system. A minimum of four points is required for the residential development of more than 25 dwellings. Green building options that will be considered for this

development are listed below and will be reviewed at the time of detailed site plan.

#### Energy Conservation

- HERS index
- Water heater and air conditioner with stated efficiency
- Energy Star central air conditioner so
- Energy Star rated furnaces
- Energy star rated appliances
- Energy star rated light bulbs (LED)
- Energy star rated windows and doors
- Smart home thermostats
- Increased insulation throughout the envelope of the home

#### Water Conservation and Water Quality

- Use of environmental site design to meet SWM requirements of the County Code
- Showerhead, faucets, and toilets with low flow rates

#### Vegetation

- Proposed to retain approximately 80 percent or more of existing pre-development natural vegetation.

#### Universal Design

- Universal design features for certain uses to be determined at the time of detailed site plan review depending on the applicability of future County regulations.

### **h. Part 27-4301(d)(2) – Development Standards**

No modifications to the development standards are requested at this time.

9. **Referral Comments:** The subject 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. **Historic Preservation**—In a memorandum dated September 8, 2025 (Chisholm, Smith, Stable to Shadle) staff found A Phase I archeological survey of the subject property, then identified as the Kala Pacha Farm, was completed in April 2006. One archeological site, 18PR817, was identified as a multi-component site containing indigenous materials, including a projectile point dating to the Middle Archaic Period (8,000–5,000 years ago) and ceramics dating to the Late Woodland Period (1,000–450 years ago). The site contains intact soil layers and appears to retain sufficient integrity to yield significant information about indigenous upland occupations in the Potomac River drainage.

The site was determined to be potentially National Register of Historic Places-eligible, and it was recommended that Phase II archeological investigations should be undertaken.

Staff also recommend creating interpretive signage, and public outreach measures that explore the indigenous archeological resources identified in the Phase I survey.

- b. Community Planning**—In a memorandum dated October 15, 2025 (McCrary to Shadle), the Community Planning Section provided a review of the proposed development and its conformance to the master plan, which has been incorporated into Finding 7 above. The application is consistent with the master plan residential low land use recommendation. The proposal is further consistent with the master plan as it offers expanded availability of housing, multi-use trail development throughout the subject property, and on-site active and passive recreational facilities.
- c. Environmental Planning**—In a memorandum dated September 5, 2025 (Schneider to Shadle), staff states that the project is subject to the 2024 Woodland and Wildlife Habitat Conservation Ordinance (WCO) and the Environmental Regulations contained in Subtitles 24, 25, and 27 because this is a new zoning application.

The 20 percent open space requirement with the current zone would remain unchanged with the proposal to change the zone to R-PD. The site requires a woodland conservation threshold of 25 percent in the RE Zone or 22.66 acres. The proposed change to the R-PD Zone will establish a woodland conservation threshold of 20 percent or 18.12 acres, resulting in a decrease of 4.54 acres of woodland conservation than what is required under the current zoning. The higher woodland conservation threshold associated with the previous zoning is appropriate to protect the sensitive environmental features located on-site and to preserve water quality.

Although environmental site design is the minimum required for managing stormwater quantities and qualities for new developments by DPIE, more than minimum requirements should be provided for any development within proximity to Tinkers Creek and its tributaries. Preservation of the riparian buffer areas would largely contribute to meeting the woodland conservation requirements on-site.

Staff recommend that the entire woodland conservation requirement be met on-site through reforestation of woodland clearing, planting in the riparian buffer to the extent practicable, and mitigation for specimen tree removal.

Staff find that the proposed Basic Plan is supported based on the potential to meet the woodland conservation requirement on-site.

Staff find the proposed zoning change to be in conformance with the:

- (1) Woodlands, Wildlife and Habitat policy of the Environment section within the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* for the reasons outlined above.

- (2) Water Quality, Stormwater Management and Groundwater policy of the Environment section within the master plan and SMA.
- (3) Watersheds Policy of the Environment section within the master plan and SMA.

Staff find that the application conforms to the specific recommendations of Plan 2035, the master plan and SMA, and the Approved Countywide Green Infrastructure Plan (GI Plan), and policies within the *2017 Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan*. subject to the recommended conditions included herein.

- d. Transportation Planning**—In a memorandum dated November 25, 2025 (Smith to Shadle) staff provided comments on the proposed public benefit features, which were considered in the analysis herein and further find the following improvements will be required for master plan conformance with future development applications for the site:

- (1) A minimum 80-foot ROW on Steed Road.
- (2) A side path and bicycle lane along Steed Road.
- (3) A 10-foot-wide side path and striped bicycle lane along the frontage of Steed Road.

Transportation facilities, as well as pedestrian and bicycle facilities within the proposed application, are consistent with Section 27-3602 of the Zoning Ordinance. The proposed rezoning of the property will not impair the ability to make transportation-related recommendations that are supported by an approved master plan or functional master plan or included in the Subdivision Regulations and Zoning Ordinance.

- e. Subdivision**—In a memorandum dated October 17, 2025 (Vatandoost to Shadle), staff provided comments on regulatory requirements of the Subdivision Regulations as they pertain to the public benefit features proposed, which have been considered in this rezoning analysis.
- f. Prince George's County Department of Parks and Recreation (DPR)**—In a memorandum dated October 10, 2025 and an addendum memorandum dated November 25, 2025 (Thompson to Shadle), DPR provided recommendations for tangible improvements at nearby public parks, Cosca Park and Clearwater Nature Center, in response to the applicant's proposed public benefit features. Implementation of recreational improvements will be conducted within a scope clearly defined by a public recreational facility agreement minimizing ambiguity for all stakeholders.
- g. Prince George's County Fire/EMS Department**—At the time of the writing of this technical staff report, the Office of the Fire Marshal did not have any comments on the subject application.

- h. **Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated September 26, 2025 (Deguzman to Shadle), staff states that the applicant will comply with requirements as set forth and regulated by DPIE regarding water and sewer; geotechnical; roadway frontage improvements; and stormdrain and stormwater management and floodplain.
  - i. **Prince George’s County Department of Public Works and Transportation (DPW&T)**—At the time of the writing of this technical staff report, DPW&T did not offer separate comments on the subject application.
  - j. **Maryland State Highway Administration (SHA)**—At the time of the writing of this technical staff report, SHA did not offer separate comments on the subject application.
  - k. **Washington Suburban Sanitary Commission (WSSC)**—At the time of the writing of this technical staff report, WSSC did not provide any comments.
  - l. **Prince George’s Health Department**—In a memorandum dated August 25, 2025 (Adepoju to Shadle), staff report that there are neither comments nor recommendations regarding the change in zoning classification for this property.
10. **Community feedback:** At the time of the writing of this technical staff report, the Prince George’s County Planning Department has not received written correspondence or direct communication from members of the public regarding this proposed zoning map amendment.

**RECOMMENDATION**

Based upon the foregoing evaluation and analysis, the Zoning staff recommend that the Planning Board adopt the findings of this report and APPROVE Zoning Map Amendment ZMA-2024-004, for The Grove at Hyde Landing, subject to the following conditions:

- 1. Prior to certification of the Basic Plan, the plan shall be revised as follows:
  - a. The applicant’s Big Picture Exhibit, Public Benefits Statement of Justification, Proposed Road Improvement Exhibit, Improvements Exhibit, and Conceptual Park Conveyance Areas Exhibit shall be part of the Basic Plan submitted for certification.
  - b. Remove the note on the Basic Plan that modifications to the intensity and dimensional standards may be requested at the time of detailed site plan.
  - c. Revise the public benefit plan to remove labeling of 6.3 acres of land dedication for mandatory parkland dedication and include this area in the land area for dedication for public benefit to total 52 acres.
  - d. Revise dimensional standards to the following:
    - (1) Maximum 60 percent lot coverage for single-family detached lots

- (2) Maximum 80 percent lot coverage for single-family attached lots
  - (3) Minimum front yard depth of 10 feet for single-family detached and attached lots.
- 2. In conformance with Section 27-4301(d)(3) of the Prince George’s County Zoning Ordinance, the following public benefits shall be completed or arranged prior to issuance of the first certificate of use and occupancy for the site:
  - a. Dedication of 52 acres of land inclusive of the stream valley park and construction of the Tinker Creek Stream Valley Trail. A public use easement shall be provided for any portion of the trail outside of public land.
  - b. Construction of 1,600 linear feet of a 10-foot-wide public trail system in addition to the Tinker’s Creek Stream Valley Trail that will connect to the Hyde Landing development. A public use easement shall be provided for any portion of the trail outside of public land.
  - c. The provision of approximately 5.0 acres above the required 20.19 acres of woodland preservation.
  - d. Widening the Steed Road bridge to a width of 59 feet, consisting of a 10-foot-wide trail and bike path on southeast bound side of Steed Road bridge, two 11-foot-wide southeast bound vehicle travel lanes, two 11-foot-wide northwest bound vehicle travel lanes, and a 5-foot-wide bike path on northwest bound side of Steed Road bridge.
  - e. Widening Steed Road, 1,500 linear feet located from the northern point of the property frontage to the existing second southeast bound lane beyond the subject site’s frontage, to expand the southeast bound lane along Steed Road and become a through-lane that connects with the standard frontage improvements.
  - f. Implementation of Cosca Regional Park improvements equal to or exceeding \$150,000.
- 3. In conformance with Section 24-4304(a) of the Prince George’s County Subdivision Regulations, a Type 1 tree conservation plan that accounts for all proposed clearing and shall show the provision of all woodland conservation requirements on-site. Fee-in-lieu and off-site woodland conservation shall not be approved.
- 4. Prior to acceptance of the preliminary plan of subdivision application, the applicant shall provide the following:
  - a. A geotechnical soils study that clearly defines the limits of the Marlboro clay and any required 1.5 safety factor limit boundary.
  - b. A draft copy of A Phase I Intensive Archaeological Survey of Kala Pacha Farm, per Section III. A. Board Guidelines for Archeological Review (2005), to the Historic Preservation Section archeological planning staff for review.

- c. A revised copy of the natural resources inventory plan for review, per County Code Section 27-6802, and Section 3.14 of the 2018 Environmental Technical Manual, with the location of archeological site 18PR817 identified on the plan.
5. Prior to the acceptance of a detailed site plan, the applicant shall provide a plan for any interpretive signage to be erected and public outreach measures (based on the findings of Phase I, II, and/or Phase III archeological investigations) subject to approval by a Prince George's County Planning Department staff archaeologist and including the timing for the installation of the signage and the implementation of public outreach measures.
6. Prior to submission of the final plat of subdivision for any residential lot/parcel, the applicant, and the applicant's heirs, successors, and/or assignees shall submit three original executed public recreational facilities agreements (RFAs) to the Department of Parks and Recreation (DPR) for construction of off-site public recreational facilities, for approval. Upon approval by DPR staff, the RFA shall be recorded among the Prince George's County Land Records and the Liber and Folio of the Public RFA shall be noted on the final plat prior to plat recordation. The off-site recreational facilities shall be reviewed by the Prince George's County Department Parks and Recreation staff, for adequacy and proper siting. Timing for construction shall also be set forth in the RFA in accordance with Section 27-4301(d)(3) of the Zoning Ordinance.
7. Prior to the approval of the first building permit, the applicant shall provide a performance bond, letter of credit, or other suitable financial guarantee to the Prince George's County Department of Parks and Recreation, for the construction of the off-site public recreational facilities.
8. Prior to the approval of any grading permits the applicant shall provide a final report detailing the Phase II and/or Phase III investigations and ensure that all artifacts are curated at the Maryland Archaeological Conservation Laboratory in St. Leonard, Maryland, pending the requirements of a Phase II and/or Phase III archeological evaluation or mitigation.

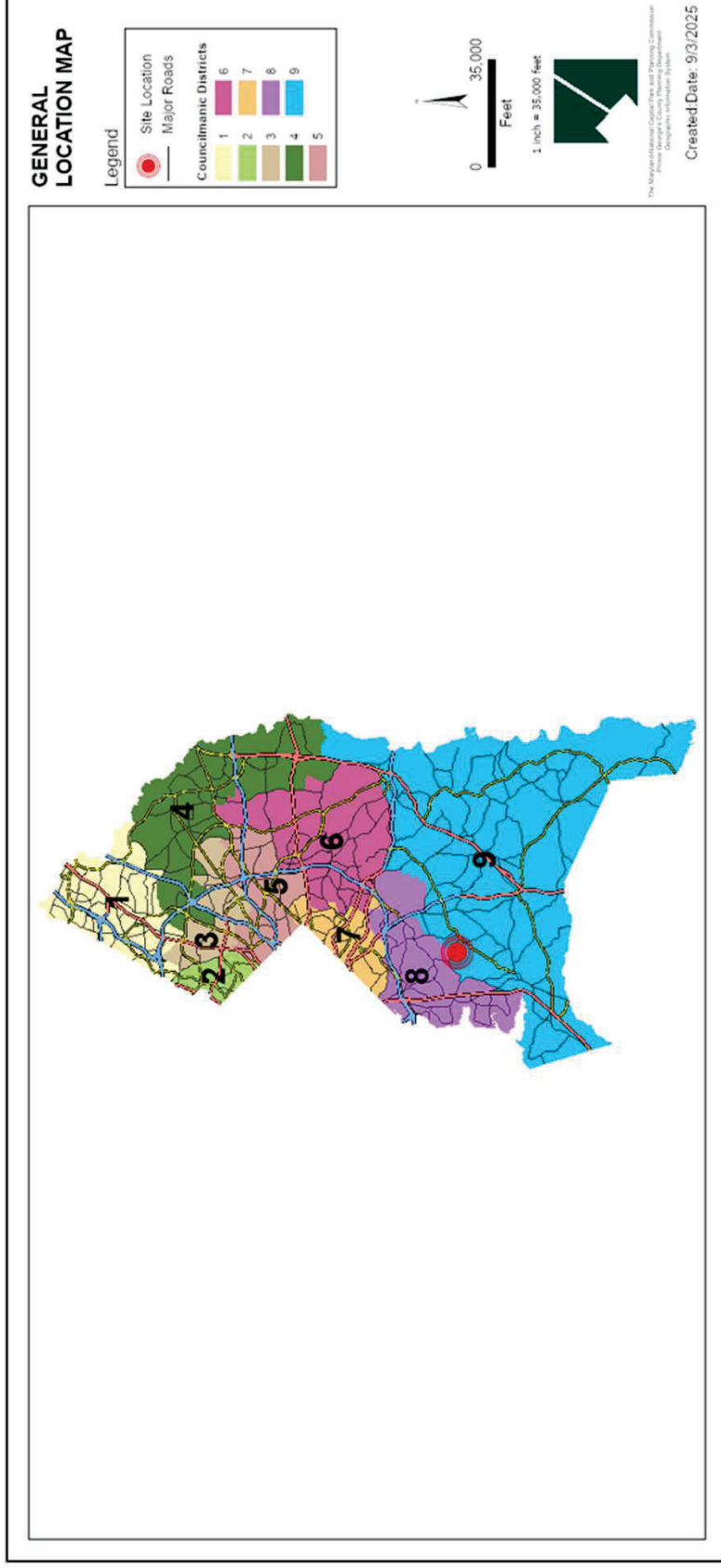
## **CONSIDERATIONS**

1. Identify opportunities for restoration of existing woodlands adjacent to primary management areas or Tier II buffer areas.
2. Ensure the design of master plan trails along Steed Road and the Tinkers Creek Trail demonstrates a minimum of woodland clearing.

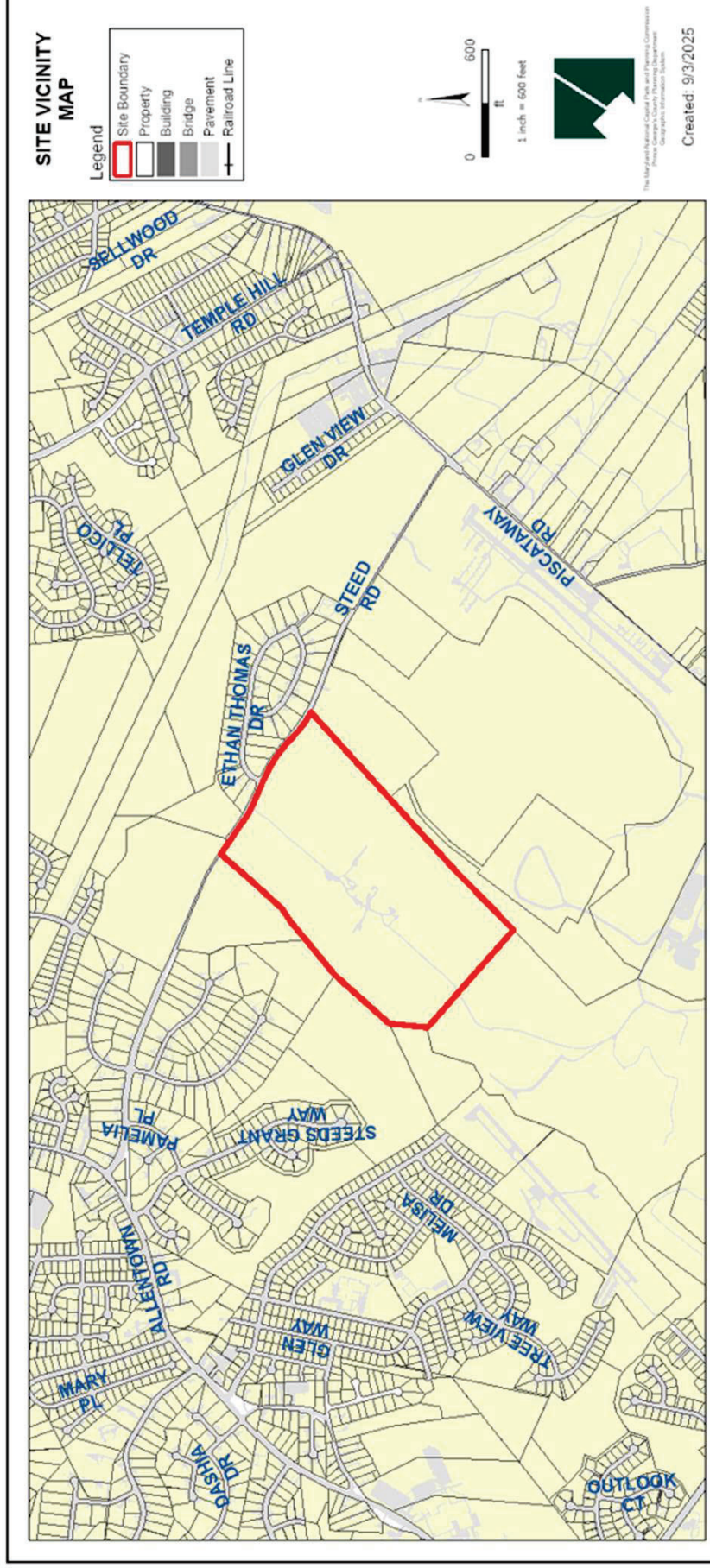


# GENERAL LOCATION MAP

Council District: 09  
Planning Area: 04

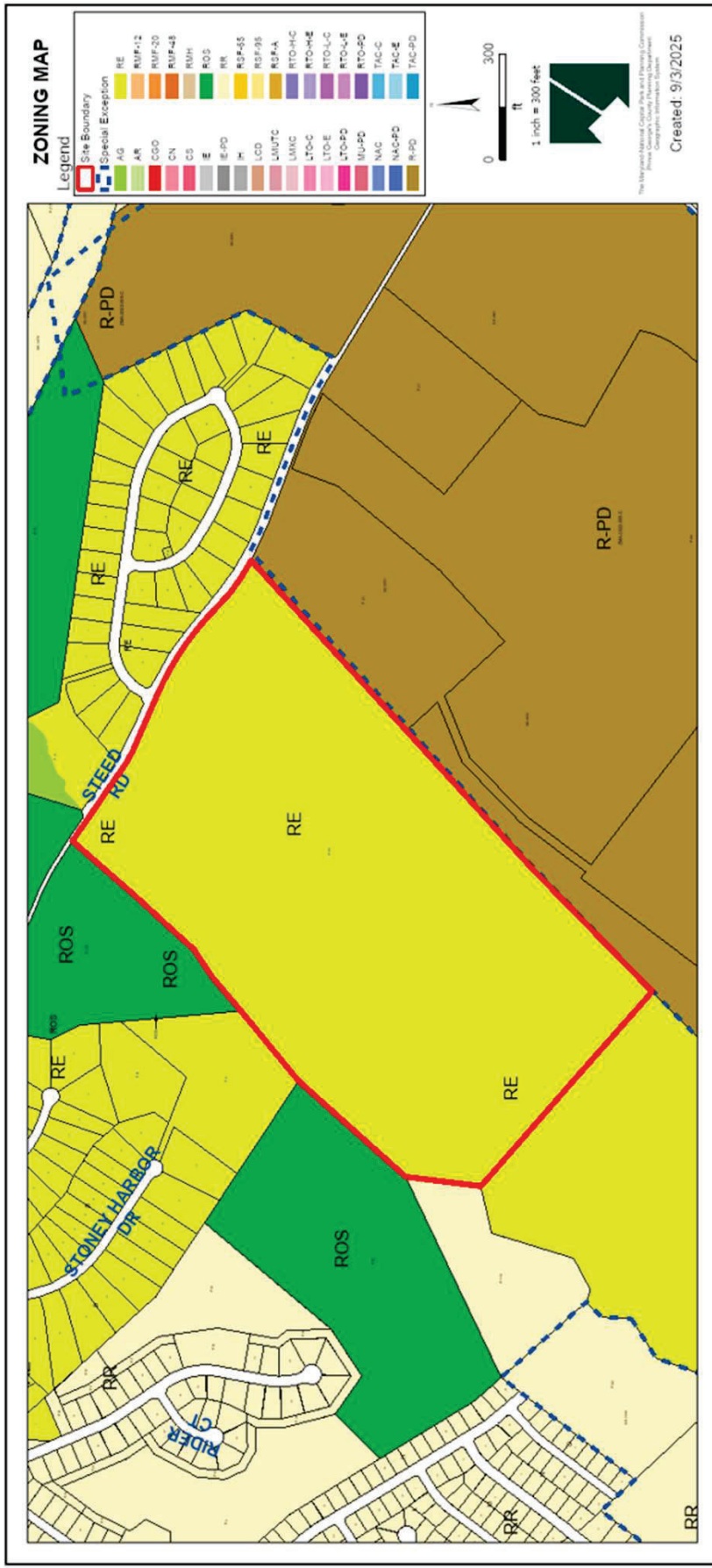


# SITE VICINITY MAP



# ZONING MAP

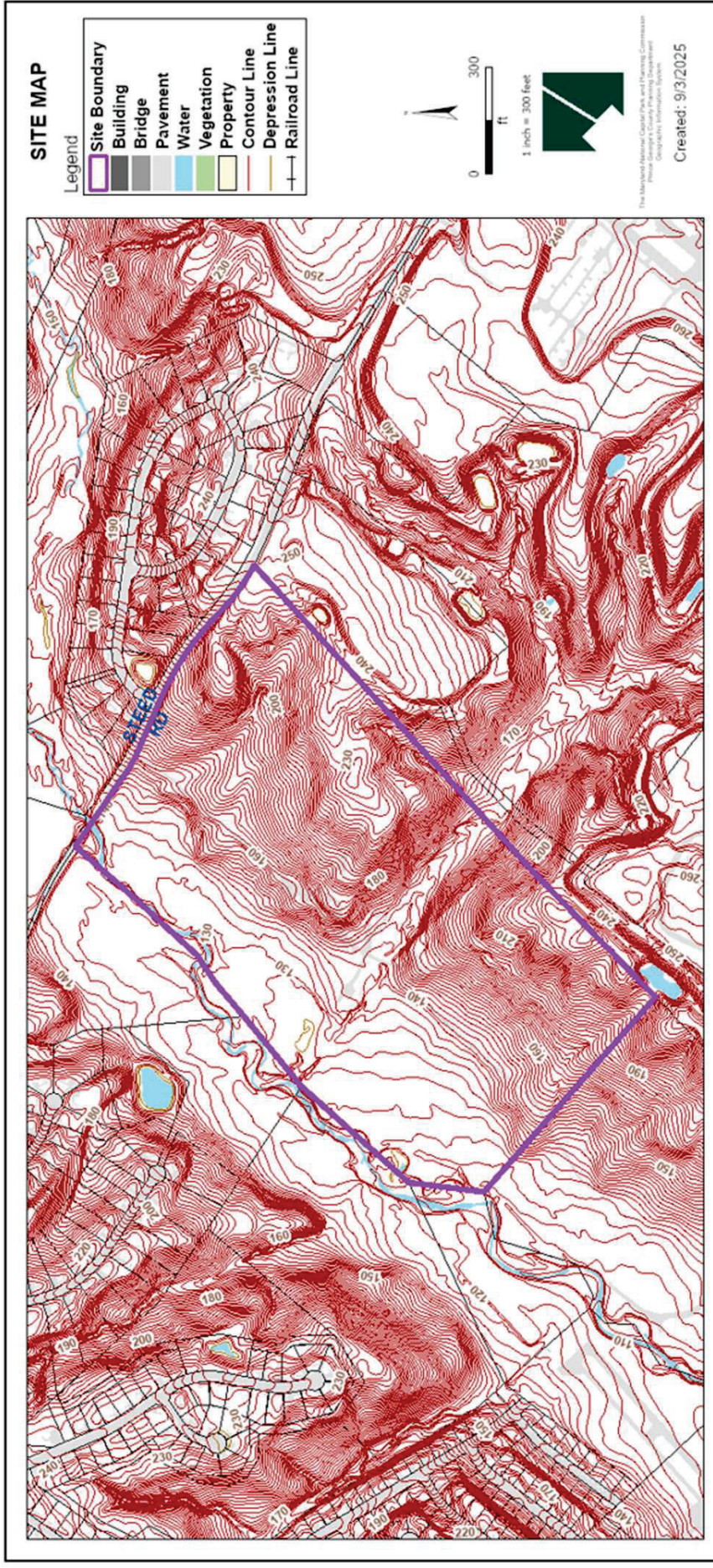
Property Zone: Residential Estate (RE)



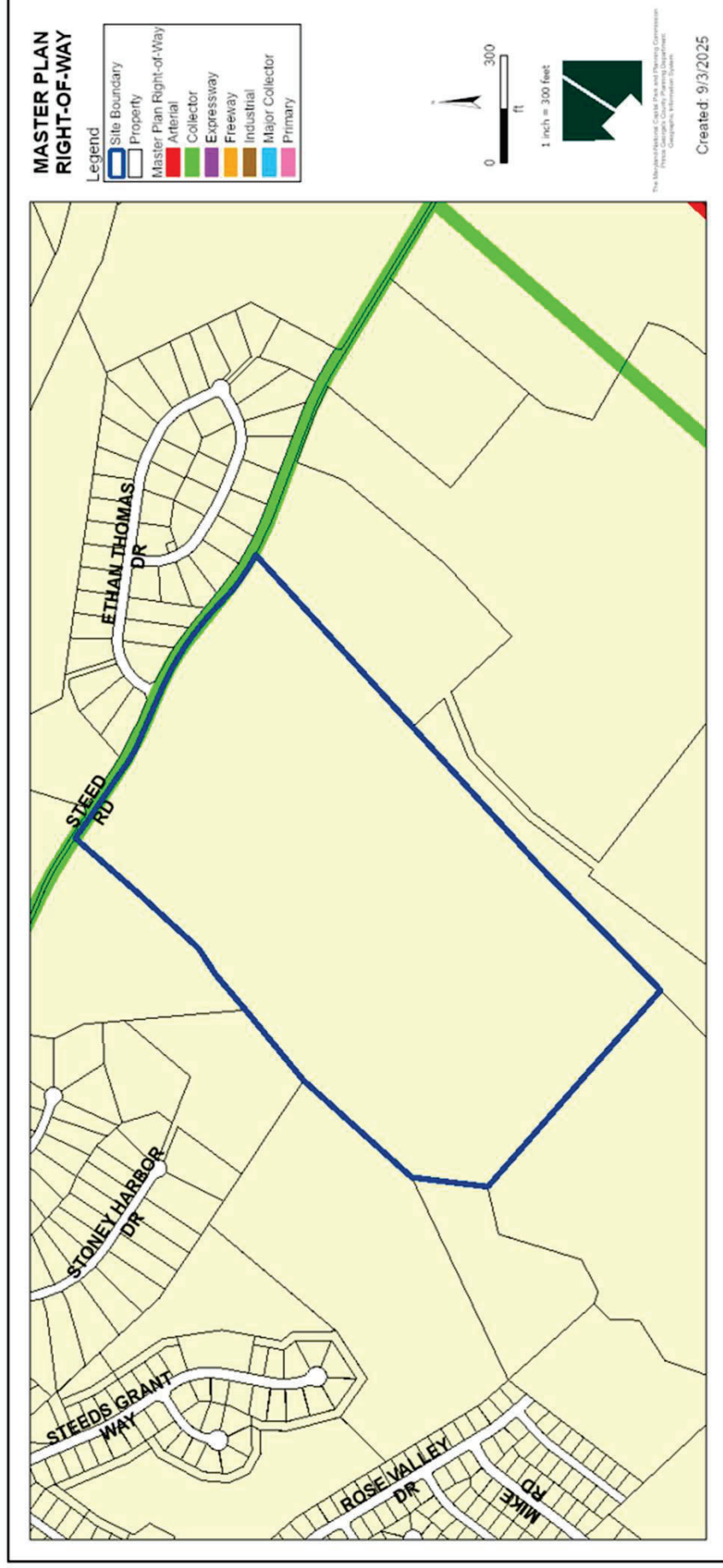
# OVERLAY MAP



# SITE MAP



# MASTER PLAN RIGHT-OF-WAY MAP



# BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED

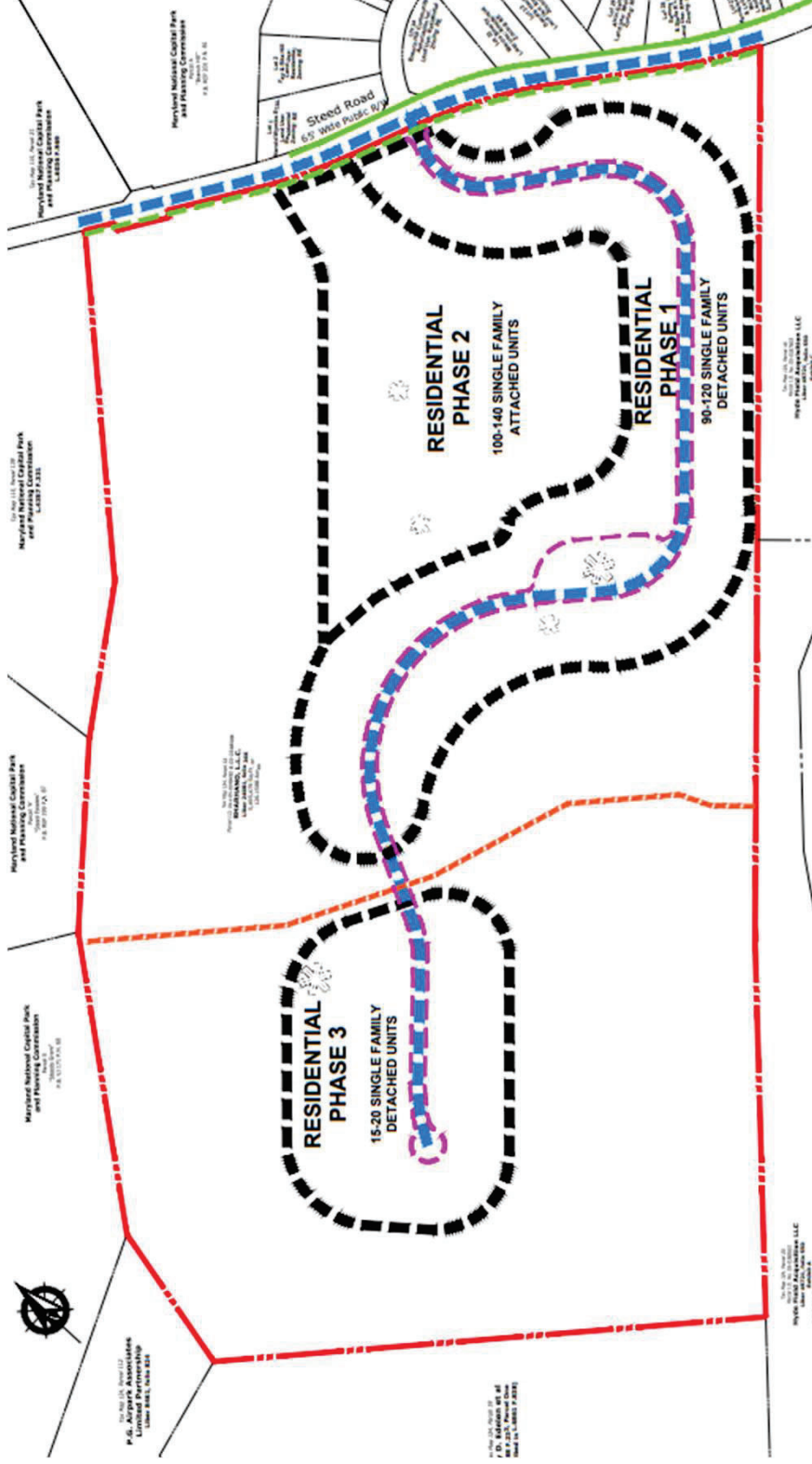


# BASIC PLAN

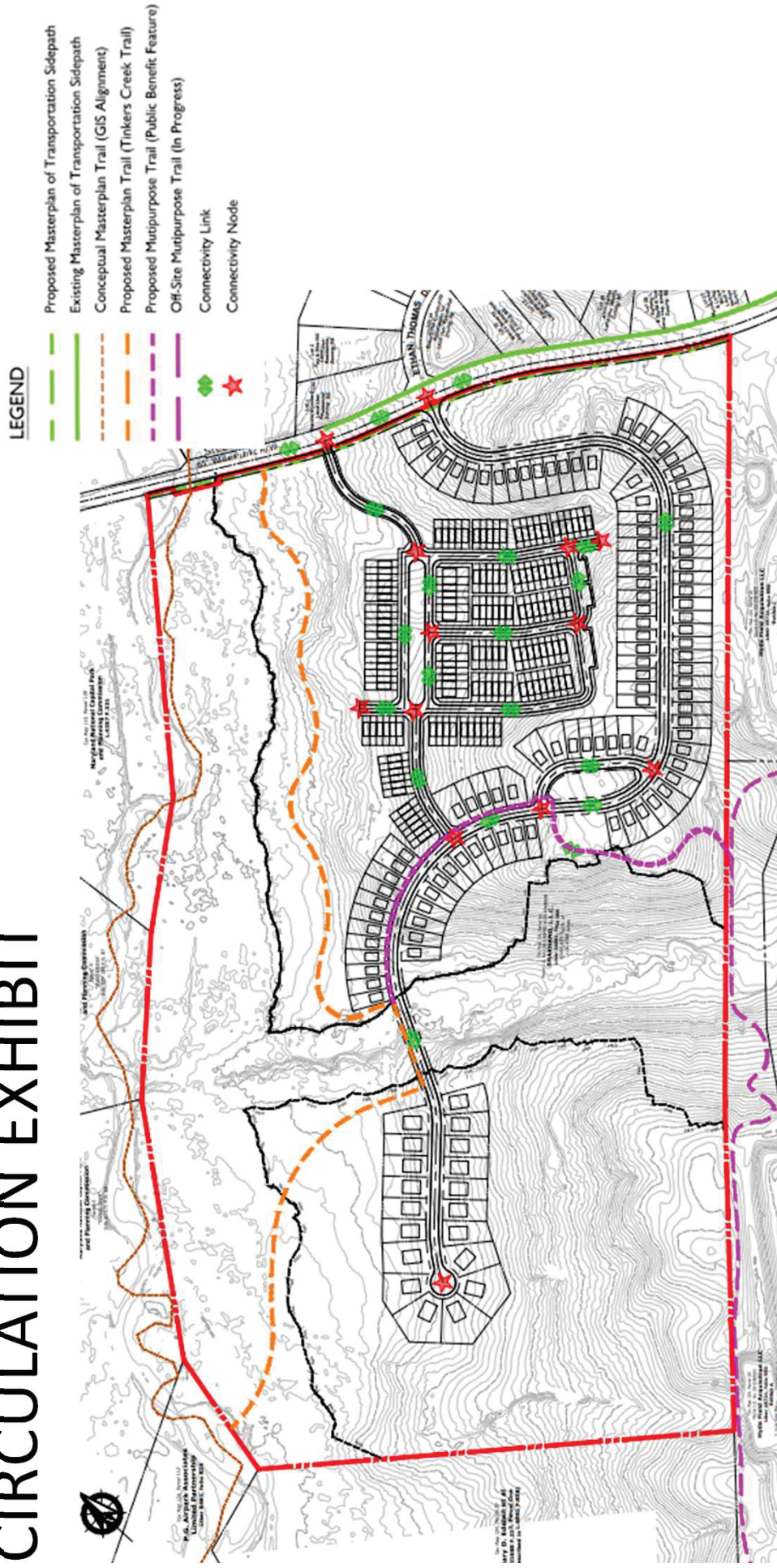


# PHASING EXHIBIT





--- Phase Boundary

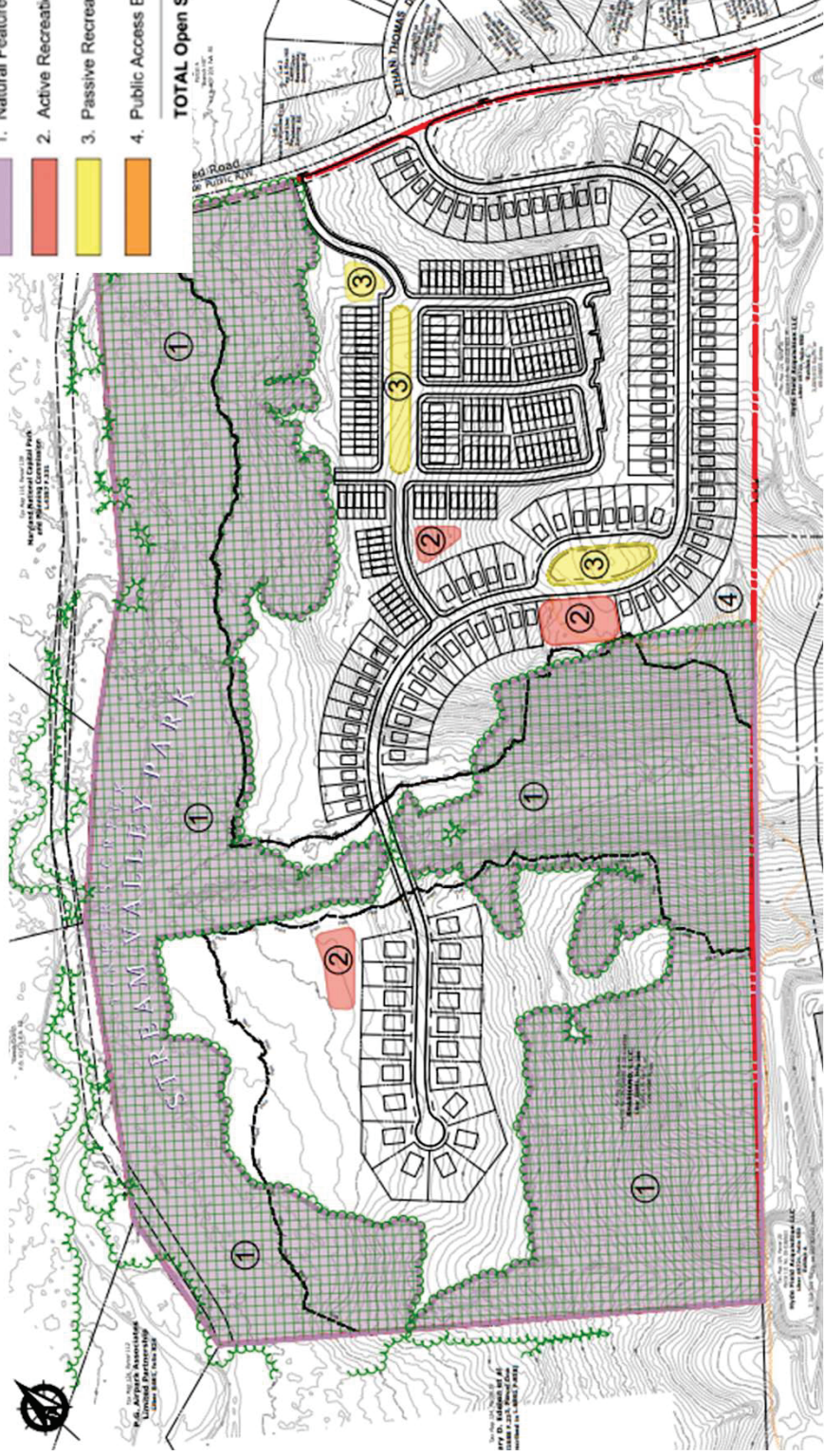


# CIRCULATION EXHIBIT

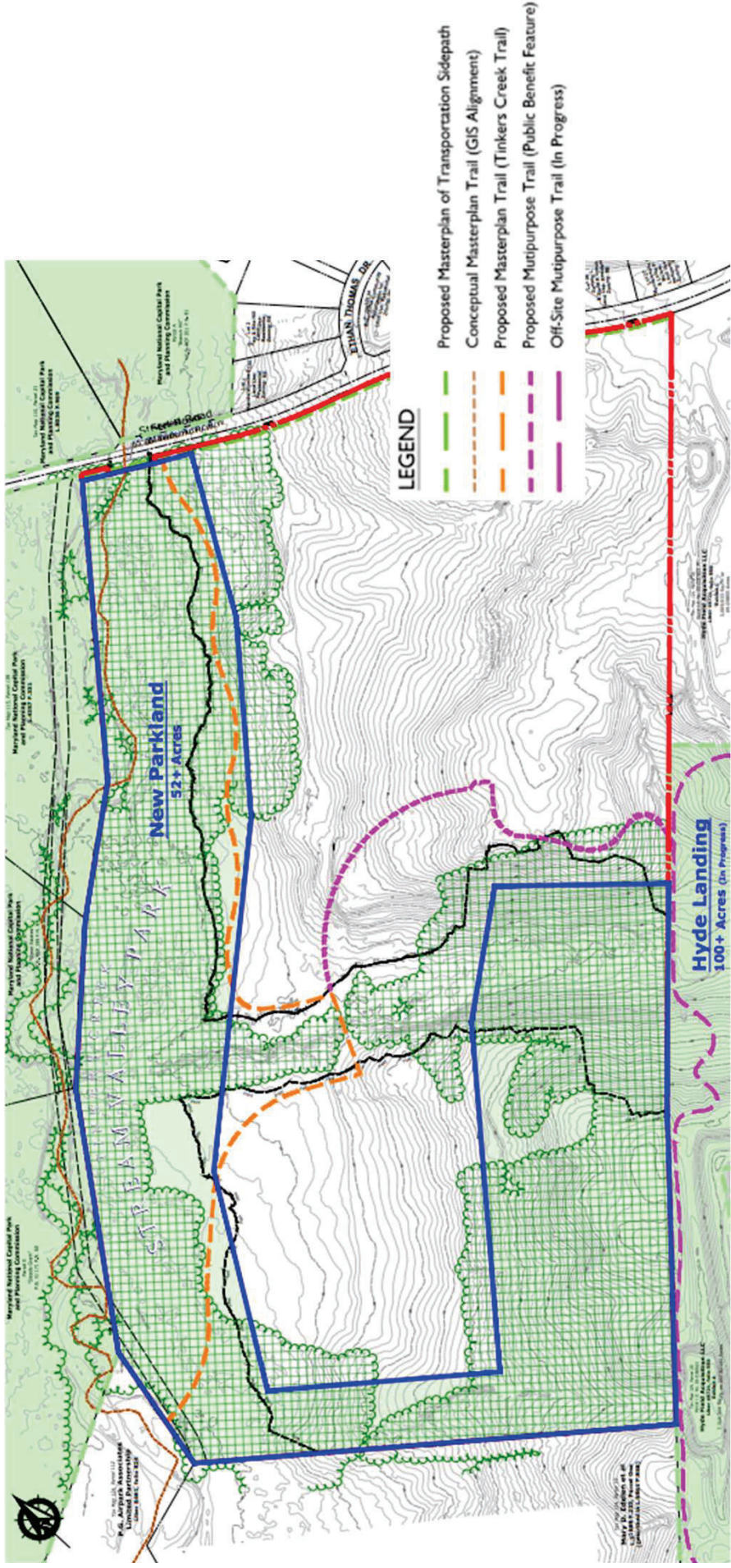


# OPEN SPACE SET-ASIDE EXHIBIT

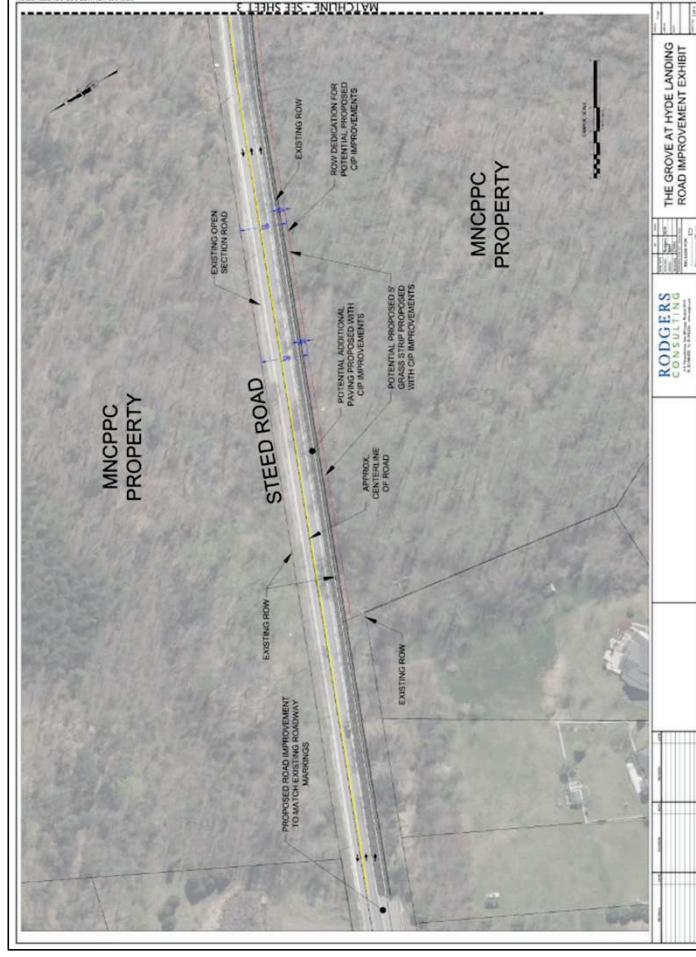
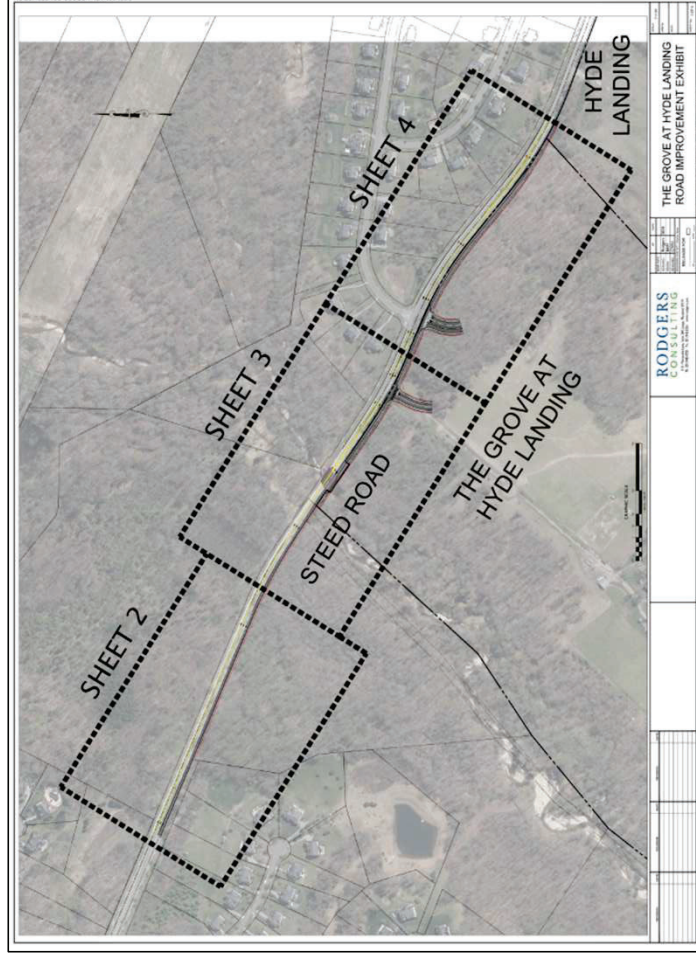
	1. Natural Features	58.34 Ac	(2,541,416 SF)
	2. Active Recreation Areas	1.12 Ac	(48,831 SF)
	3. Passive Recreation Areas	1.23 Ac	(53,926 SF)
	4. Public Access Easements (Trails)	0.19 Ac	(8,300 SF)
<b>TOTAL Open Space Set-Aside</b>		<b>60.88 Ac</b>	<b>(2,652,473 SF)</b>



# CONCEPTUAL PARK CONVEYANCE AREAS EXHIBIT



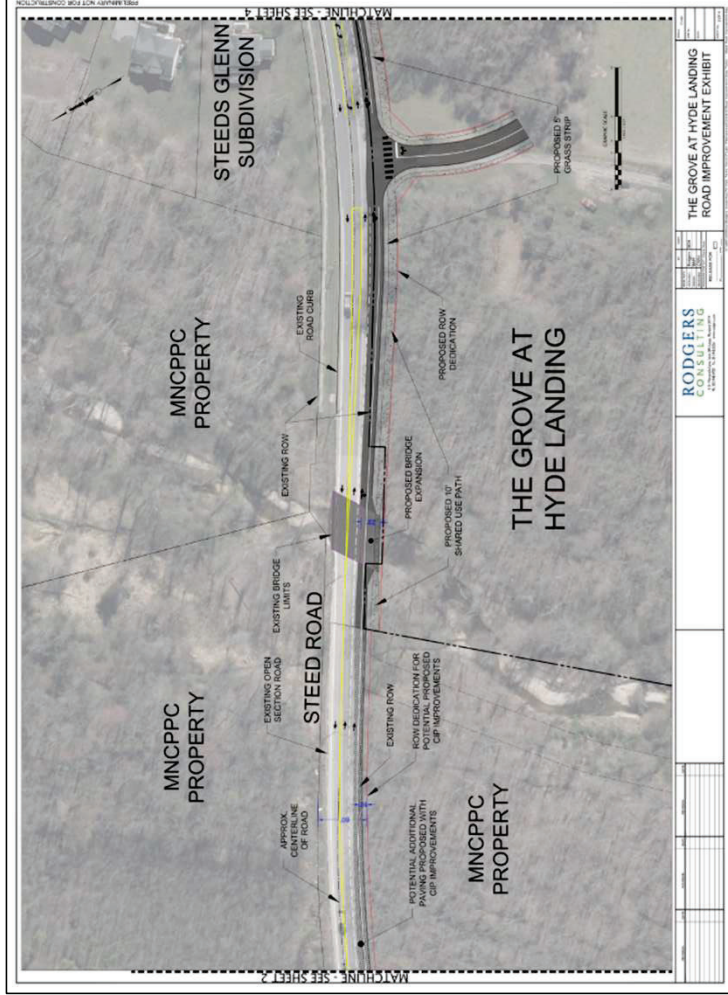
# PROPOSED ROAD IMPROVEMENT EXHIBIT



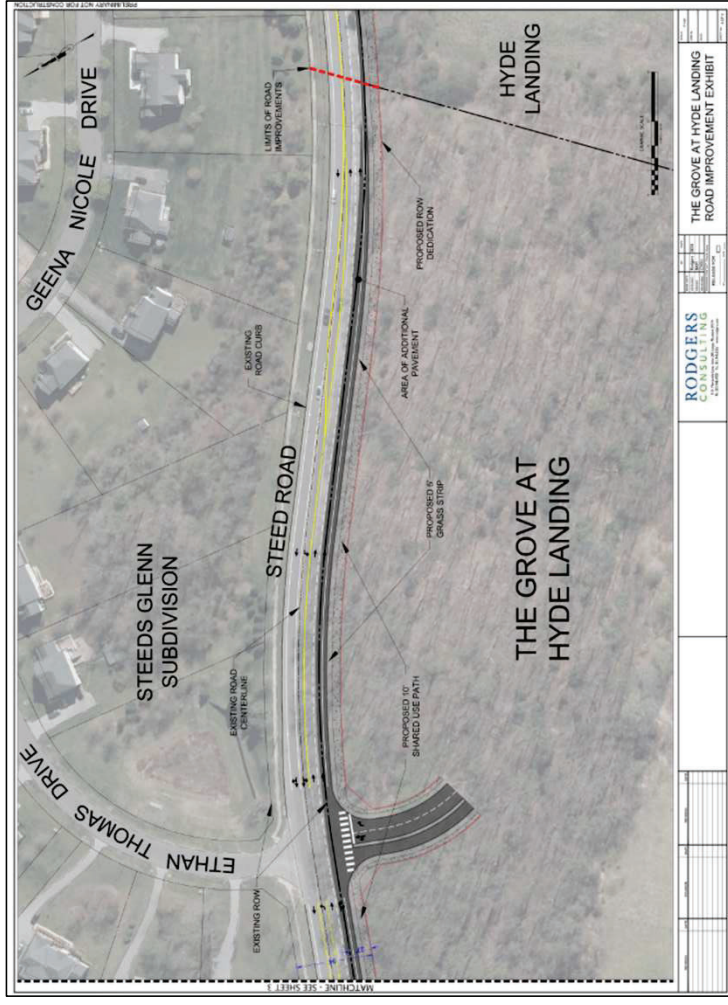
Sheet 2

# PROPOSED ROAD IMPROVEMENT EXHIBIT

Sheet 3



Sheet 4



## STAFF RECOMMENDATION

### APPROVAL with conditions

- Zoning Map Amendment ZMA-2024-004

### Major Issues

- None

### Applicant Required Mailings:

- Information Mailing 11/13/2024
- Acceptance Mailing: 04/10/2025

## STATEMENT OF JUSTIFICATION

### **THE GROVE AT HYDE LANDING ZMA-2024-004**

*February 17, 2025*

*June 4, 2025*

*August 11, 2025*

Revised August 29, 2025

#### **I. INTRODUCTION**

The Grove at Hyde Landing is located at 3801 Steed Road, approximately 3,330 feet northwest of the intersection of MD Route 223 Piscataway Road and Steed Road in the Clinton area (the “Property”). The current tracts included in the Subject Property is a single parcel, Parcel 53, for a total of approximately 126.16 gross acres of land. The entirety of the Subject Property is located within Water and Sewer Categories W-4 and S-4, and Tax Grid 115-C4.

On April 1, 2022, the new Countywide Sectional Zoning Map Amendment (“CMA”) became effective, along with the new Zoning Ordinance. The 2022 CMA placed the Property in the RE Zone, which would allow development to proceed within the same intensity and dimensional standards as under the zoning regulations of the prior Zoning Ordinance.

In order to further the goals and objectives specified in the General Plan, the Subregion 5 Master Plan, and numerous other beneficial County policies, NVR, Inc. (the “Applicant”) requests approval of a zoning map amendment to the R-PD (Residential Planned Development) Zone to make viable and implement the Master Plan vision in a way that positively contributes to the physical character, economic viability, and environmental success for this property and the surrounding Clinton area. The R-PD Zone will allow proportional density, net lot area, and dimensional standards to be established with a Planned Development Basic Plan, which will result in a development that meets the purposes of the R-PD Zone. Moreover, the R-PD Zone for this Property will allow for a more efficient use of land and higher-quality development while respecting existing environmental habitats and surrounding neighborhood character.

The Property is within the *2013 Approved Subregion 5 Master Plan* (“Master Plan”) in the Clinton/Tippett Community, the most populous community in the subregion. Cypress Gardens, Branch Hill, Rose Valley Estates, Woodburn Estates, and Steed Estates are in the area, along with the Piscataway Riding Stables and Horse Farm, the Potomac Airfield, and the Mount Ennon Baptist Church. Notably, the Louise F. Cosca Regional Park is nearby to the southeast. Bevard North, a platted but undeveloped subdivision, is farther to the west. To the northwest, Tinker’s Creek runs northeast-southwest, and the entire northern portion of the Property lies within the existing stream valley. Significantly, this large northern portion of the Property is to remain preserved to the greatest extent possible for the benefit of the new residents, the existing community, and to maintain the local ecosystem.

Into this environment, the Applicant proposes an innovative development of approximately 300 residential dwellings, including single-family attached and single-family detached units, along with attendant onsite active and passive recreational areas, paths, and bikeways. The residential uses will be concentrated to the greatest extent possible within the central existing non-forested portion of the Property, with extensive areas of environmentally sensitive zones reserved for preservation open space.

With this Statement of Justification, the Applicant provides the following initial embodiment of responsible land use and design principles to begin to be responsive to the purposes of the Residential Planned Development (R-PD) Zone.

**1. Establish a Purpose, Identity and Viable Land Use Mixture:**

Guided by certain Climate Action Plan strategies and utilizing context sensitive compact development in support of County policy goals, The Grove at Hyde Landing will be transformed into a residential community (including a mix of residential use types) with complementary recreational facilities that serve the needs of the residents of the development and surrounding communities. The property's identity will be furthered through consideration of adjacent land uses and compatibility strategies.

**2. Locate Uses in Optimal Locations:**

Former grazing pastures, the Tinkers Creek Stream Valley, and environ offer the greatest desirable character for residential use, enjoyment and enhanced environmental performance. Compact development strategies will be appropriate in this context.

**3. Create a Unified and Thematic Neighborhood Form to Optimize Placemaking and Compatibility:**

Provide numerous interior consolidated open spaces to create permeability and accessibility to promote active healthy lifestyles. Introduce diverse housing types to promote greater housing accessibility.

**4. Enhance Pedestrian Mobility:**

Implement the Master Plan trail, sidepaths, and the critical intermediate trail links in a way that completes a broader network through the neighborhood, the consolidated interior open spaces, and the united Tinkers Creek Stream Valley Park.

**5. Promote Environmental Sustainability Practices Throughout the Neighborhood:**

Enhance and protect onsite living infrastructure for the Tinkers Creek watershed. Construct, and independently verify, all homes to include installation of smart home thermostats, Energy Star appliances, and increased insulation throughout the envelope of each house in addition to environmental site design techniques.

## **II. GENERAL PROVISIONS FOR ALL PLANNED DEVELOPMENT ZONES**

Section 27-4301(a) sets the General Purposes of all Planned Development Zones:

### **(a) General Purposes of Planned Development Zones**

**The Planned Development (PD) zones are established and intended to encourage innovative land planning and site design concepts that support a high quality of life and achieve a high quality of development, environmental sensitivity, energy efficiency, and other County goals and objectives by:**

- (1) Reducing the inflexibility of zone standards that sometimes results from strict application of the zone development, form, and design standards established in this Ordinance;**
- (2) Allowing greater freedom and flexibility in selecting:**
  - (A) The form and design of development;**
  - (B) The ways by which pedestrians, bicyclists, transit users, and motorists circulate;**
  - (C) The location and design of the development respective and protective of the natural features of the land and the environment;**
  - (D) The location and integration of open space and civic space into the development; and**
  - (E) Design amenities.**
- (3) Where appropriate, allowing greater freedom in providing a well-integrated mix of uses in the same development, including a mix of nonresidential development, housing types, lot sizes, and densities/intensities;**
- (4) Allowing more efficient use of land, with coordinated and right-sized networks of streets and utilities;**
- (5) Promoting development forms and patterns that respect the character of established surrounding neighborhoods and other types of land uses;**
- (6) Improving community services and facilities and enhancing functionality of vehicular access and circulation;**
- (7) Promoting development forms that respect and take advantage of a site's natural, scenic, and man-made features, such as rivers, lakes, wetlands, floodplains, trees, historic features, and cultural and archeological resources; and**

**(8) Providing public benefits to further protect and advance the public health, safety, welfare, and convenience.**

COMMENT: The R-PD Zone establishes a forward-thinking framework, placing form and design at the forefront. These purposes allow an applicant for development to be more creative when examining compatibility, pedestrian and bicycle movement, protection of the natural environment, open space, and design issues.

The Applicant contends that this application meets the purposes of the R-PD Zone. The mix of residential use types will provide a wide range of options for future residents of the development, satisfying this section of the Zoning Ordinance. In addition, providing supporting recreational opportunities in close proximity to these dwellings, connected by streets, walkways, trails, and bikeways, creates a local sense of place that serves as a compact environmentally friendly living setting.

The flexibility provided by the R-PD Zone allows the Applicant to be innovative with variety of dwelling types to achieve a higher quality of development. The typical “cookie cutter” housing effect is therefore avoided, and high-quality architecture will be introduced at the appropriate development stage. This new community will feature a mix of housing sizes and types with homeownership available at a wide price range accessible to first time homeowners, those seeking to purchase their “golden years” home to age in place, and everything in between.

Approximately 38 acres of open space are set aside in accordance with Part 27-6 of the new Zoning Ordinance. Much of this area is preserved untouched and the rest is proposed for active and passive recreation. Substantial amenity areas and public trails are provided for active recreation; passive recreative opportunities are available throughout and in the amenity areas as well. With all of these features, both preserved and added, the development proposes the creation of a community that not only avoids impacting the surrounding community in an adverse way but actively provides public benefits in a wide range of methods.

The R-PD Zone also allows for more efficient use of land, while keeping in mind the community’s vehicular circulation patterns and access, and the impact on the environment. Two access points from Steed Road allow easy movement through the community in a hierarchy of streets that will include bikeways and walkways where appropriate. Development is concentrated on a relatively small portion of the Property; this compact design allows greater attention to environmental protections. Technical aspects of environmental issues are more fully addressed in Section III below, but the conceptual design captures the Applicant’s focus on preserving, to the fullest extent practical, the existing environmental features. The primary recreational amenity area will be centrally accessible to all residents and will connect via trail network into and through the Tinkers Creek Stream Valley Park, bringing the larger park system right to the residents. In fact, the community has been planned not only with the environment in mind, but with it at the forefront of design framework.

### III. ENVIRONMENTAL CONSIDERATIONS

The property is comprised of varying environments that include grazing fields, a large floodplain, and upland forest that surrounds the single stream valley. The topography varies across the property from the flat fields to the steep stream valley that runs through the middle of the site.

The forest observed on site accounts for 77.44+/- acres of the total site's 126.16 acres. The successive stages of the forest vary with exposure to moisture and sunlight. Thirty-seven (37) specimen trees were identified on-site, ranging from tulip poplars and northern red oaks to white oaks. Five forest stands were identified during the Natural Resource Inventory process. These stands range from early to mid-successional hardwood forest to early to mid-successional oak-hickory forest. Dominant species found in the upland areas of the forest stands consist of red maple (*Acer rubrum*), white oak (*Quercus alba*), tulip poplar (*Liriodendron tulipifera*), white oak (*Quercus alba*), and northern red oak (*Quercus rubra*). Within the lowland forest areas, the tree canopy was dominated by American sycamore (*Platanus occidentalis*), sweetgum (*Liquidambar styraciflua*), and red maple.

The site contains one (1) perennial stream that is identified as Tinkers Creek. It also contains five (5) intermittent and two (2) ephemeral channels that all mostly drain to the northwest into Tinkers Creek, which is a part of the overall Piscataway Creek Tier II watershed. The dominant tree size class and understory species increased around these channels and floodplain flats creating diverse habitats for the site's ecosystems. The single wetland identified on site is PFO (palustrine forested) and is found within the floodplain of Tinkers Creek. The wetland is fed both from upland runoff and overflow from Tinkers Creek, acting as a water quality filter for the stream through floodwater retention and infiltration.

The environmental resources located on-site that contain the highest ecological value are located within the existing stream valley associated with intermittent channels, and the large floodplain associated with Tinkers Creek. Of all forest located on the site (77+/- acres), 31 acres are of high to medium priority retention forest and twenty (20) of the thirty-seven (37) specimen trees are located within the stream valleys.

The goals associated with this Basic Plan are to not only preserve the high priority forest areas, but to also assess opportunities for forest enhancement with the utilization of afforestation within the floodplain of Tinkers Creek and bolstering the vegetative buffer around the single stream valley found in the middle of the site. By planting new forest areas, it will ensure there is a large vegetative buffer that will act as habitat for wildlife, a filter for runoff, and stabilization for the streams and surrounding slopes.

The *2013 Approved Subregion 5 Master Plan* outlines several environmental policies within Subregion 5. The first policy is to "Implement the master plan's desired development pattern while protecting sensitive environmental features and meeting the full intent of environmental policies and regulations". The Applicant has put forth an innovative land plan that designs the residential pods around the two stream valleys to minimize the clearing of high priority

## THE GROVE AT HYDE LANDING

ZMA-2024-004

### Statement of Justification

forest and also fulfills the recommendations of Plan 2035 and the Master Plan, which both recommend residential development of up to 3.5 dwellings per acre (Residential-Low). The basic plan proposes a conceptual density of 2.97 dwelling units per acre. This project also dedicates the preservation of existing forest and specimen trees located on site, while meeting the density envisioned in the master plan. The preservation of the stream valleys, currently not protected, will continue to act as a habitat corridor that will allow wildlife to pass freely throughout the site and travel to different habitats beyond the limits of this property.

The second policy is to “Ensure that new development incorporates open space, environmentally sensitive design, and mitigation activities”. This policy will be fulfilled through the intentional allocation of thoughtfully designed open spaces across the development, while also safeguarding the natural open spaces within the stream valleys and surrounding forests, ensuring a balance between development and environmental preservation, as envisioned in the Master Plan and Green Infrastructure Plan. The proposed project orients the layout around the stream valleys present on-site, with the only impacts to these areas proposed for water-sewer, a road crossing, and a proposed trail. The development will also be providing planting on-site for every acre necessary to clear for the road, sewer line, and trail, ensuring there is no net loss of forest on-site.

The third policy is to “Protect, preserve, and enhance the identified green infrastructure network”. This policy is proposed to be met through the preservation of the identified green infrastructure network associated with Tinkers Creek and the tributaries found on this site. This project not only safeguards the existing stream buffers but also commits to expanding and strengthening the existing vegetative zones around the streams, extending well beyond the current 100-foot boundary to ensure greater environmental preservation. The forest identified within the green infrastructure network protects the integrity of the on-site streams and the overall watershed from excessive deposits of sediment and nutrients by stabilizing stream banks and contributing to nutrient uptake through their root systems. By preserving these forest areas that are within the green infrastructure network and strategically planting new trees along the edges, this project ensures not only the protection, but the enrichment of the network.

On June 1, 2005 Prince George’s County adopted the Countywide Green Infrastructure Plan, which lays out several policies for projects to adhere to. The first policy is to “Preserve, protect, enhance or restore the green infrastructure network and its ecological functions while supporting the desired development pattern of the 2002 General Plan”. The Grove at Hyde Landing preserves the forest around Tinkers Creek and its on-site tributary. In addition, the project plants new forest within the floodplain and stream buffer, strengthening the vegetative buffers around these waterways. This is consistent with the General Plan’s goal for the Developing Tier to preserve and enhance environmentally sensitive areas. The second policy is to “Preserve, protect, and enhance surface and ground water features and restore lost ecological functions”. The project preserves existing surface waters and enhances them by planting additional forest cover. Areas of land that have been in agricultural use for more than 100 years are being restored to forested conditions, thereby re-establishing lost ecological functions and improving watershed health.

## THE GROVE AT HYDE LANDING

ZMA-2024-004

### Statement of Justification

The third policy aims to “Preserve existing woodland resources and replant woodland, where possible, while implementing the desired development pattern of the 2002 General Plan”. The project protects forest around both streams, extending preservation beyond the required 100-foot stream buffers wherever possible. Agricultural areas adjacent to these buffers will be replanted with trees, expanding the woodland resources. These efforts contribute to carbon sequestration and enhance vegetative stream buffers, again fulfilling the General Plan’s goal for the Developing Tier. The fourth policy in the Green Infrastructure Plan is to “Promote environmental stewardship as an important element to the overall success of the Green Infrastructure Plan”. This project promotes environmental stewardship by protecting and expanding the vegetative buffers around Tinkers Creek and its on-site tributary. It provides a unique opportunity to permanently safeguard and extend these buffers well beyond the minimum requirements of the stream buffer and Primary Management Area (PMA).

The fifth policy is to “Recognize the green infrastructure network as a valuable component of the county’s Livable Communities Initiative”. A focal point for this policy is to have projects incorporate the green infrastructure as an amenity to the future residents. This project fully complies as a proposed trail network will run through the stream valley and will connect to the Hyde Landing project to the South, creating an interconnected stream valley park.

On July 12, 2022, the County Council of Prince George’s County adopted CR-032-2022 to formally adopt the draft *Climate Action Plan* and to direct that the Department of Environment lead the County’s efforts to implement twenty-six priority recommendations for inclusion in the final *Climate Action Implementation Plan*. Although the recommendations of the plan have not been codified, the Applicant is compelled to address a few items in this application in an effort to preemptively show how The Grove at Hyde Landing proposed development aligns with the purposes and goals of this substantial regulatory effort.

The first category of recommendations, *Operational Actions To Bring About Transformational Change*, is mainly focused on County-level administrative actions and functions to promote the overall goals of the Climate Action Plan. Recommendation CO-5 “Strengthen land use regulations to better align individual land use decisions with State and County policies related to smart growth, natural resource conservation, and green infrastructure” speaks to the site design-based goals of Plan 2035 which we will be implementing with The Grove at Hyde Landing development. The preservation of natural assets such as tree canopy, riparian buffers, and adjacent wetlands are all critical site design features associated with our approach to the conceptual layout of the subject property. The site today sits as a mix of existing grazing fields as well as forest, floodplain, and a substantial stream valley. Protecting the existing environmental features on the site to the greatest extent possible, and creating opportunities to visually integrate them into residential spaces, will create a site that aligns with land redevelopment goals and will benefit the surrounding community.

The second category of recommendations, *Mitigating the Cause of Climate Change By Reducing Greenhouse Gas Emissions*, includes recommendations related to power sourcing, power consumption, and related topics. Recommendation M-11, “Enact and enforce ‘no net loss’ tree conservation regulation and policy to maintain and expand street tree canopy and forest as a

land cover”, addresses the goal of preserving existing woodlands and expanding the urban tree canopy. The conceptual site plan for The Grove at Hyde Landing, which will be further refined in future development applications, is specifically designed to limit impact to the existing woodlands on the site by concentrating the residential density within the footprint of the existing grazing fields to minimize forest clearing. The site will also propose replanting on-site any acreage of forest cleared, specifically focusing on the Tinkers Creek floodplain and stream valley.

The third category of recommendations, *Adapting To Coming Climate Impacts*, has the largest number of recommendations related to site design and development practices. Recommendation A-1, “Integrate climate resilience criteria into long-range County plans, policies, and CIP programs by 2026”, suggests a prohibition on development within floodplains. The subject property has a large area of floodplain associated with Tinkers Creek, and a small area of floodplain within the stream valley on site. Other than a crossing of the stream valley, no development is proposed within or directly adjacent to the floodplain. Recommendation A-3, “Prioritize preserving and restoring natural resource areas and agricultural open space to reduce flood risk”, speaks to the topics reviewed previously in a slightly different manner. The proposed development at The Grove at Hyde Landing prioritizes the preservation of the existing natural features on the property and their role in a much wider, interconnected ecosystem. The property has been utilized as grazing for animals and continues to be used in this manner. Development of the property would provide an opportunity to place forest in a currently unforested floodplain area of Tinkers Creek, while also capture and treat stormwater that currently runs through the grazing fields directly into Tinkers Creek and other tributaries found on-site.

As the recommendations found within the *Climate Action Plan* become implemented into standard regulations and policies, we are confident that the proposed development at The Grove at Hyde Landing, at each future application stage, will be in conformance and support the goals and purposes of this substantial climate change mitigation effort.

#### **IV. REQUIRED FINDINGS**

##### **Sec. 27-3602. Planned Development (PD) Map Amendment.**

##### **(c) Planned Development (PD) Decision Standards.**

**Prior to the approval of the PD zone, the applicant shall demonstrate to the satisfaction of the District Council that the entire development:**

- (1) Is in conformance with the General Plan, the applicable Area Master Plan or Sector Plan, or any applicable functional master plan;**
- (2) Meets the purposes of the proposed PD zone;**
- (3) Satisfies all applicable standards of the proposed PD zone; and**

**(4) Will not adversely impact the surrounding properties.**

COMMENT: As noted previously, the Property is located in the *2013 Adopted and Approved Subregion 5 Master Plan and Sectional Map Amendment*. It is within the Clinton/Tippett Community, an area which the Master Plan envisions as

a thriving, established community, is the most populated area in Subregion 5. New development increases opportunities for employment, shopping, and recreation. New development uses environmentally sensitive design techniques to minimize environmental impacts. Joint Base Andrews stimulates economic development within the community and promotes the establishment of new businesses and services. Commercial shopping centers located at key interchanges along the MD 5 (Branch Avenue) corridor are redeveloped into vital mixed-use areas served by transit. Within Clinton/Tippett, residents and business owners have a variety of choices when it comes to transportation: they can drive, walk, bike, ride transit, or fly from a general aviation airport. Transportation facilities are built to meet the needs of Clinton/Tippett residents. Shuttle buses circulate throughout the area and augment the rapid bus transit or light rail services along MD 5 that link to the Branch Avenue Metro Station. Pedestrian sidewalks and bike paths connect the residential neighborhoods to commercial and recreational areas.

(Master Plan at p. 28).

At a macro level, the Master Plan placed the Property in the Residential-Low Land Use category. Residential Low categories are recommended for residential development of up to 3.5 dwellings per acre. (Master Plan at p. 33).

On November 29, 2021, the Prince George's County Council, approved, as an act of the District Council, the CMA in the form of CR-136-2021. The approval of the CMA was necessary in order to implement the new Zoning Ordinance, being Chapter 27, 2018 Laws of Prince George's County, adopted as CB-13-2018 Attachment A on October 23, 2018. In other words, the new Zoning Ordinance provides for new zoning classifications throughout the County, so the CMA effectively rezoned the entire County. The new zoning classification and new Zoning Ordinance took effect on April 1, 2022, pursuant to CR-136-2021. As a result, the Property was rezoned from the R-E (Residential-Estate) Zone to the RE (Residential Estate) Zone, a change fundamentally in identification formatting only.

Planned Development Zones, just as the prior individual comprehensive design zones (e.g., R-S and L-A-C, now LCD), are intended to be project-specific zoning regulations that encourage innovative land planning and site design concepts that support a high quality of life and achieve a high quality of development, environmental sensitivity, energy efficiency, and other County goals

## THE GROVE AT HYDE LANDING

ZMA-2024-004

### Statement of Justification

and objectives. Like comprehensive design zones before them, Planned Developments allow for a more flexible and innovative alternative to strict application of the requirements of the current zone. Specifically, the purposes of the R-PD Zone are generally aimed at ensuring that proposed developments use flexibility in design for innovative, high-quality communities complete with onsite complementary nonresidential uses, including recreation facilities, bike and pedestrian networks, and open space, while respecting the environmental features of the property. Moreover, these zones seek to accommodate permissible residential density and development that provides public benefit features that are consistent with the policies and goals of the Master Plan. These zones equally assure compatibility of proposed land uses and proposed surrounding land uses and provide flexibility for the design of innovative, high quality, planned residential communities that include a mix of residential use types along with a range of complementary and mutually supporting nonresidential land uses that serve the needs of the residents of the development.

The proposed development, with a density around 2.97 dwellings per net lot area, meets the intent of the Master Plan and Plan 2035 recommendations. It presents a community that will provide a mix of residential use types along with a range of complementary recreational facilities that serve the needs of the residents of the development, which will also serve the greater community. Single-family detached dwelling units are particularly featured with this application, an aspect which is strongly recommended by the Master Plan and is greatly desired by the existing community.

The purposes of the R-PD Zone are found in Section 27-4302(a)(1) of the Prince George's County Zoning Ordinance and are generally aimed at providing flexibility for the design of innovative, high-quality, planned residential communities that include a mix of residential use types along with open space and recreational facilities support the needs of the residents of the development as well as the broader environmental network. A discussion of these purposes is found in the Conclusion Section *infra*.

The Property is highly appropriate for development in the R-PD Zone given its history, prior zoning, current conditions, Master Plan recommendations, and regional goals. The flexibility provided by the R-PD Zone, and its high standards, enables the type of development desired in the County and envisioned in various planning documents (including Plan 2035 and the Master Plan). It is a development of multiple housing types, interconnected with bikeways and walkways, augmented by a high-quality recreational areas for both active and passive pursuits. The mix of housing is precisely the internal mix recommended by the 2019 *Comprehensive Housing Strategy*, and the compact land design allows for the preservation of substantial sections of environmentally sensitive areas.

Finally, the proposed development will not adversely impact the surrounding communities; it fits easily into the larger community, an area which is developing apace. Its density is within the recommended range and comparable to that allowed in the surrounding area, and development of the Property will result in additional public benefits that will include among other things improvements to infrastructure, as proposed by the applicant via pro-rata contributions into both the South County Roadway CIP and the Brandywine Road & MD 223 CIP. Note that a formal Traffic Impact Study will be conducted as part of the Preliminary Plan submittal and as part of this

study, pro-rata contributions will be quantified. It is anticipated that physical roadway improvements will be constructed in lieu of making a pro-rata contribution into the South County CIP which will provide improvements in traffic flow on the surrounding road network.

## V. PLANNING AND DEVELOPMENT

### Sec. 27-4301(d) General Standards for All Planned Development Zones.

This Section provides the General Standards for all Planned Development Zones, to include the R-PD Zone, the first of which is the formation of planning and development goals. Where appropriate, requirements are grouped together for discussion.

**Before approving a PD zone classification, the District Council shall find that the application for the PD zone classification, as well as the PD Basic Plan and Conditions of Approval, comply with the following standards:**

#### **(1) PD Basic Plan**

**The PD Basic Plan shall:**

**(A) Establish a statement of planning and development goals for the zone that is consistent with the General Plan and the applicable Area Master Plan or Sector Plan and purposes of the PD Zone;**

COMMENT: The planning and development goal for the proposed development is to create an innovative residential community, with a mix of residential use types with a range of recreational facilities and trail networks complementing and serving the needs of the residents of the development, which is consistent with Plan 2035 and the Subregion 5 Master Plan. Bike ways, trails, and pedestrian paths will connect the residents with nonmotorized access to internal recreation areas and other facilities and opportunities in the surrounding area. As demonstrated on the Circulation Exhibit associated with this application, a variety of non-vehicular routes are proposed for the new residents and the existing community. A sidepath is proposed along the south side of Steed Road in conformance with the Masterplan of Transportation, augmenting the network of multi-use connectivity in the immediate vicinity. The proposed multipurpose trail, shown entirely on-site in a parallel alignment to the conceptual Master Plan Tinkers Creek Trail, will provide residents access through the expanded Tinker's Creek Stream Valley Park. This nature-immersion trail will provide direct access to the valuable experience provided with visiting the high-quality environmental features in this community.

**(B) Establish the specific principal, accessory, and temporary uses permitted in the zone. They shall be consistent with the Principal Use Tables (and may only be selected from uses identified as Allowable in the desired PD zone) in Section 27-5101(e), Principal Use Table for Planned Development Zones, and the purposes of the particular type of PD zone, and be subject to applicable use-specific standards**

**identified in the PD Basic Plan, and any additional limitations or requirements applicable to the particular type of PD zone;**

COMMENT: Principal uses in the development will be single-family attached homes and single-family detached homes, including permissible accessory structures, such as sheds and detached garages. Trails, paths, open spaces, and recreation facilities are proposed as well. No temporary uses are proposed, except for onsite construction and sales offices. These uses are permitted in Section 27-5101(e).

**(C) Establish the general location of each development area in the zone, its acreage, types and mix of land uses, number of residential units (by use type), nonresidential floor area (by use type), residential density, and nonresidential intensity. The residential density and nonresidential intensity shall be consistent with the general purposes of the PD zone and the specific requirements of the individual PD zone;**

COMMENT: The Basic Plan map includes eleven areas designated for development. It includes the following Land Use Type and Quantities:

- 100-180 Single-Family Attached Dwellings
- 100-180 Single-Family Detached Dwellings
- Open Space
- Trails
- Homeowner & Publicly Accessible Recreation Facilities

\*Notwithstanding these potential unit ranges, the overall site density will not exceed the limit set by the Basic Plan: **300 du**

Residential dwellings are based on the following areas:

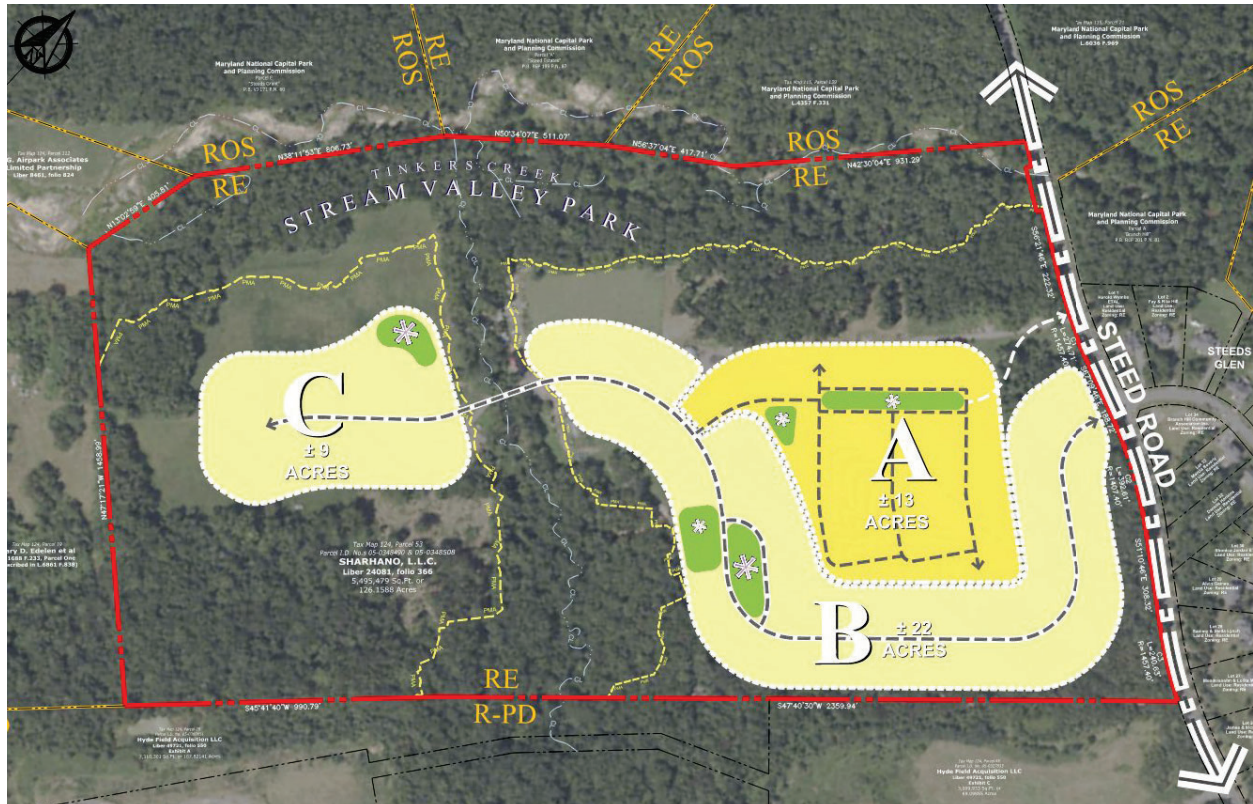
GROSS AREA:	126.16 acres
100 YR FLOODPLAIN (as defined in 27-2500):	25.22 acres
NET LOT AREA:	100.94 acres

# THE GROVE AT HYDE LANDING

ZMA-2024-004

## Statement of Justification

As represented in the following Basic Plan graphic, three development pods are proposed for the property, each compatible between the others and with surrounding uses. The proposed development pods have associated unit types and quantity ranges, each with interconnected site amenities for the future residents. The pods are depicted and further described as follows:



Pod B is shown as fronting Steed Road in the eastern section of the Property. This pod will be developed with single-family detached units. Pod A, which is located north of Pod B, will be developed with single-family attached (townhouse) units. Pod C, located in the southwest section of the Property, is anticipated to be developed with larger single-family detached lots than Pod B to provide a wider range of options for new residents. All proposed residential lots will be evaluated and delineated further in subsequent applications.

These residential development pods include many lots that will have terrific views into the environmental areas associated with the expanded Tinkers Creek Stream Valley Park, providing a unique opportunity for connecting the new community with the existing natural setting. All pods will include various open spaces and areas for potential passive and active recreation. A large area of open space, containing the stream tributaries, is outside of any development pod and will be preserved to the greatest extent possible and added to the Tinkers Creek Stream Valley Park.

Two points of vehicular ingress/egress are proposed for the residential development, both connecting to Steed Road. The main entrance, a public roadway, will occur at approximately the midpoint of the northeastern property line and coincides with the Steeds Glen entrance at Ethan Thomas Drive. A second access point, a private roadway, will connect further north on Steed Road to Pod A containing single-family attached dwelling units.

**(D) Establish the dimensional standards that apply in the PD zone. The dimensional standards shall be consistent with the requirements of the individual PD zone, and its purposes;**

**(E) Where relevant, establish the standards and requirements that ensure development on the perimeter of the PD zone is designed and located to be compatible with the character of adjacent existing or approved development. Determination of compatible character shall be based on densities/intensities, lot size and dimensions, building height, building mass and scale, form and design features, location and design of parking facilities, hours of operation, exterior lighting, siting of service areas, and any other standards deemed appropriate by the District Council;**

**(O) Establish the development standards that will be applied to development in accordance with Section 27-4301(d)(2), Development Standards, 27-4302(a)(3).**

COMMENT: Regarding Section 27-4300(d)(1)(D), (E), and (O), the following intensity and dimensional standards, compatible with surrounding uses, are required by Section 27-4302(a)(3).

In addition to encouraging integrated non-residential uses, the R-PD Zone is intended to create a reasonably compact, neither rural nor densely urban, residential environment. One (1.0) residential dwelling unit per net lot area is the minimum density established by the new Zoning Ordinance in order to achieve that goal within the R-PD Zone. The 2013 *Subregion 5 Master Plan*, in keeping with longstanding land use policy for this area, recommended the Property for Residential Low land use, with a maximum of 3.5 residential dwelling units per acre.

A substantial portion of the Property is not planned for residential development, but rather it is planned for environmental preservation. Pods A, B, and C are located to the greatest extent possible in the existing open spaces of the Property, concentrating the residential development density in the most central and accessible portion of the Property. These three pods total an approximate area of up to 44± acres within the total Property net lot area of 90.62 acres. With approximately 300 dwelling units, the proposed development will have a conceptual density of 2.97± dwellings per acre of net lot area for the entire Property, fulfilling the minimum density of 1.0 dwelling per acre of net lot area for the R-PD Zone without exceeding the land use recommendation of residential-low (or 3.5 dwelling units per gross acre, a limit of 441 dwelling units for this Property) established in the Subregion 5 Master Plan.

Project development standards are to be set at the time of Basic Plan. Modifications to the standards may be requested at the time of site plan. To that end, the following development standards, in alignment with Section 27-4302(a)(3), are proposed:

**PROPOSED RESIDENTIAL INTENSITY AND DIMENSIONAL STANDARDS**

<b>DEVELOPMENT STANDARDS*</b>	<b>Single Family Detached Dwellings</b>	<b>Single Family Attached Dwellings</b>
Minimum Density	1.0 dwelling unit / acre of net lot area	
Maximum Density	2.97 dwelling units / acre of net lot area	
Minimum Net Lot Area	3,500 sq ft	1,500 sq ft
Minimum Lot Width	40 ft	18 ft
Minimum Front Yard Setback Depth	5 ft	5 ft
Minimum Rear Yard Setback Depth	5 ft	5 ft
Minimum Side Yard Setback Depth	5 ft	0 ft
Maximum Lot Building Coverage	80%	95%
Minimum Distance Between Buildings	8 ft	8 ft
Maximum Principal Structure Height	45 ft	50 ft

Note: \*Modifications to the standards can be granted by Prince George’s County Planning Board and/or the District Council, on a case-by-case basis, with the approval of a DET.

**(F) Establish the general location, amount, and type (whether designated for active or passive recreation) of open space, consistent with the purposes of the individual PD zone;**

COMMENT: Open space is planned for active and passive recreation. A central primary amenity area is shown on the Basic Plan with smaller recreation areas spread throughout the community. The large center and northern portions of the Property will be preserved as a stream valley park, to be added to the adjacent Tinkers Creek Stream Valley Park directly adjacent. The location of these amenities affords all residents easy access to recreational opportunities.

**Conceptual/Potential Recreation Amenities**

Specifics of the active and passive recreation areas will be proposed and reviewed at the appropriate future development plan stage.

**Active Facilities**

Playground

Picnic and community gathering areas

Access to all active amenities at Hyde Landing (future combined HOA)

Community Center Facility

Sport Courts

Trail Network

Outdoor Fitness Stations

Community Gardens

Playgrounds

Trails (Master Plan trail and public benefit feature trail connection to Hyde Landing)

**Passive Facilities**

Seating areas with fire pits/bowls

Bosque garden with seating

Outdoor library with seating

Open lawn space for flexible gathering opportunities

**(G) Identify the general location of environmentally sensitive lands, resource lands, wildlife habitat, and waterway corridors, and ensure protection of these lands consistent with the purposes of the individual PD zone and the requirements of this Ordinance;**

**(H) Identify the general location of existing on-site and adjacent historic sites and districts and archeological and cultural resources;**

**(I) Identify the general on-site pedestrian circulation system, including any existing on-site and adjacent pedestrian circulation systems (pedestrian and bicycle pathways, and trails), and how it will connect to off-site pedestrian systems in ways that are consistent with the purposes of the individual PD zone, and the requirements of this Ordinance;**

**(J) Identify the general design and layout of the on-site transportation circulation system, including the general location of all public and private streets, existing or projected transit corridors, and how they interface with the pedestrian circulation system, and connect to existing and planned County and regional systems in a manner consistent with the purposes of the individual PD zone, and the requirements of this Ordinance;**

**(K) Identify the general location of on-site potable water and wastewater facilities, and how they will connect to existing and planned County and regional systems in a manner consistent with the purposes of the individual PD zone, and the requirements of this Ordinance;**

**(L) Identify the general location of on-site storm drainage facilities, and how they will connect to existing and planned County systems, in a manner consistent with the purposes of the individual PD zone, and the requirements of this Ordinance;**

COMMENT: Regarding Sections 27-4300(d)(1)(G) through (L), environmentally sensitive lands, pedestrian circulation, roads, water and sewer, stormwater management facilities are all depicted on the Basic Plan and associated exhibits. A Phase II study will be performed on the site to evaluate any historic resources identified, which will be addressed in subsequent applications. No impacts or conflicts are anticipated with the conceptual land plan. A more detailed discussion of these items is found in Section IV of this document.

**(M) Identify the general location and layout of all other on-site and off-site public facilities serving the development (including any municipal public facilities, when the subject property is located within a municipality), and how they are consistent with the purposes of the individual PD zone. The other on-site and off-site public facilities considered shall include—but not limited to—parks, schools, and facilities for fire protection, police protection, EMS, stormwater management, and solid waste management;**

**(N) Establish provisions addressing how transportation, potable water, wastewater, stormwater management, and other public facilities will be provided to accommodate the proposed development;**

COMMENT: Regarding Sections 27-4300(d)(1)(M) and (N), the subject property is not located within a municipality. A number of public facilities will serve the development. Louise F. Cosca F. Regional Park and Tinker's Creek Stream Valley Park are located in nearby. Clinton Fire Station 825 is located at the Piscataway Road/Brandywine Road intersection approximately two miles east of the Property, and the Clinton Police Station is located one block off of Brandywine Road, approximately four miles from the site by streets. The Property is designated Water and Sewer Category W-4 and S-4 and proposed lots are to be served by public water and sewer connections. A change to Categories W-3 and S-3 will be required prior to platting. The on-site vehicular and pedestrian circulation system will connect in two places to Steed Road, which is classified as a Master Plan Collector Road. School-age children of future residents will be served by the Clinton Grove Elementary School, Stephan Decatur Middle School, and Surrattsville High School.

## Sec. 27-4301(d)(2) Development Standards

This subsection sets forth the development standards for review at the time of Planned Development Basic Plan. While compliance with these standards will be fully detailed in future stages of the review process, we note here that no modifications, other than those provided herein and on the Basic Plan, are expected. While no modifications to the development standards are requested at this time, some selected standards from Table 27-4301(d)(2) are discussed herein.

### - General Site Layout (PART 24-4: Subdivision Standards)

#### Section 24-113:

**The purpose and intent of this Subtitle is to establish procedures and standards relating to the subdivision of land within Prince George's County for development purposes, as well as to establish standards for access, circulation, streets, and other infrastructure provided as part of subdivisions or other new development.**

COMMENT: The proposed conceptual layout was developed with the new Subdivision Regulations in mind.

### - Roadway Access, Mobility, and Circulation (Sec. 27-6200)

**The purpose of this Section is to ensure that developments are served by a coordinated multimodal transportation system that permits the safe and efficient movement of motor vehicles, emergency vehicles, transit, bicyclists, and pedestrians within the development and between the development and external transportation systems, neighboring development, and local destination points such as places of employment, schools, parks, and shopping areas.**

COMMENT: Residents will be connected to internal and external activities via a multimodal system of streets, bike lanes, and paths. The property abuts Steed Road (C-516), a collector roadway. Throughout the Property, bikeways and walkways will be proposed. Roads will be constructed to the applicable County standards to ensure safe and efficient movement through the Property and to the surrounding area. All residential units will be provided with vehicular access from public, private, or alley roadways, which may include dwelling units fronting on open space.

### - Vehicular Access and Circulation (Sec. 27-6206)

#### (b) Vehicular Accessway Classifications

##### (2) Alleys

**(A) Alleys make up a specialized classification of accessway that primarily functions to provide secondary vehicular access and/or service and delivery vehicle access between a street and the rear or sides of lots or buildings. Alleys may provide primary vehicular access for lots designed to have no driveway access from the fronting street, or access may be provided through a**

**combination of an alley and a driveway from a fronting street. *Alleys may not provide primary vehicular access for dwellings that do not have a fronting street.***

COMMENT: No alleys are anticipated at this time, but the Applicant reserves the right to propose alleys with subsequent applications. As determined from PGCPB Resolution 2024-009 from ZMA-2022-005, alleys may provide primary vehicular access for dwellings designed to front on an open space without a modification.

- **Off-Street Parking and Loading (including bicycle parking) (Sec. 27-6300)**

**The standards in this Section are intended to provide for adequate off-street parking and loading while supporting transit-oriented development and walkable areas in appropriate locations, and allowing the flexibility needed to accommodate alternative parking solutions**

COMMENT: The proposed development is single-family attached (townhouses) and single-family detached dwelling units. Parking will be provided in a combination of on-street and off-street to accommodate the residential dwellings and the recreation amenity areas. At the site plan stage, conformance with the standards of this section will be demonstrated.

- **Open Space Set-Asides (Sec. 27-6400)**

**Open space set-asides are intended for the use and enjoyment of a development's residents, employees, or users. Open space set-asides serve numerous purposes, including preserving natural, historical, and archeological resources, ensuring resident access to open areas and active recreation (incorporating land dedicated as parkland in accordance with Subtitle 24: Subdivision Regulations, Section 24-4600, Parklands and Recreation Facilities, as open space set-asides), reducing the heat island effect of developed areas, providing civic and meeting spaces, enhancing storm water management, and providing other public health benefits.**

COMMENT: Section 27-6403 provides the open space set aside for residential development in the R-PD Zone at twenty percent (20%) of the "development site area". The applicant proposes a number of open space types, including natural features conservation (woodland & stream), public trail dedication, passive recreation areas, and active recreation areas throughout the community. The Open Space Set-Aside Exhibit included with this application demonstrates the ability of the conceptual land plan to fulfill and exceed the 20% of development site area OSSA requirement. No modification is allowed or necessary.

- **Landscaping (Section 27-6500)**

**All development shall comply with the requirements of the Prince George's County Landscape Manual, which is incorporated herein by reference, and made a part of this Ordinance with the same force and effect as the regulations set forth herein.**

COMMENT: Section 27-6500 simply states that all development must comply with the Landscape Manual, and modifications are prohibited. The Applicant intends to comply with the Landscape Manual requirements.

- **Fences and Walls (Sec. 27-6601)**

**Unless exempted in accordance with Section 27-6601(b) below, the standards in this Section shall apply to all construction, reconstruction, or replacement of fences or walls.**

COMMENT: For residential development in an R-PD Zone, Section 27-6603 allows a 4-foot high fence in the front yard and 6-foot high fences in rear and side yards. Fences are not allowed within rights-of-way, public utility easements (unless approved), and may not be placed where they could cause traffic sight-line issues. Fences in the development, if approved, will be designed to delineate public and private spaces for residents and pedestrians and comply with all fence standards.

- **Exterior Lighting (Sec. 27-6700)**

**Section 27-6701 provides:**

**The purpose and intent of this Section is to regulate exterior lighting to:**

- (a) Ensure all exterior lighting is designed and installed to maintain adequate lighting levels on site;**
- (b) Assure that excessive light spillage and glare are not directed at adjacent lands, neighboring areas, and motorists;**
- (c) Curtail light pollution, reduce skyglow, and preserve the nighttime environment;**
- (d) Conserve energy and resources to the greatest extent possible; and**
- (e) Provide security for persons and land.**

COMMENT: Section 27-6706(c)(1) allows a maximum illumination of 0.5 foot candles at the property lines for single-family detached and 1.0 foot candles for townhouse and multifamily development. Section 27-6703 requires a light plan to be prepared and submitted at the time of site plan or building permit. The lighting plan will be presented at the appropriate time and will comply with the requirements of 27-6706(c)(1).

- **Environmental Protection and Noise Controls (Sec. 27-6800)**

**Section 27-6801 provides:**

**The purpose of this Section is to ensure that development complies with County environmental protection regulations referenced in Sections 27-6802 through 27-6809 and the noise control standards of Section 27-6810, Noise Control, below.**

COMMENT: The section requires a Natural Resources Inventory which has been included in this Basic Plan submission. Also required to be addressed are: Woodland Conservation, Floodplain Management, Erosion and Sediment Control, Stormwater Management, Regulated Environmental Features, and Noise Control.

Excessive noise is not expected to be generated by this residential development. Environmental features will be protected to the fullest extent possible. Other topics above will be complied with at the appropriate stage in the development review process.

- **Multifamily, Townhouse, and Three-Family Form and Design (Sec. 27-6900)**

**The purpose and intent of these multifamily, townhouse, and three-family form and design standards are to:**

- (a) Establish a minimum level of development quality for multifamily, townhouse, and three-family residential development;**
- (b) Promote greater compatibility between multifamily, townhouse, and three-family residential development and other allowable uses; and**
- (c) Provide landowners, developers, architects, builders, business owners, and others with a clear and equitable set of parameters for developing land.**

COMMENT: A greater level of detail regarding architecture and urban design will be submitted with the Detailed Site Plan. As design details progress, the standards within this section will be fully evaluated.

.These purposes are realized through a series of standards mostly related to design. While they are similar to standards found in Section 27-61200 (below), they are more specific to the building design and orientation, façade offsets, parking, and garages.

The standard established for access to townhouse developments is:

**At least one secondary point of vehicular access to or from the site to ensure emergency vehicle access, if feasible. [27-6903(a)(1)]**

COMMENT: Two points of access are proposed on the site - one public roadway connecting across from Steeds Glen and one private roadway connecting further north along Steed Road, as shown on the Basic Plan and Circulation Exhibit. The Applicant does not propose any modifications to any of these standards at this time and will present design specifics during the Detailed Site Plan stage.

- **Nonresidential and Mixed-Use Form and Design (Sec. 27-61000)**

**The purpose these nonresidential and mixed-use form and design standards are to ensure a minimum quality of form and design for commercial and mixed-use development that encourages the creation of a sense of place, pedestrian-friendly design, limits large “bulky” buildings, and improves the appearance of the County.**

COMMENT: This standard does not apply.

- **Industrial Form and Design (Sec. 27-61100)**

COMMENT: This standard does not apply.

- **Neighborhood Compatibility (Sec. 27-61200)**

**The purpose of these neighborhood compatibility standards is to provide a proper transition and ensure compatibility between single-family detached dwellings, two-family dwellings, townhouses, or vacant lands in the single-family residential zones, and other more intense forms of development.**

This section also aims to:

- (a) Provide effective transitions between single-family detached dwellings, two-family dwellings, townhouses, or vacant lands in the single-family residential zones, and more intense uses;**
- (b) Protect the character of existing neighborhoods consisting of primarily single-family detached dwellings, two-family dwellings, townhouses, or vacant lands in the single-family residential zones from potentially-adverse impacts resulting from more intense and incompatible adjacent forms of development;**
- (c) Limit the excessive consumption of available land through the utilization of large vegetated buffers in favor of development form and design treatments; and**
- (d) Establish and maintain vibrant pedestrian-oriented areas where differing uses can operate in close proximity to one another.**

COMMENT: To achieve these goals, the sections included standards for maximum building height; minimum setbacks; building orientation, design, fenestration and materials; loading and service areas, lighting; signs and open space.

As noted, the area is developed with single-family subdivisions and a few larger parcels. The proposal is a vibrant, pedestrian-oriented residential development with other compatible uses. The new community has been envisioned with a people-centered approach to the planning process, to

be most visibly identified in the thoughtful orientation of dwelling units, shared open spaces, environmental preservation and connection, and recreation amenities. No modifications to the Neighborhood Compatibility standards are anticipated, and the specifics of compliance with the myriad standards will be determined at the Detailed Site Plan stage.

- **Agricultural Compatibility (Sec. 27-61300)**
- **Urban Agriculture Compatibility (Sec. 27-61400)**

COMMENT: These two sections apply to properties that either are former farms or are adjacent to existing farms. Surrounding uses are open space (primarily environmental preservation) to the north (currently owned by M-NCPPC as the Tinkers Creek Stream Valley Park), west, and south (to be dedicated to M-NCCPC with near-future applications). The Property has been generally used for open pasture grazing. Development of the Property will have no detrimental impact on the County's agriculture or agricultural legacy and will in fact increase support for the existing agricultural elements in the larger surrounding area. Access to the substantial farm stand and grocery establishment approximately half a mile from the Property will be greatly beneficial to the new residents.

- **Signage (Sec. 27-61500)**

**The purpose of sign regulations is to enhance visual communication in a safe manner while minimizing adverse impacts and sign proliferation.**

COMMENT: Gateway signs and monumentation are envisioned at the entrance to the property and will be proposed in subsequent applications. Section 27-61506(b) sets the standards for residential gateway (monument) signs, including location, quantity, height, materials, lighting, landscaping, and maintenance. Section 27-61506(b)(3) lists the allowed maximum "area" at twelve (12) square feet but lacks a description of what that area includes or excludes. The prior Zoning Ordinance Section 27-624(a)(1) lists the maximum "lettering area" per sign as twelve (12) square feet. Any proposed gateway sign will comply with these standards and no modification to the standards is requested at this time or anticipated if the interpretation above is supported by Staff.

- **Green Building Standards (Sec. 27-61600)**

**The purpose of this Section is to ensure development in the County includes a minimum degree of green building features as a means of protecting and conserving resources, supporting a healthy lifestyle for citizens, reducing greenhouse gas emissions, and ensuring a high quality of life for County residents.**

COMMENT: Green building standards cover the gamut of development activities, from grading to construction. A green building point system is established in Section 27-61603. A minimum of 4 points is required for a residential development of more than 25 dwellings. Some green building options that will be considered for this development are listed below and will be reviewed at the time of detailed site plan.

*Energy Conservation*

- HERS index
- Water heater and Air conditioner with stated efficiency
- Energy Star central air conditioners
- Energy Star rated furnaces
- Energy star rated appliances
- Energy star rated light bulbs (LED)
- Energy star rated windows and doors
- Smart home thermostats
- Increased insulation throughout the envelope of the home

*Water Conservation and Water Quality*

- Use of environmental site design to meet SWM requirements of the County Code
- Showerhead, faucets, and toilets with low flow rates

*Vegetation*

- Proposed to retain approximately 80% or more of existing pre-development natural vegetation

*Universal Design*

- Universal design features for certain uses to be determined at the time of detailed site plan review depending on the applicability of future County regulations.

**Sec. 27-4302(a)(4) Other Standards**

This section of the Zoning Ordinance includes additional standards in the Residential Planned Development (R-PD) Zone. This application satisfies these standards as outlined herein.

---

<b>Minimum Area Threshold</b>	<b>The minimum area for an R-PD Zone is: 20 gross acres if the proposed gross density is less than 5 units an acre; 10 gross acres if the gross density is 5 to 8 units and acres; or 5 gross acres if the gross density is greater than 8 units an acre.</b>  COMMENT: At 126± acres, the Property is significantly larger than the minimum area threshold of 20 acres, in association with a proposed gross density of less than 5 units an acre.
<b>Location Standards</b>	<b>An R-PD Zone shall only be approved if the property is located in a Residential base zone</b>  COMMENT: The Property is located in a Residential base zone (RE).
<b>Street Access</b>	<b>Each lot and attached unit in the development shall have direct access to a street.</b>

---

---

COMMENT: Each lot and attached unit in the development will be proposed with direct access to a street in subsequent applications.

---

## VI. PUBLIC BENEFIT FEATURES

Section 27-4105 of the Zoning Ordinance includes reference to the requirement of public benefit features to be proposed to support the allowance of more flexibility in the establishment of form, development, and design standards in connection with a Planned Development Zone application approval.

### Sec. 27-4301(d)(3) Public Benefits

- (A) Public benefits are superior features in a Planned Development zone that benefit the surrounding neighborhood, or the public in general, to a significantly greater extent than would likely result from development of the site under a Base zone.**  
**(B) All public benefits shall meet the following criteria:**

- (i) Benefits shall be tangible and quantifiable items;**
- (ii) Benefits shall be measurable and able to be completed or arranged prior to issuance of the first certificate of use and occupancy;**
- (iii) Benefits must primarily benefit the surrounding neighborhood or service a critical Countywide need; and**
- (iv) Benefits must significantly exceed applicable standards in PART 27-6: Development Standards.**

With this conceptual development proposal, the applicant proposes the following Public Benefit Features, which also satisfy any implied (or otherwise) required conformance with Section 27-4105:

- 1) Creation and/or preservation of open spaces [27-4301(d)(3)(C)(iii)]**  
**- Stream Valley Dedication** - Dedication of the stream valley area and its associated environmental surroundings for a rough total of **45 acres**, will be reviewed and added to the existing Tinker's Creek Stream Valley Park, a significant environmental resource. This addition to the Stream Valley Park will connect the current east/west property assemblage with the dedication of the land to the south (approx. 100 acres) as part of the approved Hyde Landing public benefit proposal, creating a comprehensive and valuable environmental system and social benefit. The regulatory mandatory parkland dedication will be fulfilled with additional allocation of Stream Valley Park preservation land (approximately 6.30 acres per 24-4601).

- 2) Multimodal transportation improvements [27-4301(d)(3)(C)(xiv)]**  
**- Trail Link Connectivity** - In addition to bike and pedestrian circulation improvements internal and external to the site fulfilling various requirements, the applicant proposes a multi-use trail for connectivity (approximately **1,600 LF**) on the Property, which will connect the in-progress trail network from Hyde Landing (from the south) through the Subject Property and to the proposed Master Plan Tinkers Creek Trail along the northern portion of the Property. Enhanced landscaping and a system of wayfinding signage will also be included in association with the trail. This critical trail connection link will provide access to and through the expanded Tinker's Creek Stream Valley Park to the great benefit of the future residents and the wider community.
- 3) Multimodal transportation improvements [27-4301(d)(3)(C)(xiv)]**  
**- Bridge Expansion along Steed Road** – The applicant proposes to expand the existing bridge along Steed Road towards the south, beyond the standard level of required road frontage improvements, in order to accommodate a public benefit by facilitating the future Master Plan Collector roadway paving section for 4 lanes. Actual value of CIP contribution + tangible road improvements by Applicant on timetable to be established (construction for CIP 4.66.0050). Final detailed improvements will be coordinated with the regulating agencies and any additional funds needed to fully construct stated improvements will be supplied by the Applicant.
- 4) Multimodal transportation improvements [27-4301(d)(3)(C)(xiv)]**  
**- Extension of southbound lane along Steed Road to Property frontage** – A second southbound lane from the direction of Allentown Road currently terminates approximately **1,500 LF** before the northern point of frontage of the Property. The Applicant proposes to extend this southbound lane to become a through lane and connect with frontage improvements associated with the application. Actual value of CIP contribution + tangible road improvements by Applicant on timetable to be established (construction for CIP 4.66.0050). Final detailed improvements will be coordinated with the regulating agencies and any additional funds needed to fully construct stated improvements will be supplied by the Applicant.
- 5) Other Project Amenities That Advance Policies of the General Plan / Master Plan [27-4301(d)(3)(C)(xv)] – Additional Woodland Conservation Threshold** – The site development will provide an additional 5% Woodland Conservation Threshold on-site, added to the 20% R-PD requirement. This total of 25% WCT will align with the current RE Zone threshold requirement, thereby maintaining more preservation and conservation on property in an environmentally valuable location, supporting the Green Infrastructure policies and strategies of the Master Plan.
- 6) Other Project Amenities That Advance Policies of the General Plan / Master Plan [27-4301(d)(3)(C)(xv)] – Interpretive Signage of Environmental Systems** – Interpretive signage communicating water quality and the importance of forested buffers along waterways, to support the Green Infrastructure policies and strategies of the Master Plan.

This property is particularly well suited for education related to environmental systems and stewardship.

The proposed Public Benefit Features proposed with ZMA-2024-004 are tangible and measurable assets to the future residents, the existing Clinton community, and Prince George's County. These benefits align with the recommendations of the *2013 Approved Subregion 5 Master Plan*, as expressed through the Plan text, policies, and strategies.

Preserving and protecting land in stream valleys for parks, open space, and trails has been planning policy in Prince George's County for many years. Most off-road trails recommended in Subregion 5 (Map VI-5: Trails) are in stream valley corridors, and are particularly important because they connect to destinations throughout the region. Sidepaths are recommended in this plan to serve as multi-use trails along roadways. ...Trails are recommended in this plan to serve mostly recreational users and to provide connections between various land uses and destinations.

(Master Plan at p. 116).

In relation to the proposed dedication and conveyance (**PBF #1**), the Master Plan highly recommends adding more land to the Tinkers Creek Stream Valley Park, as shown with the selected Policies and Strategies below. Not only will this development add over 50 acres to that park system, but it will complete the connection of approximately 100 acres of stream valley park from the Hyde Landing community development south of the Property to the existing parcels established as parkland by M-NCPPC directly to the north and west of the Property. This Public Benefit Feature creates a complete network of substantially valuable environmental and passive recreational land for the public's use and enjoyment.

**Parks and Recreation - Policies**, selected items from page 139:

- 1) Provide a variety of recreational facilities and programs based on the needs and interests of the community.
- 2) Construct facilities that are functional, safe, energy efficient, and sensitive to the surrounding environment.
- 3) Conserve stream valleys and other valuable natural resource areas.

**Parks and Recreation - Strategies**, selected items from page 139:

- 1) Acquire and develop the following parkland:
  - a. Acquire land within **Tinkers Creek**, Piscataway Creek, and Mattawoman Watershed Stream Valley Parks that can be used as active or passive parkland.
  - b. Fifty-acre community park on Steed Road on east and/or west side of Tinkers Creek Stream Valley Park

Regarding the proposed creation of a connection trail (**PBF #2**), the Master Plan supports and recommends thoughtful trail network establishment, as shown with the selected Policies and Strategies below. The proposed development will construct a notable portion of the Tinkers Creek Stream Valley Trail in fulfillment of the Master Plan of Transportation requirements. The Public Benefit multi-use trail proposed with this application will provide a critical network connection from the in-progress trail network at Hyde Landing (from the south), through the Subject Property, and to the new section of Tinkers Creek Trail (along the northern portion of the Property). This critical trail connection will provide access to and through the expanded Tinker's Creek Stream Valley Park to the great benefit of the entire region.

**Transportation (Off-Road Trails) - Policies**, selected items from page 118:

- 1) Promote pedestrian and bicycle opportunities as part of a multi-modal transportation network.
- 2) Connect a spine network of trails to the most populated areas
- 3) Expand and promote hiker/biker/equestrian recreational activities.

**Transportation (Off-Road Trails) - Strategies**, selected item from page 120:

- 1) Construct the following Off-Road trails:
  - a. **Tinkers Creek Stream Valley Trail:** This trail will connect to the Pea Hill Branch and Piscataway Creek trails, provide access to the Clinton area, and provide access between adjoining residential communities. A portion of the trail has been approved for construction through the Bevard North development.

In relation to the proposed road improvement construction items (**PBF #3 & #4**), the Master Plan very clearly recommends that road improvements along Steed Road (between MD 223 to Allentown Road) to be completed by 2030 (pg. 100).

**Transportation (Road Improvement) Policies**, selected items from page 107:

- 1) Pursue and establish a variety of dedicated funding sources and strategies to complete the recommended 2030 and buildout transportation network.
- 2) Ensure that transportation facilities are constructed in a timely fashion that will support planned growth; the transportation facilities identified in the 2030 road network (Table VI-4: Recommended Road Improvements by 2030) should be completed within the 2030 timeframe.

Physically implementing the Capital Improvement Program (CIP) funds, which are required with site development to fulfill Adequate Public Facilities, will provide the public with a tangible benefit in the manifestation of real roadway upgrades. The South County Roadway Improvements CIP (4.66.0050) has an unestablished timeline for construction implementation. The committed construction of these roadway improvements by the Applicant at the appropriate stage of development will have a much more timely and positive impact for the existing Clinton community, accommodating current and future regional and local traffic.

In combination with the proposed Public Benefit Features, the Applicant has prepared a list of the anticipated transportation improvements that will result from the approval of this Zoning Map Amendment and subsequent applications. These improvements will be reviewed at the time of Preliminary Plan of Subdivision as part of the ADQ analysis, and subject to approval by the applicable operating agency:

- 1) A pro-rata CIP contribution to the CIP project at MD 223 (Piscataway Road) and Old Branch Avenue/Brandywine Road (CIP 4.66.0052). The exact amount of the pro-rata CIP contribution is to be reviewed and determined as part of the ADQ analysis.
- 2) A pro-rata contribution of developer funding to the South County Roadway Improvements CIP (4.66.0050). In lieu of the actual contribution, the Applicant proposes to implement the CIP with actual construction as a tangible public benefit: widen Steed Road to provide an additional through lane north of the site frontage, to include expansion of the existing bridge (Public Benefit Features #3 & 4). The exact amount of the pro-rata CIP contribution, including the scope and length of these improvements, is to be reviewed as part of the ADQ analysis.
- 3) Provide necessary turning lanes at site access points, as required by the operating agencies.
- 4) Provide a shared-use path along the Property frontage of Steed Road. This will be set back from Steed Road to enhance pedestrian and bike safety.
- 5) Frontage improvements will be provided along Steed Road, as required by the County Road Code. The extent and details of these improvements will be coordinated and subject to final approval by the Prince George's County Department of Permitting, Inspection and Enforcement (DPIE) in the permitting stage.

## VII. CONCLUSION

Section 27-4302(a) provides the Purposes of the R-PD Zone:

**(1) The purposes of the Residential Planned Development (R-PD) Zone are:**

- (A) To provide flexibility for the design of innovative, high-quality, planned residential communities that include a mix of residential use types along with a range of complementary and mutually supporting nonresidential land uses that serve the needs of the residents of the development;**
- (B) To ensure and support the development of comprehensive pedestrian and bicycle circulation networks, which are separated from vehicular roadways and link residential, commercial, open space, and recreation areas;**

- (C) To preserve and support well-integrated open spaces and recreation facilities for the use of the residents of the planned residential community;**
- (D) To ensure that the planned residential community is developed in a manner that does not adversely impact the surrounding communities; and;**
- (E) To ensure the planned residential community respects the topographic and other environmental characteristics of the site on which it is located.**

COMMENT: The R-PD Zone will allow the Applicant the flexibility to achieve the necessary density and intensity to make a comprehensive residential community viable and sustainable, while allowing for extensive preservation of the existing environmental features. The proposed mixture of residential types for this area will serve a wider range of future residents wishing to live in the County, a mixture that is not allowed by the existing base zone. Although commercial/retail uses are not proposed, the site will be connected to the immediately adjacent R-PD Zone property (Hyde Landing) to the southeast, which features several nonresidential uses. These communities will be closely connected by physical site improvements, retail/commercial services, and social/recreational facilities.

The natural environment is enhanced by concentrating development in a smaller area and minimizing impacts to existing environmentally sensitive areas and topographic features of the property. Moreover, the Applicant is committed to not only preserving the environmental features to the fullest extent possible, but intends to showcase the varied natural elements (streams, forests, meadows) as a central feature and asset of the community.

Approximately 60 acres of open space are set aside in accordance with Part 27-6 of the new Zoning Ordinance, refer to the Open Space Set-Aside Exhibit. Much of this area will be preserved untouched (over 50 acres) and the rest is proposed for active and passive recreation. Thoughtfully designed amenity areas and two public trail segments are provided for active recreation; passive recreative opportunities are available throughout and in the amenity areas as well. All of these amenities are connected to dwellings through a pedestrian and bicycle path network, allowing easy access to community areas to create a well-integrated community. With all of these features, both preserved and added, the development proposes the creation of a community that not only avoids impacting the surrounding community in an adverse way, but actively provides public benefits in a wide range of methods.

In summary, the R-PD Zone encourages, and provides the appropriate mechanism to realize, environmentally sensitive and compact development, while ensuring compatibility in the residential area. The Grove at Hyde Landing presents a varied residential development with proposed homes concentrated on less than half of the Property, leaving a large majority for recreation and preservation. The purposes and provisions of the R-PD Zone are a clear fit for the successful and sustainable residential development of this Property.

THE GROVE AT HYDE LANDING

ZMA-2024-004

Statement of Justification

In this document, we have provided an overview of the proposal and its relationship to the Master Plan, Plan 2035, the R-PD Zone, and the new Prince George's County Zoning Ordinance. More specific development details will be examined through the following stages of the review process. Having satisfied the requirements for approval and being in harmony with the purposes of the Residential Planned Development Zone, we respectfully request approval of rezoning to the R-PD Zone.

Respectfully submitted,

**MCNAMEE HOSEA, P.A.**

By: 

Matthew C. Tedesco, ESQ.  
*Attorney for the Applicant*

By: 

Dominique Lockhart, AICP  
*Senior Land Use Planner*

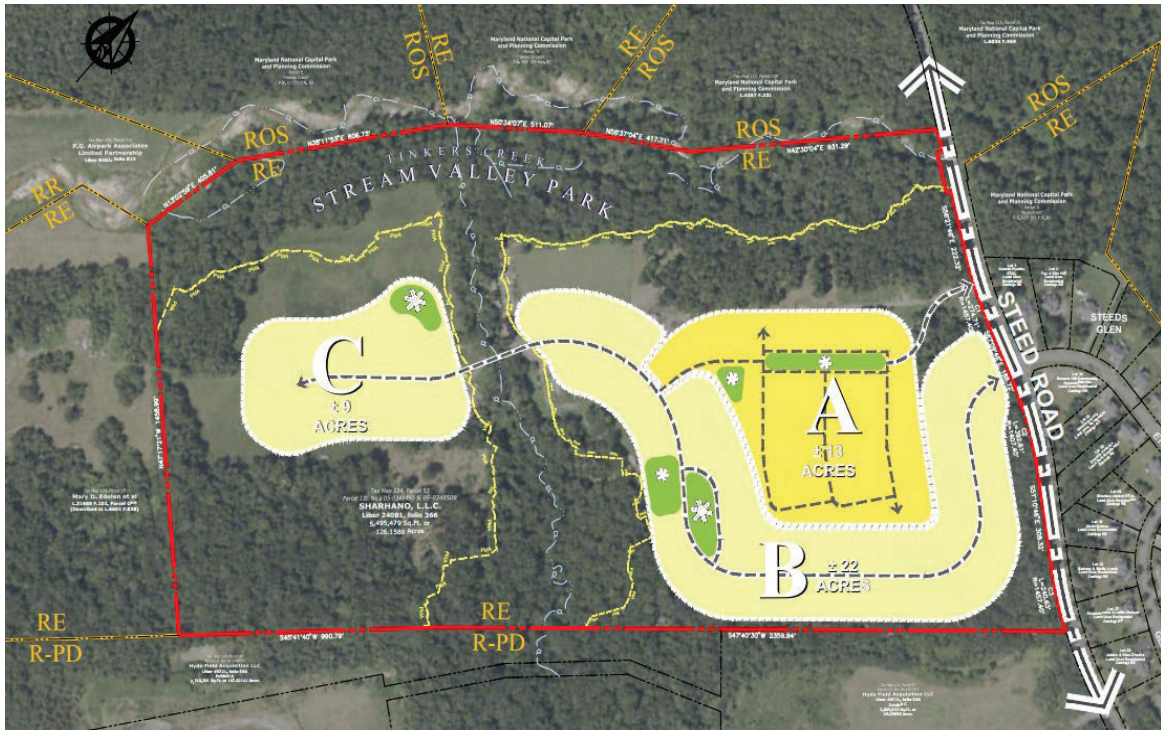
**RODGERS CONSULTING, INC.**

By: 

Christine Gillette, PLA  
*Senior Landscape Architect*

# THE GROVE AT HYDE LANDING

## PUBLIC BENEFIT FEATURES



### TABLE OF CONTENTS

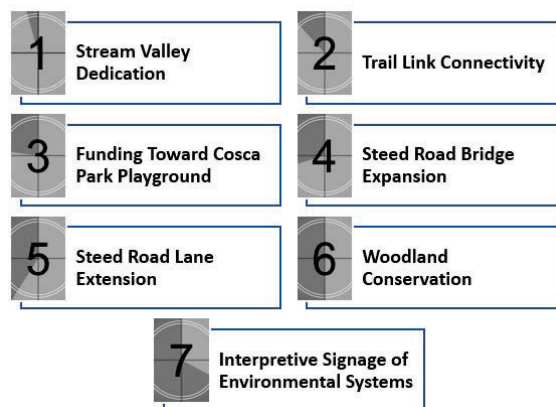
<b>PROJECT OVERVIEW.....</b>	<b>2</b>	<b>ENVIRONMENTAL.....</b>	<b>10</b>
<b>PARKS AND RECREATION.....</b>	<b>4</b>	6. Woodland Conservation.....	10
1. Stream Valley Dedication.....	4	7. Interpretive Signage.....	11
2. Trail Link Connectivity.....	5	<b>CONCLUSION.....</b>	<b>12</b>
3. Cosca Regional Park Playground.....	7		
<b>TRANSPORTATION.....</b>	<b>8</b>		
4. Steed Road Bridge Expansion.....	8		
5. Steed Road Lane Extension.....	9		

## PROJECT OVERVIEW

The Applicant is seeking a zoning map amendment (ZMA) to rezone the subject property from the Residential Estate (RE) Zone to the Residential Planned Development (R-PD) Zone, pursuant to Section 27-3602 of the Zoning Ordinance. In Prince George’s County, planned development zones (PD zones) are intended to encourage innovative land planning and site design concepts that will support a high quality of life and achieve a high quality of development, environmental sensitivity, energy efficiency, and other County goals and objectives.

Furthering this objective, was the implementation of public benefits to be provided with all requested Planned Development applications. In the Zoning Ordinance, public benefits are described as superior features that benefit the surrounding neighborhood, or the public in general, to a significantly greater extent than would likely result from development of the site under the existing RE base zone.

As further detailed herein, the public benefit features proffered by the Applicant are as follows:

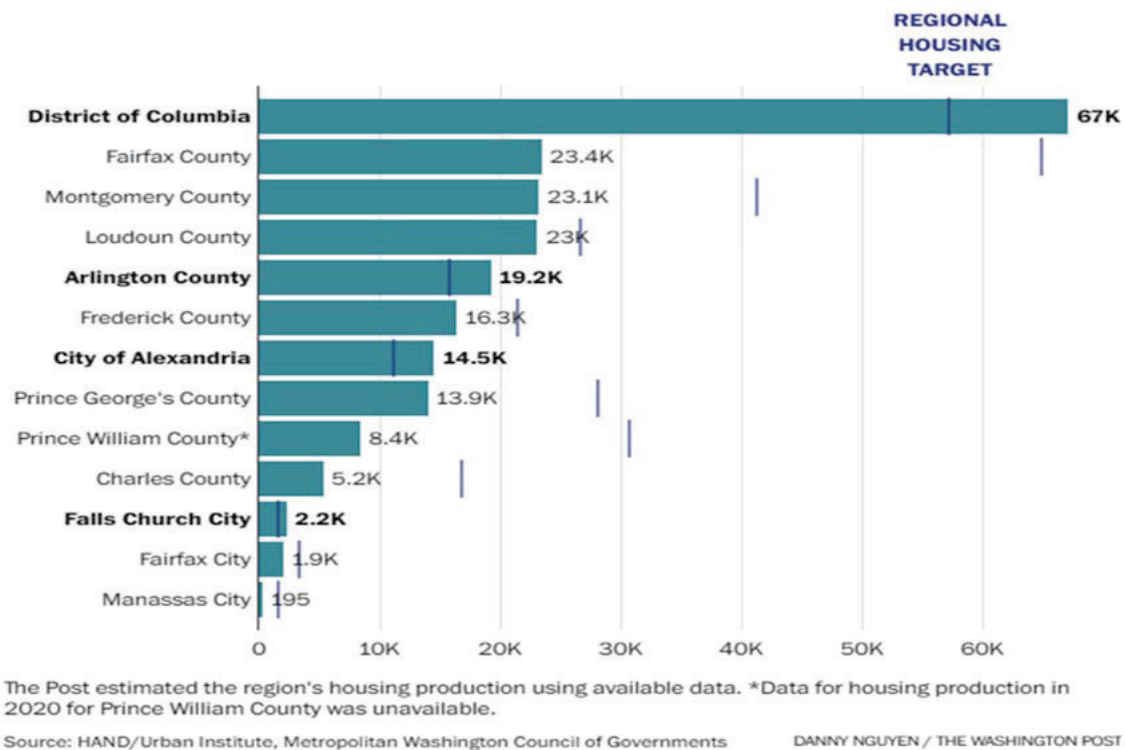


The Subject Property, located at 3801 Steed Road, is within the Clinton/Tippett Community, an area which the master plan describes as the most populated area in Subregion 5. The Grove at Hyde Landing is a context-sensitive development that emphasizes environmentally sensitive design, community connectivity, and a variety of accessible recreational amenities. Beyond the thoughtful design, and more importantly, the Applicant’s team is committed to being part of the solution to the ongoing housing crisis.

Maryland, like every state in the nation, is facing a housing crisis caused by a severe shortage of housing options and an insufficient supply of new homes to meet demand. Per a 2024 report completed by the Maryland Department of Housing and Community Development, Maryland is short 96,000 housing units. Per the report, over the last 10 years, Maryland has underproduced housing at a rate of 5,600 units per year on average. One of the many solutions presented included spurring housing construction to meet this need. The proposed R-PD Zone for The Grove at Hyde Landing directly addresses these urgent needs by increasing housing supply in Subregion 5, an area designated for residential growth under the County’s Master Plan.

**Housing is the ultimate public benefit being provided with the proposed development.**

At the County level, Prince George’s County is also seeing the severe housing shortage that drives up costs, burdening residents, and limiting the County’s ability to attract and retain employers. According to the Metropolitan Washington Council of Governments (MWCOG), the region must add 320,000 net new housing units by 2030 to meet workforce demand. Prince George’s County must deliver approximately 26,000 housing units by 2030 to meet its share of this target, yet recent reports show the County has produced new units at less than half the rate needed to meet this goal.



The National Association of Home Builders estimates that building just 100 single-family homes in Maryland creates 297 local jobs (including construction and spinoff employment), \$25.3 million in local income, and \$4.5 million in combined federal, state, and local taxes in the first year alone. Expanding the housing stock also raises property values and the local tax base, while supporting local businesses. The lack of housing supply impacts everyone in the County, and the Applicant is using this development as an opportunity to address these negative impacts.

The provision of additional housing units beyond the base RE Zone is directly addressing a verified and documented countywide need, one of the requirements for a public benefit within a proposed Planned Development Zone. Additionally, the master plan recommends single-family detached units, which this development proposes.



The remainder of this justification statement will evaluate in greater detail the proposed public benefit features being provided with the Grove at Hyde Landing development.

## **PARKS AND RECREATION**

### **1. Stream Valley Dedication**

The entire property is within the Tinkers Creek watershed, a Tier II waterway. The Subregion 5 Master Plan identifies Tinkers Creek as one of three green infrastructure primary corridors. Tinkers Creek flows into Piscataway Creek right before the Piscataway Creek Stream Valley Park east of Livingston Road. The environmental features located on site that contain the highest ecological value are located within the existing stream valleys. The Grove at Hyde Landing development aims to preserve the site's various natural assets such as tree canopy, riparian buffers, and adjacent wetlands. These are all critical site design features associated with the approach to protecting the existing environmental features on-site to the greatest extent possible, and create opportunities to visually integrate them into the residential spaces.

If the property was developed by right with the RE zoning designation, the maximum density permitted is 1.08 dwelling units per acre. Pursuant to Section 24-4601(3)(A), five percent of the property area would be required as Mandatory Parkland Dedication. This would amount to approximately 6.3 acres of parkland dedication under the current RE zoning. With the requested R-PD Zone, the applicant is providing an additional 45 acres of stream valley dedication as a public benefit. The total stream valley dedication including the 6.3 acres of parkland dedication will amount to over 52 acres towards the Tinker's Creek Stream Valley Park. The 6.3 acres of mandatory parkland dedication is set in usable land, outside of the PMA. Additionally, this area of stream valley dedication will connect to both the 100-acre stream valley parkland on the Hyde Landing development to the south and to the stream valley parkland owned by M-NCPPC to the north, creating and preserving a larger and more viable ecosystem.

This design focus will result in a site that aligns with Plan 2035’s and the Subregion 5 Master Plan’s land redevelopment goals and simultaneously benefit the surrounding community. The Master Plan specifically states to “Protect primary corridors (Mattawoman Creek, Piscataway Creek, and Tinkers Creek) during the review of land development proposals to ensure the highest level of preservation and restoration possible. Protect secondary corridors to restore and enhance environmental features, habitat, and important connections.” (pg. 71) Plan 2035 also includes a policy to “Improve and maintain water quality through stormwater management and water resource protection.” (Page 172) Stream valley parks provide a range of benefits to the public including improved water quality, flood mitigation, and recreational/social gathering opportunities. These critical green spaces protect the natural environment while simultaneously offering community connectivity. The natural environment is enhanced by concentrating development in a smaller area and minimizing impacts to the existing environmentally sensitive areas and features. Additionally, an increase in the housing supply in the area leads to more land being dedicated to public amenities and shared green spaces.



## **2. Trail Link Connectivity**

Prince George’s County is distinguished by an award-winning parks and recreation system—boasting over 27,000 acres of land, 148 neighborhood parks, 90 miles of hiking/biking trails, and 295 athletic fields. The development of The Grove at Hyde Landing will provide 3,500 linear feet of trail to be constructed for the Tinkers Creek Master Plan trail system recommended by the MPOT for the Subject Property.

In addition to the Tinkers Creek master plan trail system recommended by the MPOT for the Subject Property, the Applicant is proposing an additional 1,600 linear feet trail system that will be located through the expanded Tinker’s Creek Stream Valley Park, and is anticipated to support all types of non-vehicular modal uses. This public trail system will also connect to the trail system within the Hyde Landing development to the south. The provision of the trail will be in addition to other pedestrian/bicycle improvements including sidewalks, which will be provided along both sides of all internal roadways, a 10-foot-wide path and bicycle lane along the frontage, short term bicycle parking, cross-walks, and ADA curb ramps.

This public benefit is also furthering the goals and policies of Plan 2035 and the Master Plan. The Master Plan specifically mentions the following strategy to “[c]onstruct the following Off-Road trails: “Tinkers Creek Stream Valley Trail: This trail will connect to the Pea Hill Branch

and Piscataway Creek trails, provide access to the Clinton area, and provide access between adjoining residential communities. A portion of the trail has been approved for construction through the Bevard North development.” (Page 120) As further supported in the 2009 Master Plan of Transportation on Page 23, the Tinkers Creek Stream Valley trail “will connect to the Pea Hill Branch and Piscataway Creek Trails, provide access to the Clinton area, and provide access between adjoining residential communities.” Additionally, in Plan 2035, “[A]dditions to its trail system, including stream valley trail corridors, trails along abandoned railroad rights of-way, and neighborhood trails are helping to enhance connectivity between communities and to other modes of transportation, such as rail stations and bus stops.” (Page 144) The additional trail system of 1,600 linear feet will support both the larger stream valley park and the overall Master Plan trail network.

An additional component of this proposed public benefit feature is enhanced landscaping, which would consist of clustered plantings along the trail with pollinator-supporting native plants, such as (but not limited to) New England Aster, Eastern Purple Coneflower, Black-eyed Susan, Swamp Rosemallow, Spotted Joe Pye Weed, Swamp Verbena.



The enhanced landscaping would also include strategically placed shade trees along the trail to provide shade relief, and additional wildlife habitat benefits for areas outside of existing forest. The enhanced landscaping will be designed and reviewed at the time of Detailed Site Plan and planted in phase with the trail sections across the site.



Trails located within stream valley parks offer valuable recreational opportunities including accessible greenways, and scenic pathways for walking, running, and biking. These trails serve as vital links for residents to enjoy protected green spaces. The proposed residential community has been planned not only with the environment in mind, but with it at the forefront of design framework.

### **3. Funding Towards Cosca Regional Park Playground**

The Parks and Recreation department staff provided the Applicant with a list of recommended improvements at Cosca Regional Park and Clearwater Nature Center. Staff also noted the higher priority items were improvements at Cosca Regional Park. Based on the community input provided in the Cosca Regional Park Master Development Plan, the Applicant will provide as a public benefit \$150,000 towards the group pavilion playground renovation. According to the Master Development Plan, the Park is the second largest of four (4) regional parks in Prince George’s County and is home to a wide array of active recreation features such as athletic fields, tennis courts, a campground, picnic facilities, playgrounds, a skatepark, and a boathouse.



The playground renovation will provide the necessary reinvestment into the Parks existing amenities, while increasing the availability of outdoor activity and play experiences for all ages. Investment toward a park amenity is also supported by both Plan 2035 and the Master Plan. Formula 2040, the County’s new master plan for parks and recreation include goals for evaluating existing centers and facilities for reinvestment and repositioning its service delivery model to multigenerational centers. As further supported in the Subregion 5 Master Plan, it is noted that “[p]opulation growth in the subregion will increase the demand for recreational programs and activities at community centers.” (page 138). The Applicant is not only committed to providing high quality recreational amenities for future residents, but is also investing in the

amenities of one of the County’s largest regional parks. A higher supply of housing will also increase the demand and enjoyment of public recreational amenities in the surrounding neighborhoods.

## TRANSPORTATION

Based on countless meetings (more than 25) with local communities, residents, and community leaders in the area, by far, the most important, meaningful, and requested public benefit includes improvements to Steed Road. If the Subject Property were developed utilizing the current RE zoning, current regulations would permit approximately 70 single-family detached dwelling units. Comparatively, the Applicant is proposing a maximum of 300 single-family attached and detached dwelling units, which would generate more traffic than the by-right use. To offset the additional traffic generated, additional contributions would be made to the applicable CIP’s as demonstrated below.

<b>BK MILLER CIP FEE</b>	
<b>70 Dwelling Units</b>	<b>Approximately 251 Dwelling Units</b>
\$1,634 / unit for a total of \$114,398	\$2,008 / unit for a total of \$504,130.
The approval of the ZMA will provide an additional \$389,732 toward the BK Miller CIP. The CIP fee includes an additional 23% bonus payment. Meaning the fee per unit goes up by approximately 23% per unit, or \$374 per unit.	
<b>SOUTH COUNTY CIP FEE</b>	
<b>70 Dwelling Units</b>	<b>Approximately 251 Dwelling Units</b>
\$2,887 / unit for a total of \$202,080	\$2,660 / unit for a total of \$667,633.
The approval of the ZMA will provide an additional \$465,553 towards the South County CIP, despite the fee per unit going down by approximately 8% per unit, or \$227 per unit.	

Over the various community outreach meetings conducted by the Applicant’s team, the next two public benefits were by far the most demanded public benefit. With the CIP fees, the Applicant is committing to construct the following road improvements to help mitigate some existing traffic challenges, improve circulation, and serve as a highly requested benefit to the community and the general welfare of the County.

As stated previously, the proposed transportation public benefit features are in addition to the standard frontage improvements that will be determined at the time of Preliminary Plan of Subdivision. All roadway improvements will be constructed to the applicable County standards to ensure safe and efficient movement through the development and to the surrounding areas. The Public Benefit includes both the actual construction of the Steed Road bridge expansion and lane widening and any additional expenses that surpass the CIP allocations necessary for these improvements. The cost associated with constructing the public benefit road improvements is projected to exceed the CIP amount by approximately \$850,000.

Both the Steed Road bridge expansion and lane widening meet several goals of the Master Plan.

- “Transportation improvements are completed to serve existing development and projected growth in Subregion 5.” (pg. 92)
- “Improvements to the road network are concurrent with development so that roadway and intersection capacities are adequate to meet projected growth.” (pg. 92)
- “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.” (pg. 108)

The Applicant’s commitment to these roadway improvements will result in tangible benefits to the existing Clinton community by helping to improve traffic conditions and circulation. Additionally, constructing new housing supply near dependable and efficient transportation networks leads to an increase in economic opportunity for the residents of surrounding communities. The timing and details of these improvements will be coordinated during the Preliminary Plan of Subdivision and subject to final approval by the regulating agency.

**4. Steed Road Bridge Expansion**

The Applicant proposes to expand the existing bridge along Steed Road towards the south beyond the standard road frontage improvements in order to accommodate a public benefit by facilitating the future Master Plan Collector roadway paving section for four total lanes.

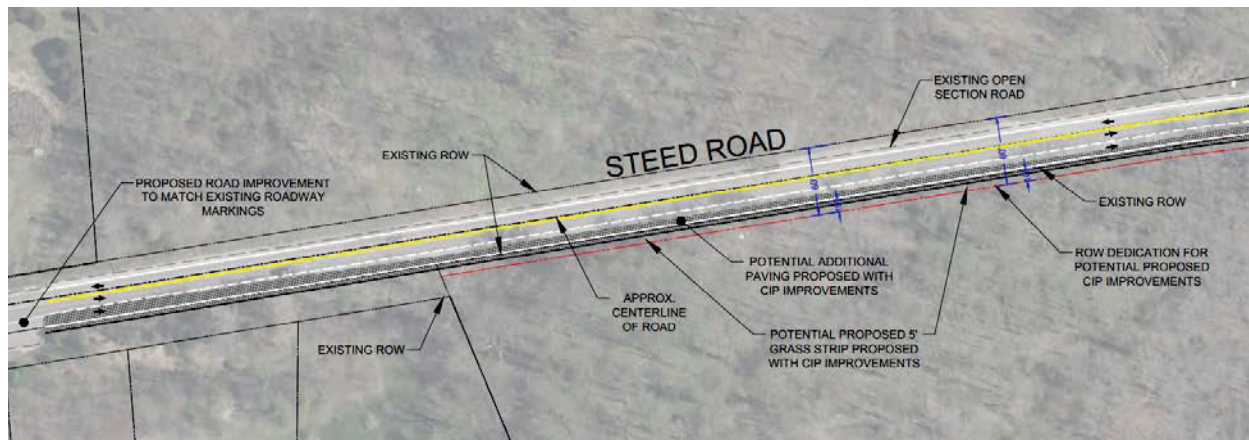
Estimated Bridge Construction Cost:

	Current Width	Additional Width	Construction Cost
Steed Bridge	36 LF		
Minimum Width (Associated with Standard road frontage improvements)		7 LF	\$ 273,913
Ultimate Width (proposed as a public benefit)		23 LF	\$ 900,000

**Net Public Benefit: \$626,087 (ultimate bridge width minus the standard minimum width)**

## **5. Steed Road Lane Widening**

A second southbound lane from the direction of Allentown Road currently terminates approximately 1,500 LF before the northern point of frontage of the Property. The Applicant proposes an extension of the southbound lane along Steed Road beyond the site frontage to become a through lane and connect with the standard frontage improvements associated with the application. Widening southbound Steed Road to the west of the bridge using the CIP fees equates to a public benefit of \$900,000, which is the anticipated construction cost. This lane widening will connect the existing southbound second lane to the new second lane frontage along the Subject Property and beyond to the second lane widening improvements associated with the Hyde Landing development. Creating this complete and consistent Steed Road connection from Allentown Road to Piscataway Road was of specific interest to residents attending the public outreach meetings. This effort will be a clear public benefit for transportation activity in the area.



## **ENVIRONMENTAL**

### **6. Woodland Conservation**

The current RE Zone requires a 25% threshold (25.23 acres) of woodland to be preserved on-site and the proposed change to the R-PD Zone would normally require less at 20% WCT (20.19 acres). An increase of approximately 5 acres over the required R-PD Zone threshold on site would result from this public benefit feature. The additional acreage associated with this public benefit helps to protect the sensitive environmental features located on-site and to preserve water quality for the local and regional ecosystem. Maintaining the threshold requirement associated with the underlying RE Zone means that development of the site as an R-PD Zone will have no net decrease in woodland threshold requirements for the Subject Property.

The on-site woodlands are part of a large contiguous woodland area that connects to the Piscataway Creek stream valley and is a potential forest interior dwelling species habitat. A large

part of this woodland area contains streams which are tributaries to the Tinkers Creek stream system. Additionally, unforested stream buffers will be replanted if any afforestation is required.

In 2005, Maryland’s first-ever countywide green infrastructure plan was approved in Prince George’s County. This functional master plan contains policies and strategies to be implemented to preserve, protect and enhance the designated network of natural resources. Two of the policies from the plan state to encourage interior forest restoration and preservation by creating exclusion or limited use areas where forest interior dwelling bird species (FIDS) habitat is present on public lands, which this public benefit accomplishes. As the Applicant aims to increase housing supply, they will also prioritize meeting the County’s woodland preservation goals.



## **7. Interpretative Signage**

The Applicant will provide educational signage along the proposed trails communicating water quality, local ecosystems, and the importance of forested stream buffers. This comprehensive system of wayfinding elements will be designed to support the character of the community as well as connect with the history of the site where appropriate. Maintenance of the signage will be managed by the HOA. The educational signage will be designed in conformance with the current Department of Parks and Recreation Interpretive Signage detail (G-5.2), to be reviewed at the time of Detailed Site Plan for installation in phase with trail construction.



These representative images are presented as character and quality references for the conceptual educational/interpretive signage along the trails.

## CONCLUSION

As demonstrated above in each applicable section, the public benefit features proposed are tangible, quantifiable, measurable, and able to be completed or arranged prior to the issuance of the first certificate of occupancy in compliance with Section 27-4301(d)(3)(B). In association with this descriptive document, two exhibits are submitted to visually communicate the fundamental value of these proposed public benefits. The Big Picture Exhibit shows how interconnected the site can become for parks and recreation, transportation, and environmental systems through the property and around the broader community. This exhibit demonstrates the completed puzzle picture with the application of the standard development improvements plus the public benefit features. The Big Picture Exhibit 2 shows the stark lack of connectivity of those same systems without the Grove at Hyde Landing development efforts. The unrealized potential can be seen in the lack of these valuable puzzle pieces.

Each benefit will enhance the surrounding community and serves a critical Countywide need, with one of the most important being adding new homes to the local housing supply deficit, which both the County and State desperately need. Moreover, a goal of the development is not only preserving the environmental features to the fullest extent possible, but also showcasing the environmental elements as a central feature and asset of the community. The public benefit features being provided are designed with the needs of the surrounding community at the forefront.

**Victory Map**  
SCALE: 1" = 200'  
PRINCE GEORGE'S COUNTY

**LEGEND**

- EX. BOUNDARY LINE
- EX. PROPERTY LINE
- EX. ZONING
- PROF. VEHICULAR CIRCULATION
- PROF. SINGLE FAMILY DETACHED
- PROF. SINGLE FAMILY ATTACHED
- PROF. FOCAL OPEN SPACES / RECREATION
- PRIMARY POTENTIAL RECREATION AREA / FACILITY
- SECONDARY POTENTIAL RECREATION AREA / FACILITY

**GENERAL NOTES**

- Property Name: The Grove at Hyde Landing
- Gross Property: 126.16 ac.
- Existing Zone: RE
- Proposed Zone: R-PD
- Proposed Uses: Single-family attached and single-family detached residential dwellings
- Map No. 124 (see Parcel Identification Table for full data)
- Aviation Policy Area.
- Excluded Water/Utility Designation:
  - Potomac Afield, APA-1, APA-2, APA-3M, APA-4 & APA-6
  - Washington Executive Airport has permanently ceased operations. Its APA zones no longer apply per Section 19.01.01.
- Existing Water/Utility Designation:
  - 3. Existing Water/Sewer Designation: 3
  - 11. Cemeteries on or contiguous to property: None
  - 12. Historic Sites on or in vicinity of the property: None
  - 13. Wetlands: Yes
  - 14. 100-Year Floodplain: Yes
  - 15. Within Chesapeake Bay Critical Area: No
  - 16. Aerials and zoning from Prince George's County GIS Dept (see GIS Department's website for more information)
  - 17. Applicant: NVR, Inc.
- The Basic Plan depicts the generalized nature of the development as required by Subtitle 27 of the County Code. Future refinements and revisions may occur at time of Preliminary/Final Site Plan, subject to review and approval.

**SECTION 27-602(b)(3) INTENSITY AND DIMENSIONAL STANDARDS**

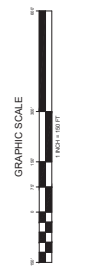
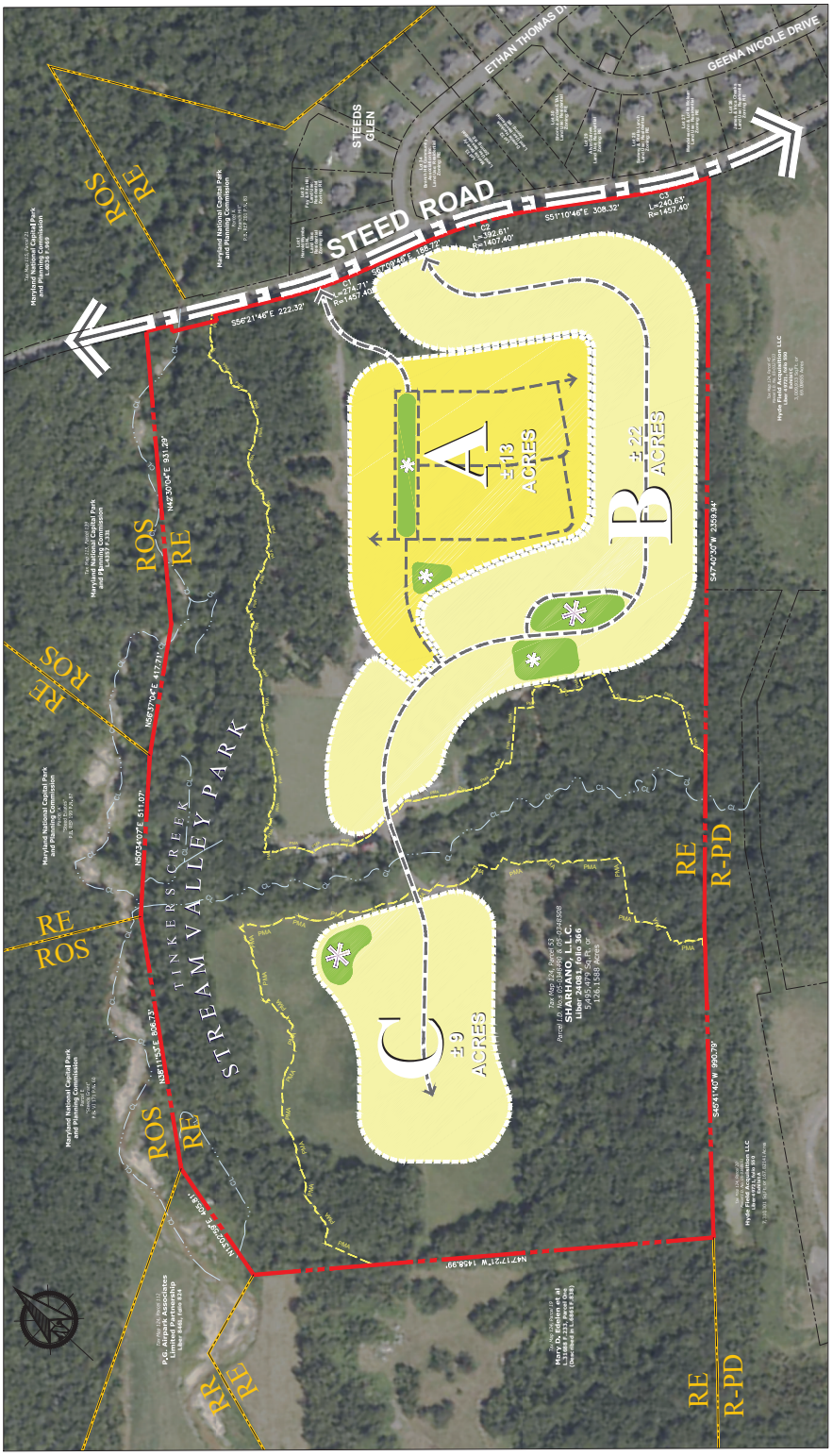
Minimum Density	Single-Family Detached	Single-Family Attached
1 du/acre	1 du/acre	1 du/acre
2.07 du/acre	2.07 du/acre	2.07 du/acre
3.500 du/acre	3.500 du/acre	3.500 du/acre
40 ft	5 ft	5 ft
5 ft	5 ft	5 ft
5 ft	5 ft	5 ft
80%	80%	95%
8 ft	8 ft	8 ft
45 ft	45 ft	50 ft

\*Modifications to the standards may be requested at the time of site plan.

**DIMENSIONAL STANDARDS (CONT.)**

Single-Family Detached	Single-Family Attached
5 ft	5 ft
6 ft	6 ft
10 ft	10 ft

1) No fences, shrubs, or hedges are allowed in the front yard of any residential lot.  
2) Street frontages shall be no larger than 64 square feet.  
3) Temporary uses and structures are allowed in accordance with Sec. 27-5300.



**CURVE TABLE**

Curve	Radius	Length	Tangent	Chord	Bearing	Delta
C1	1457.40'	274.71'	127.76'	174.31'	S81°45'45"E	107°00'00"
C2	1407.40'	306.81'	109.59'	191.33'	S59°10'15"E	159°59'59"
C3	1457.40'	240.87'	120.59'	140.36'	S55°54'45"E	97°37'36"

**PARCEL IDENTIFICATION TABLE**

Tax Map	Grid	Parcel	Tax Account	Area (Acres)	Area (Sq Ft)	Libert	Folio
115	BA, CA	153	0348980	3801	3801 STEED RD	24081	306
124	B1, C1						

**DEVELOPMENT DATA TABLE**

Gross Area	126.16 ac.
100-year Floodplain (as defined in 27-5300)	25.22 ac.
Net Lot Area	109.94 ac.
Proposed Minimum Density	95 du/100.02 ac.
Proposed Maximum Density	300 du/100.02 ac.
	2.97

**PRINCE GEORGE'S COUNTY**

1. PRINCE GEORGE'S COUNTY THAT HAS BEEN APPROVED BY THE BOARD OF SUPERVISORS AND THE BOARD OF COUNTY DEPARTMENT HEADS FOR THE DEPARTMENT OF PUBLIC WORKS.

SCALE: 1" = 100'

DATE: FEB 2023

SHEET NO. 1 OF 1

**ZMA-2024-004**

**BASIC PLAN**

BY: [Signature]

DATE: [Date]

RELEASE FOR: [ ]

**RODGERS CONSULTING**

100 Henric Lane, Suite 300, Lytle, Maryland 20714  
Ph: 301-944-0300 | F: 301-944-0259 | www.rogers.com

**The Grove at Hyde Landing**

5th Election District  
Prince George's County, Maryland  
Tax Map 115 & 124

**APPLICANT:**

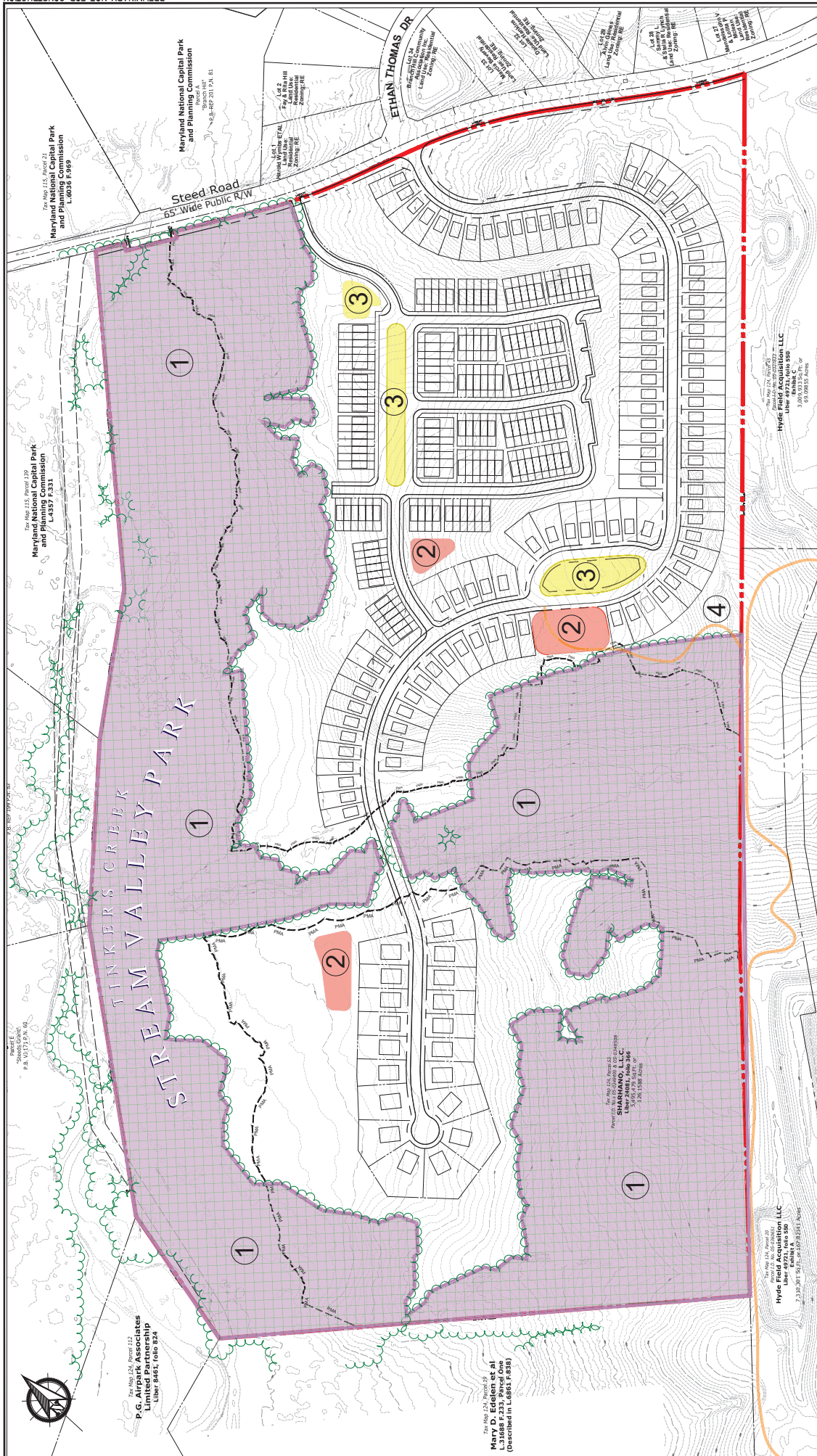
**NVR, Inc.**  
10000 Prince Georges Drive, Suite 500  
Frostonsville, MD 21703  
Contact: Jessica McMahon  
Phone: 309-912-3388  
Email: jessica.mcmahon@nvr.com

**OWNER:**

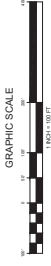
**SHARIANO, I.L.C.**  
10000 Prince Georges Drive, Suite 500  
Frostonsville, MD 21703  
Contact: Moe Tabasi  
Phone: 202-657-5308  
Email: mtabasi@shariano.com







NOTE: THIS EXHIBIT IS FOR ILLUSTRATIVE PURPOSE ONLY AND NOT FOR FINAL DESIGN OR CONSTRUCTION. FUTURE REFINEMENTS AND REVISIONS MAY OCCUR AT THE TIME OF PRELIMINARY / FINAL SITE PLAN, SUBJECT TO REVIEW AND APPROVAL.



**OPEN SPACE SET-ASIDE**

Development Site Area: 126.16 Ac  
 R-PD Open Space Set-Aside Required: 25.23 Ac (20% of development site area)  
 R-PD Open Space Set-Aside Provided: +50.88 Ac (+48%)

The areas depicted on this plan as "Open Space Set-Aside" are in accordance with the areas counted as open space set-asides listed in Table 27-6064(g) as follows:

Category	Area (Ac)	Area (SF)
1. Natural Features	58.34	(2,541,416 SF)
2. Active Recreation Areas	1.12	(48,831 SF)
3. Passive Recreation Areas	1.23	(53,926 SF)
4. Public Access Easements (Trails)	0.19	(8,300 SF)
<b>TOTAL Open Space Set-Aside</b>	<b>60.88</b>	<b>(2,652,473 SF)</b>

**Woodland Proposed To be Retained**

The "Woodland Proposed To be Retained" shown on this exhibit is conceptual and only represents the area the proponent expects to be retained. The actual amount of woodland to be retained and the specific areas to be retained will be determined by the proponent in consultation with the relevant regulatory agencies and their associated fees. The exhibit also includes the following information:

- This exhibit also includes the following information:
- It will be designed with future applications.

REVISION	DATE	OWNER

**OWNER:**  
**SHARIANO, LLC**  
 10000 Parkside Drive, Suite 500  
 Hyattsville, MD 21036  
 Contact: Jessica M. Mahon  
 Phone: 301-957-5308  
 Email: jmahon@shariano.com

**APPLICANT:**  
**NVR, Inc.**  
 10000 Parkside Drive, Suite 500  
 Hyattsville, MD 21036  
 Contact: Jessica M. Mahon  
 Phone: 301-957-5308  
 Email: jmahon@shariano.com

**The Grove at Hyde Landing**  
 5th Election District  
 Prince Georges County, Maryland  
 Tax Map 115 & 124

**RODGERS CONSULTING**  
 1111 Herndon Lane, Suite 100, Loudoun, Virginia 20176  
 P: 571-941-0000 F: 571-941-0229 www.roggers.com

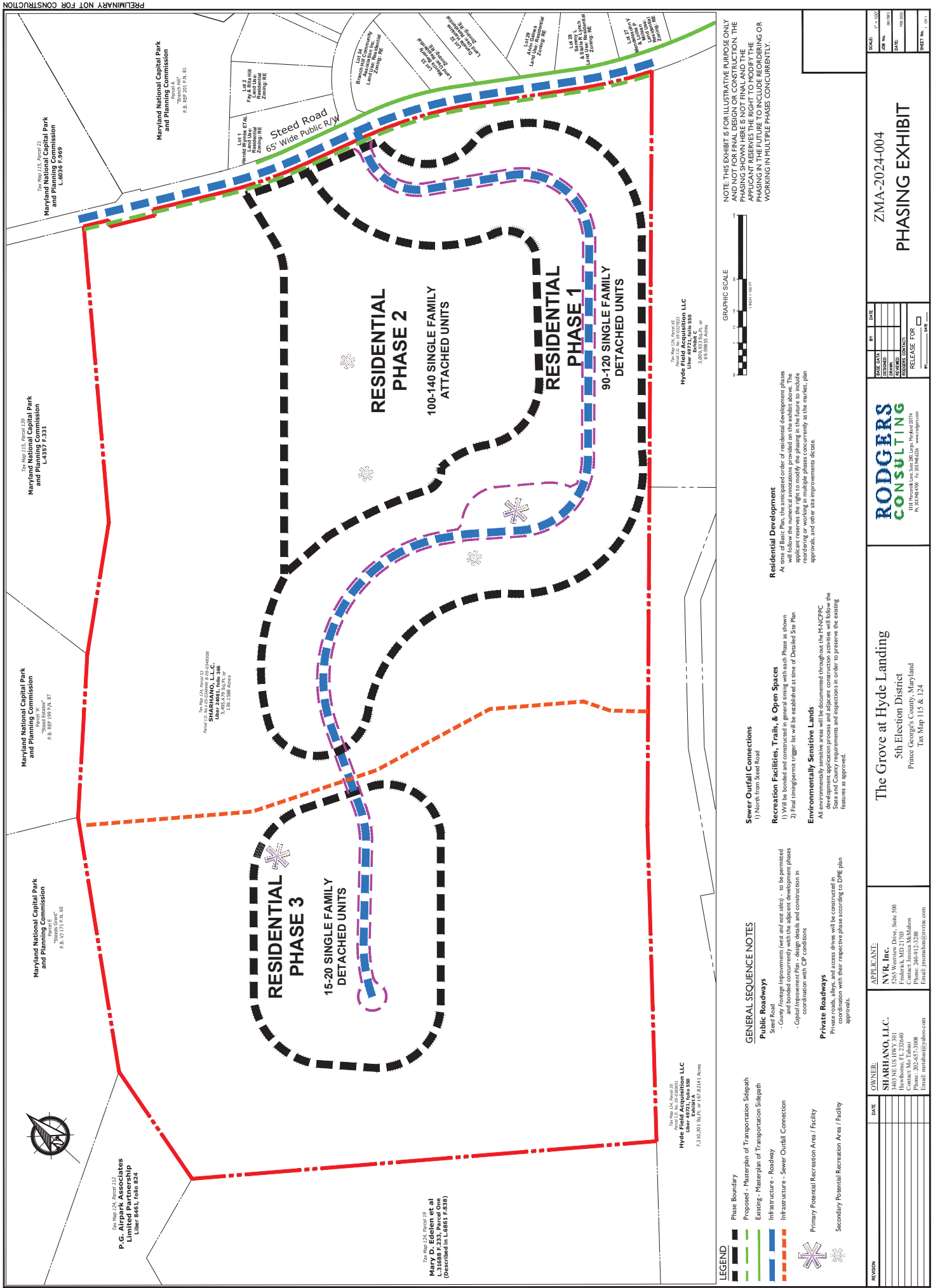
DATE	BY	SCALE

ZMA-2024-004  
**OPEN SPACE SET-ASIDE EXHIBIT**

PRELIMINARY NOT FOR CONSTRUCTION

Maryland National Capital Park and Planning Commission





**LEGEND**

- Phase Boundary
- Proposed - Master plan of Transportation Sidlepath
- Existing - Master plan of Transportation Sidlepath
- Infrastructure - Roadway
- Infrastructure - Sewer Outfall Connection
- Primary Potential Recreation Area / Facility
- Secondary Potential Recreation Area / Facility

**GENERAL SEQUENCE NOTES**

**Public Roadways**

- Capital Improvements (curb and ear sidewalks) to be permitted and bonded concurrently with the adjacent development phases in coordination with CIP conditions.

**Private Roadways**

- Private access roads will be constructed in coordination with their respective phases according to DPE plan approval.

**Sewer Outfall Connections**

1) North from Steed Road

**Recreation Facilities, Trails, & Open Spaces**

- 1) Will be bonded and constructed in general timing with each Phase as shown
- 2) Final implementation trigger list will be established at time of Detailed Site Plan

**Environmentally Sensitive Lands**

All environmentally sensitive areas will be documented throughout the H-MCPFC development application process and adjacent construction activities will follow the State and County requirements and inspections in order to preserve the existing features as approved.

**Residential Development**

All residential development will follow the numerical allocations provided on the exhibit above. The applicant reserves the right to modify the phasing in the future to include reordering or working in multiple phases concurrently at the market, plan approval, and other site improvements dictate.

**Residential Phase 1**  
90-120 SINGLE FAMILY DETACHED UNITS

**Residential Phase 2**  
100-140 SINGLE FAMILY ATTACHED UNITS

**Residential Phase 3**  
15-20 SINGLE FAMILY DETACHED UNITS

**Hyde Field Acquisition LLC**  
2,210,203.51 sq. ft. of 2,241 Acres

**Hyde Field Acquisition LLC**  
2,210,203.51 sq. ft. of 2,241 Acres

**OWNER:** SHARRANO, I.L.C.  
1100 West 12th Street, Suite 500  
Hyattsville, MD 21051  
Contact: Jessica McMahon  
Phone: 301-912-2388  
Email: jessica@sharrano.com

**APPLICANT:** NVR, Inc.  
1100 West 12th Street, Suite 500  
Hyattsville, MD 21051  
Contact: Jessica McMahon  
Phone: 301-912-2388  
Email: jessica@sharrano.com

REVISION	DATE	BY	DATE

**PROJECT INFORMATION:**

Project Name: ZMA-2024-004 PHASING EXHIBIT

Scale: 1" = 100'

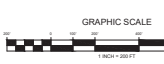
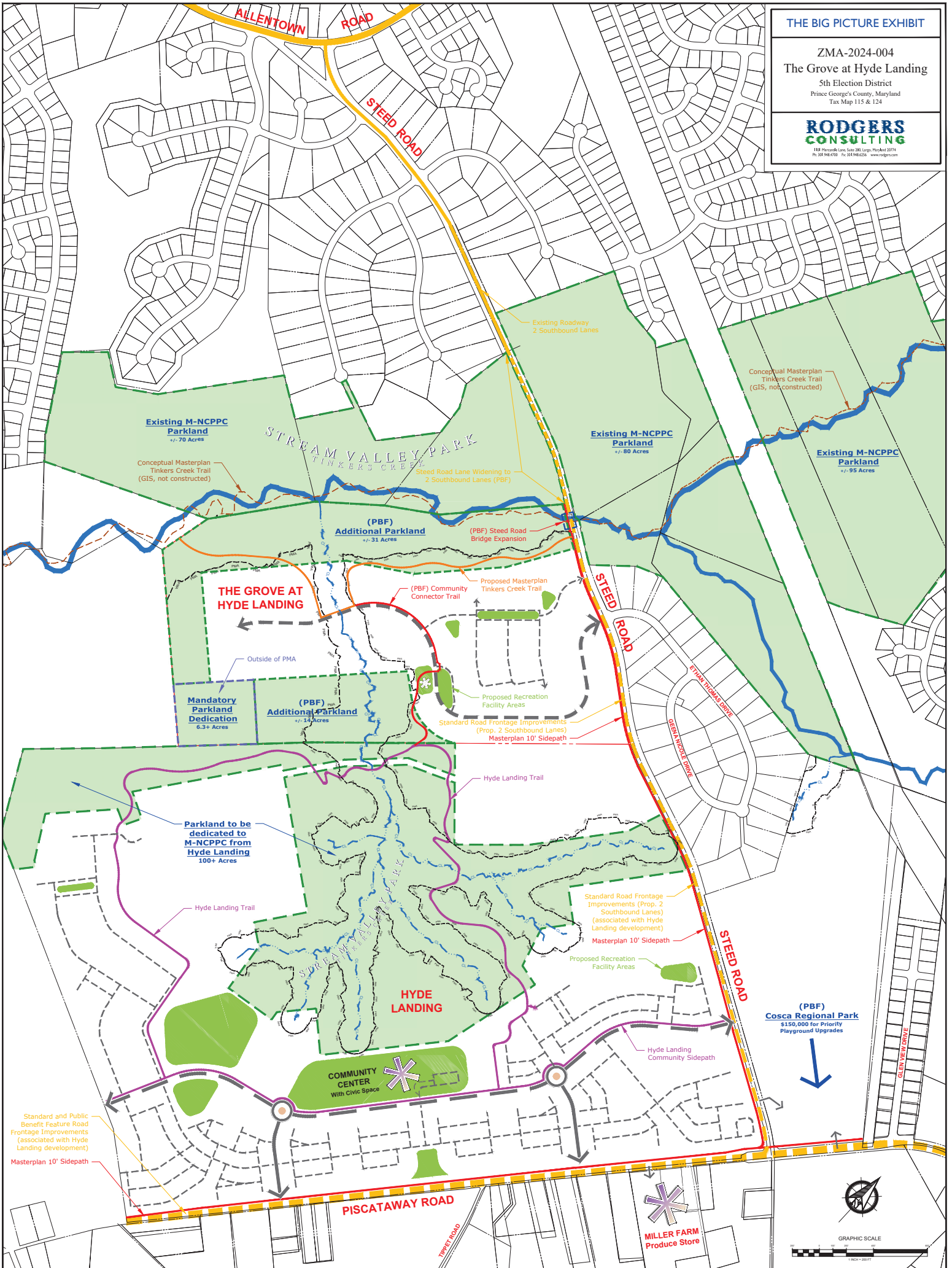
Drawn By: [Name]

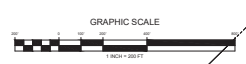
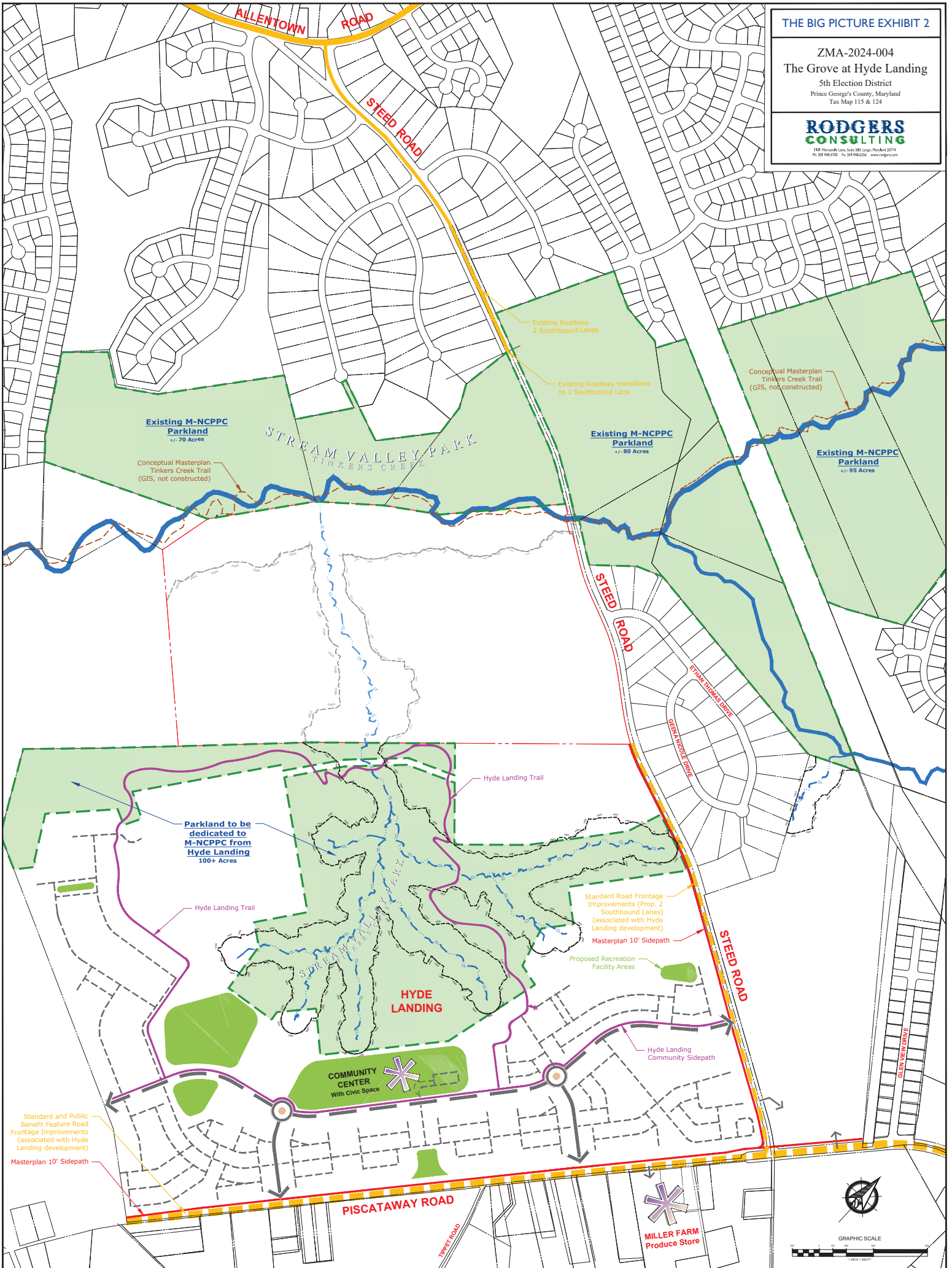
Checked By: [Name]

Date: [Date]

Sheet No.: [Number]

**NOTES:** THIS EXHIBIT IS FOR ILLUSTRATIVE PURPOSE ONLY AND NOT FOR FINAL DESIGN OR CONSTRUCTION. THE PHASING SEQUENCE IS NOT TO BE CONSIDERED AS A GUARANTEE OF THE PHASING IN THE FUTURE TO INCLUDE REORDERING OR WORKING IN MULTIPLE PHASES CONCURRENTLY.





# Lenhart Traffic Consulting, Inc.

Transportation Planning & Traffic Engineering

## Memorandum:

Date: February 4, 2025

TO: M-NCPPC  
1616 McCormick Drive  
Largo, MD 20774

FROM: Mike Lenhart

RE: The Grove at Hyde Landing – Traffic Statement for Proposed Rezoning

The purpose of this memo is to provide a Traffic Statement to support the ZMA application for The Grove at Hyde Landing development. Specifically, the application is a request to convert the property from the existing R-E (Residential Estate) zoning to R-PD (Residential Planned Development) zoning. The site is proposed to be developed with up to 150 single-family units and 150 townhouse units. This Traffic Statement will demonstrate that this change in zoning will not result in a detriment to the master planned transportation facilities or the health, safety, and welfare of the general public from a traffic standpoint.

A site location map is provided on **Exhibit 1**. Included on Exhibit 1 is the Prince George's County Master Plan Right-of-Way in the vicinity of the site. As shown, the Master Plan of Transportation recommends MD 223 as an arterial and Steed Road as a collector. The Master Plan of Transportation is developed based on calculated traffic volumes in a given plan area based on the current zoning, and then recommends a designation of primary, collector, major collector, or freeway depending upon projected traffic based on the build out of the existing zoning. Note that there are no existing or planned Master Plan roadways internal to the site.

The Transportation Review Guidelines provide it is important to assess traffic impacts in the context of the rezoning application. The approval of a rezoning application does not approve or entitle the development, but merely sets the density and development parameters as the project moves through future entitlements that will include adequate public facility tests. That is, a Preliminary Plan of Subdivision (PPS) will be required, at which time, an Adequate Public Facilities (ADQ) analysis will be undertaken.

Regarding the proposed rezoning, the *Transportation Review Guidelines* establishes clear procedures for evaluating rezoning applications. Specifically, the *Transportation Review Guidelines* provide that the traffic impacts of the proposed rezoning should be evaluated in consideration of the density that would be allowed under the current zone as compared to the density allowed under the proposed zone. That is, the *Transportation Review Guidelines* first requires an assessment of the **Base Case Scenario**. The traffic conditions for the **Base Case Scenario** include the existing land uses assuming the full buildout of the subject property with its current zoning.

The *Guidelines* then recommend the establishment of the **Base Case Plus Rezoning Scenario** which incorporates the traffic impacts associated with the proposed rezoning. As detailed above, the proposed rezoning to the R-PD Zone would include approximately 150 single-family units and 150 townhome units.

The *Guidelines* then recommend a comparison of the **Base Case Scenario** versus the **Base Case Plus Rezoning Scenario** to determine if the rezoning would have an adverse impact on the roads and/or necessitate a change to the Master Plan of Transportation. The comparison of these two scenarios is detailed on **Exhibit 2** and reveals that the proposed rezoning of The Grove at Hyde Landing would result in an increase of 116 trips during the AM peak hour and 132 trips during the PM peak hour. To reiterate,

Lenhart Traffic Consulting, Inc.  
Transportation Planning & Traffic Engineering

The Master Plan of Transportation is developed based on calculated traffic volumes in a given plan area based on the build out utilizing the current zoning, and then recommends a designation of primary, collector, major collector, or freeway depending on project volumes based on the existing zoning. The current Master Plan of Transportation was developed based on the existing zoning of The Grove at Hyde Landing and previous zoning of Hyde Landing. It should be noted that the Hyde Landing development located just south of the subject property was recently rezoned which resulted in a substantial decrease in density and peak hour trips. Specifically, the rezoning of Hyde Landing resulted in a net decrease of 644 AM peak hour trips and 1,151 PM peak hour trips. When accounting for the increase in traffic by the proposed rezoning of The Grove at Hyde Landing and decrease in traffic by the approved rezoning of Hyde Landing, it can be concluded that there will be an areawide decrease of 528 AM peak hour trips and 1,019 PM peak hour when taking into account the rezoning of both adjacent properties. Given that the Master Plan of Transportation was developed prior to the rezoning of these two properties, it can be concluded that the rezoning of The Grove at Hyde Landing will not have an adverse impact on the road network as recommended in the Master Plan of Transportation given there is a cumulative reduction in areawide trips. Therefore, the rezoning of the subject property would not necessitate a change to the Master Plan of Transportation.

Site Trip Generation Discussion

As discussed above and detailed on Exhibit 2, the area of the site is 126.16 acres. Per Section 27-4200 of the Prince George's County Zoning Ordinance, the existing density limit for the R-E zone is 1.08 single-family dwelling units/acre. Given the above density limits, the resulting max number of dwelling units for the site is 136 (1.08 dwelling units/acre \* 126.16 acres). This results in 102 AM and 123 PM peak hour trips based on the maximum allowable dwelling units under the current zoning (Base Case Scenario).

Exhibit 2 also details the resulting trip generation for the site under the proposed rezoning. The site is proposed to be developed with 150 single-family units and 150 townhouse units. This results in 218 AM and 255 PM peak hour trips under the proposed rezoning (Base Case Plus Rezoning Scenario). Therefore, the proposed rezoning of The Grove at Hyde Landing would result in an increase of 116 trips during the AM and 132 trips during the PM peak hour. To reiterate, the proposed rezoning of The Grove at Hyde Landing will result in a slight increase in the number of trips during the AM and PM peak hours. However, the Hyde Landing development located just south of the subject property was recently rezoned which resulted in a substantial decrease in both density and peak hour trips. Given that the Master Plan of Transportation was developed prior to the rezoning of these two properties, it can be concluded that the rezoning of The Grove at Hyde Landing will not necessitate a change to the Master Plan of Transportation due to the cumulative reduction in areawide trips.

Conclusions

Given the above, the rezoning will not have a detrimental impact on any local existing/planned roadways or the local community and therefore should be approved from a traffic standpoint. Please do not hesitate to contact me if you have any questions or need any additional information regarding the above.

Thanks,

Michael Lenhart  
P.E., PTOE

Lenhart Traffic Consulting, Inc.  
645 Baltimore Annapolis Blvd, Suite 214  
Severna Park, MD 21146

Phone (410) 216-3333  
email: [mlehnart@lenharttraffic.com](mailto:mlehnart@lenharttraffic.com)

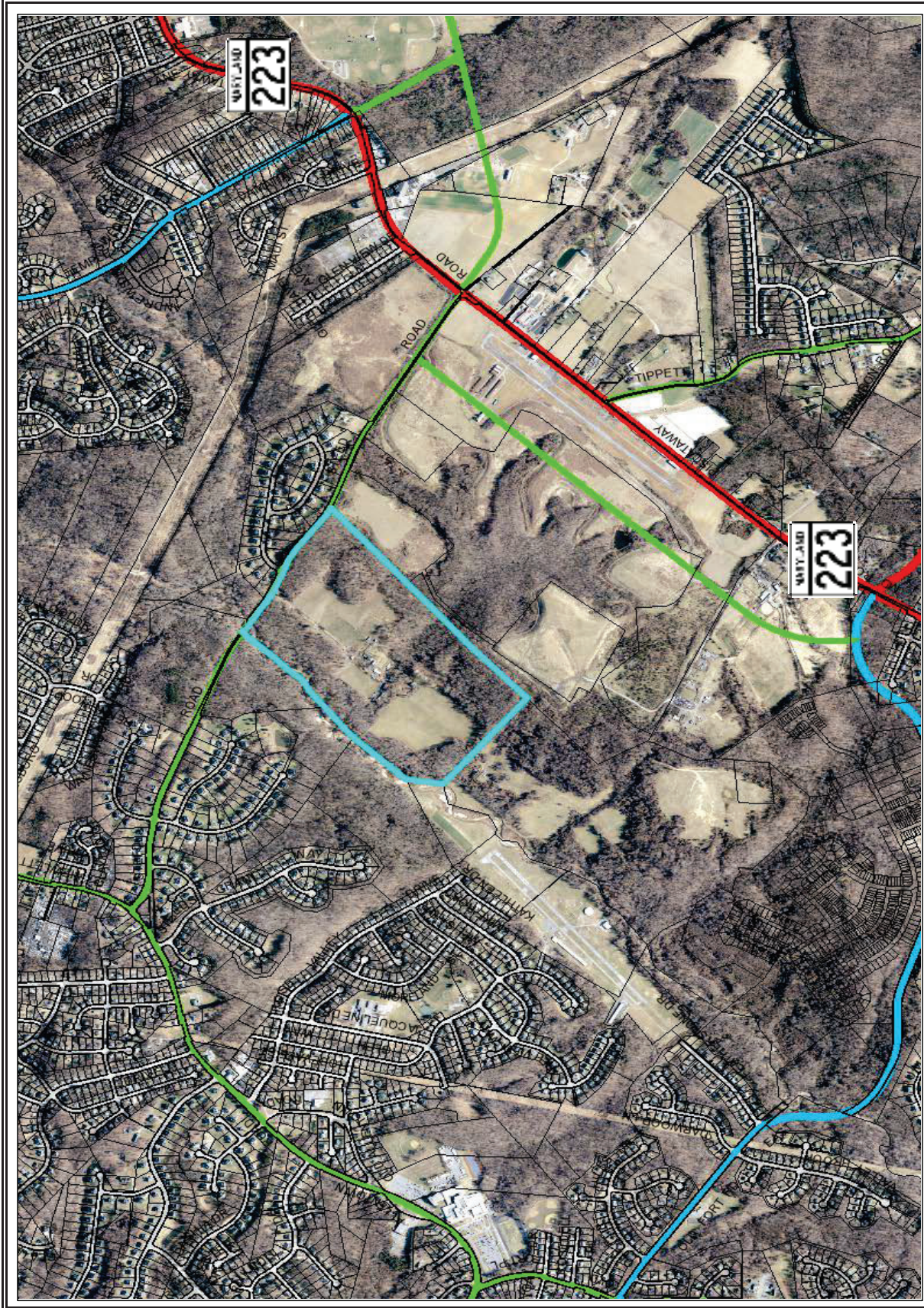


Exhibit  
1

Site  
Location Map

Traffic Statement

 **LENHART TRAFFIC CONSULTING, INC.**  
645 BALTIMORE ANNAPOLIS BLVD., SUITE 214  
SEVERNA PARK, MD 21146  
www.lenharttraffic.com

**Maximum DU per Existing Site Zoning**

Site Area: 126.16 acres  
 Max Density (per Sec 27-4200): 1.08 dwelling units / acre  
 Max Dwellings: 136 dwelling units

**Trip Generation Rates**

**Single Family Housing (Prince George's County Rates)**  
 Morning Trips = 0.75 x Units  
 Evening Trips = 0.90 x Units  
**Trip Distribution (In/Out)**  
 20/80  
 65/35

**Townhouses (Prince George's County Rates)**  
 Morning Trips = 0.70 x Units  
 Evening Trips = 0.80 x Units  
**Trip Distribution (In/Out)**  
 20/80  
 65/35

**Trip Generation Totals**

	AM Peak			PM Peak		
	In	Out	Total	In	Out	Total
Single Family Housing (Prince George's County Rates)	20	82	102	80	43	123
<b>Max Trips per Existing Zoning:</b>	<b>20</b>	<b>82</b>	<b>102</b>	<b>80</b>	<b>43</b>	<b>123</b>

	AM Peak			PM Peak		
	In	Out	Total	In	Out	Total
Single Family Housing (Prince George's County Rates)	23	90	113	88	47	135
Townhouses (Prince George's County Rates)	21	84	105	78	42	120
<b>Net Trips:</b>	<b>44</b>	<b>174</b>	<b>218</b>	<b>166</b>	<b>89</b>	<b>255</b>

	AM Peak			PM Peak		
	In	Out	Total	In	Out	Total
Max Trips per Base Case Scenario:	20	82	102	80	43	123
Trips Generated by Base Case Plus Rezoning Scenario:	44	174	218	166	89	255
<b>Net Difference:</b>	<b>24</b>	<b>92</b>	<b>116</b>	<b>86</b>	<b>46</b>	<b>132</b>

Traffic Statement



Trip Generation for Site

**Exhibit 2**



Countywide Planning Division  
Historic Preservation Section

301-952-3680

September 8, 2025

## **MEMORANDUM**

**TO:** Ellen Shadle, Zoning Section, Development Review Division

**VIA:** Thomas Gross, Planning Supervisor, Historic Preservation Section, Countywide Planning Division **TWG**

**FROM:** Tyler Smith, Historic Preservation Section, Countywide Planning Division **TAS**  
Amelia Chisholm, Historic Preservation Section, Countywide Planning Division **AGC**  
Jennifer Stabler, Historic Preservation Section, Countywide Planning Division **JAS**

**SUBJECT: ZMA-2024-004 The Grove at Hyde Landing**

### **Background**

The subject property comprises 126.18 acres and is located on the southwest side of Steed Road, approximately 3,300 feet northwest of its intersection with Piscataway Road (MD Route 223). The subject property is zoned Residential Estate (RE) and is located within the 2013 *Approved Subregion 5 Master Plan* area. The subject application proposes rezoning the property from RE to Residential Planned Development (R-PD).

### **Findings**

1. The 2013 *Approved Subregion 5 Master Plan* contains goals and policies related to historic preservation (pp. 155-159) that are relevant to the subject property. Several interpretive clusters are identified in the Master Plan based on the presence of archeological resources and their interpretive potential, including the Tinkers Creek Cluster (p. 157), in which this subject property is located:

*4. Tinkers Creek Cluster: Archeological surveys along or near Tinkers Creek identified many short-term prehistoric base camps. There is also a potential for the identification of small farms, plantations, and mills that were established between the eighteenth and twentieth centuries. Publicly owned stream valley parkland could serve as the basis for the public interpretation of these archeological resources.*

A Phase I archeological survey of the subject property, then identified as the Kala Pacha Farm, was completed in April 2006. One archeological site, 18PR817, was identified. 18PR817 was identified as a multi-component site containing indigenous materials, including a projectile point dating to the Middle Archaic Period (8,000-5,000 years ago) and ceramics dating to the Late Woodland Period (1,000-450 years ago). The site contains intact soil layers and appears to retain sufficient integrity to yield significant information about indigenous upland occupations in the Potomac River drainage.

The site was determined to be potentially National Register of Historic Places-eligible, and it was recommended that Phase II archeological investigations should be undertaken.

2. The 2013 *Approved Subregion 5 Master Plan* contains further goals and policies related to historic preservation (pp. 155-159). One relevant policy (p. 157) is,

*Public awareness and appreciation of historic sites and resources is promoted.*

Strategies proposed to accomplish this policy include (p. 159):

*Link recreation opportunities, such as parks and trails, to historic and cultural sites to promote public awareness of the subregion's history;*

*Encourage interpretive plaques about the history or archeology of areas as part of the development review process;*

*Ensure that archeological sites are preserved in place for future research and are interpreted for the public;*

*Promote the area's history to wider audiences; and*

*Develop interpretive themes, signage, brochures, and tour maps for archeological and historic sites.*

Further investigation of or preservation the archaeological site in place, creating interpretive signage, and public outreach measures that explore the indigenous archeological resources identified in the Phase I survey, would address the strategies above.

3. The subject property is reflective of the heritage theme of the Prehistoric and Seventeenth Century Period—Native Americans as identified in the 2010 *Approved Historic Sites and Districts Plan*.
4. The 2010 *Approved Historic Sites and Districts Plan* contains goals and policies related to historic preservation that are relevant to the subject property. A goal (p. 59) and related policy in planning for archeology is to:

*Incorporate archeological resource protection into the local land use and comprehensive planning processes through site identification and preservation.*

*Policy 1: Ensure that archeological resources are considered and protected through all phases of the development process.*

This goal was accomplished through the Phase I archeological excavations cited above.

Further policies identified in the 2010 *Approved Historic Sites and Districts Plan* (pp. 60-61) relevant to the subject property are:

*Policy 5: Encourage preservation-in-place of significant archeological sites with high public interpretive value.*

*Strategy 3. Encourage the incorporation of significant archeological resources as cultural assets in development applications.*

*Policy 6: Develop a comprehensive interpretive program that organizes site types by themes to reflect the preservation themes identified in the State of Maryland's Preservation Plan.*

*Strategy 1. Develop interpretive signage and web sites to convey to the public information collected about archeological sites identified through development projects as well as through parkland development.*

Preservation of archeological site 18PR817, producing interpretive signage, public outreach measures that explore the indigenous archeological resources identified in the Phase I survey, further exploring the history of the subject property, and reflecting the heritage theme of Prehistoric and Seventeenth Century Period—Native Americans, would address the strategies above.

5. A draft report for the Phase I archeological survey was completed; however, it was never submitted to Historic Preservation Section staff for formal review. At the time of Preliminary Plan of Subdivision, the draft report shall be submitted to the Historic Preservation Section staff for review.
6. A stated objective in the General Purposes of Planned Development Zones, as outlined in Section 27-4301(a)(7) of the Zoning Ordinance, is promoting development forms that respect and take advantage of a site's natural, scenic, and man-made features, such as rivers, lakes, wetlands, floodplains, trees, historic features, and cultural and archeological resources. Further evaluation of archeological site 18PR817 at the Phase II level and/or preserving the site in-place, producing interpretive signage, and public outreach measures that explore the indigenous archeological resources identified in the Phase I/II surveys would meet the objective stated above.
7. Per Section 24-4105(b)(1) of the Subdivision Ordinance, significant archeological sites identified in accordance with the Planning Board's *Guidelines for Archeological Review* (2005) shall be preserved in place, to the extent practicable. Historic Preservation Section staff informed the applicant during the August 29, 2025, Subdivision and Development Review Committee (SDRC) meeting for ZMA-2024-004 that a plan for preservation in place of archeological site 18PR817, or completion of Phase II archeological investigations on the site, will be required at the time of Preliminary Plan of Subdivision.

8. Per County Code Sec. 27-6802, an approved Natural Resource Inventory (NRI) plan, in conformance with the Environmental Technical Manual (2018), is required for Planned Development (PD) Zoning Map Amendments. Section 3.14 of the Environmental Technical Manual details that known historic resources, archeological sites, and cemeteries must be shown on NRI plans. The current NRI plan does not show the location of archeological site 18PR817.
9. The subject property does not contain and is not adjacent to any designated Prince George's County Historic Sites or resources.

### **Recommendations**

Historic Preservation Section staff recommend approval of ZMA-2024-004, The Grove at Hyde Landing, with the following conditions:

1. Prior to approval of the Preliminary Plan of Subdivision, the applicant shall:
  - a. Submit a draft copy of *A Phase I Intensive Archaeological Survey of Kala Pacha Farm Residential Subdivision, Steed Road, Clinton, Prince George's County, Maryland*, per Section III.A.3 of the Prince George's County Planning Board's *Guidelines for Archeological Review* (2005), to the Historic Preservation Section archeological planning staff for review; and
  - b. Submit a revised copy of the Natural Resources Inventory (NRI) plan for review, per County Code Sec. 27-6802 and Section 3.14 of the Environmental Technical Manual (2018), with the location of archeological site 18PR817 identified on the plan.
2. Per County Code Sec. 24-4105(b)(1) of the Subdivision Regulations, upon receipt of the Phase I archeology report by the Planning Department, if it is determined that potentially significant archeological resources exist on the above-referenced property, prior to Planning Board approval of the preliminary plan of subdivision or approval of a grading permit, whichever comes first, the applicant shall provide a plan for:
  - a. Evaluating the resource at the Phase II level, or
  - b. Avoiding and preserving the resource in place.
3. If a Phase II and/or Phase III archeological evaluation or mitigation is necessary, the applicant shall provide a final report detailing the Phase II and/or Phase III investigations and ensure that all artifacts are curated at the Maryland Archaeological Conservation Laboratory in St. Leonard, Maryland, prior to the approval of any grading permits.
4. Per County Code Sec. 24-4105(a)(2), prior to the approval of a detailed site plan for architecture, the applicant and the applicant's heirs, successors, and/or assignees, shall provide a plan for any interpretive signage to be erected and public outreach measures (based on the findings of Phase I, II, and/or Phase III archeological investigations). The location and wording of the signage and the public outreach measures shall be subject to approval by a Planning Department staff archaeologist. The plan shall include the timing for the installation of the signage and the implementation of public outreach measures.



10/24/2025

## MEMORANDUM

**TO:** Ellen Shadle, Planner III, Development Review Division

**VIA:** N. Andrew Bishop, Planner IV, Long Range Planning Section, Community Planning Division *NAB*

**VIA:** Adam Dodgshon, Supervisor, Placemaking Section, Community Planning Division *NAB for AD*

**FROM:** Sam McCrory, Planner II, Placemaking Section, Community Planning Division *SM*

**SUBJECT:** ZMA-2024-004 The Grove at Hyde Landing

## FINDINGS

Community Planning Division staff finds that pursuant to;

Section 27-4301(d)(1)(A), General Standards for All Planned Development Zones, PD Basic Plan, this application is consistent with the applicable Area Master Plan and the 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035) and the purposes of the R-PD zone; Sector Plan, and the 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035) and the purposes of the R-PD zone;.

Section 27-4301(d)(1)(P), General Standards for All Planned Development Zones, PD Basic Plan the applicant must include specific public benefits and project amenities in accordance with 27-4301(d)(3);

Section 27-4301(d)(3)(A) Public Benefits, the noted public benefits are accepted features in a Planned Development zone and benefit the surrounding neighborhood, or the public in general, to a significantly greater extent than would result from development of the site under a Base zone. Pursuant to 27-4301(d)(3)(B)(iv), the noted public benefits that have been proposed are applicable to standards in PART 27-6: Development Standards. This application is deemed consistent with the General Provisions for a Planned Development Zone, PD Basic Plan;

Section 27-4302(a)(2) Residential Planned Development (R-PD) Zone Use Standards, this application is consistent with the applicable Area Master Plan or Sector Plan, and the purposes of the R-PD zone;

The application is consistent with the Master Plan because it recommends residential low land use on the subject property and the proposed development has a density of 2.97 dwellings per

net lot area, which meets the Master Plan and Plan 2035 recommendations for density on the property. The proposal is further consistent with the Master Plan as it offers expanded availability of high-quality housing, multi-use trail development throughout the subject property, and onsite active and passive recreational facilities.

## **BACKGROUND**

**Application Type:** Zoning Map Amendment Residential Planned Development (R-PD) Zone

**Planning Area:** 81B - Tippett & Vicinity

**Community:** Clinton/Tippett Community

**Location:** 3801 Steed Road, approximately 3,330 feet northwest of the intersection of MD Route 223 (Piscataway Road) and Steed Road.

**Size:** 126.16 gross acres of land.

**Existing Uses:** Not Classified

**Future Land Uses:** The 2013 Approved Subregion 5 Master Plan and Sectional Map Amendment recommends **Residential Low** land use for the subject property. The plan also identifies the northwest portion of the property as Parks and Open Space (Future Stream Valley Park).

**Proposal:** Zoning Map Amendment request to rezone property from R-E (Residential-Estate) to R-PD. Specifically for 300 residential dwellings, including single family attached dwellings and single-family detached units.

**Zoning:** Residential Estate (RE) Zone

**Prior Zoning:** Residential-Estate (R-E) Zone

**Applicable Zoning Ordinance:** Current Zoning Ordinance

## **GENERAL PLAN, MASTER PLAN, AND SMA**

**General Plan:** The 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035) places the subject property into two distinct Growth Policy Areas. The northwest section of the property is designated as "Future Water and Sewer Service Areas" and the southeast section is designated as "Established Communities."

Plan 2035 describes the Future Water and Sewer Service Areas Growth Policy Area as “development is largely determined by the availability and capacity of water and sewer service. Controlling the expansion of water and sewer service is the easiest and most effective way a jurisdiction can manage and phase growth. Plan 2035 recommends placing properties that are located within the Growth Boundary, but which have not been approved for a water and sewer category change (which would allow for denser development) in Future Water and Sewer Service Areas. The Future Water and Sewer Service Areas are holding zones in which near-term development is deferred until additional residential capacity is required.” (pg. 20)

Plan 2035 describes the Established Communities Growth Policy Area as “existing neighborhoods and commercial areas served by public water” and were 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.” (pg. 20)

**Master Plan:** The 2013 Approved Subregion 5 Master Plan and Sectional Map Amendment recommends **Residential Low** land use for the subject property. The plan also identifies the northwest portion of the property as **Parks and Open Space** (Future Stream Valley Park). **Residential Low** land use is described as “residential areas up to 3.5 dwelling units per acre. Primarily single-family detached dwellings,” and **Parks and Open Space** as “parks and recreation areas, publicly owned natural areas.” (pg. 31). The proposed development has a density of 2.97 dwellings per net lot area, which meets the Master Plan and Plan 2035 recommendations for density on the property.

**Aviation/MIOZ:** This application is located within an Aviation Policy Area. There are five (5) different Aviation Policy Areas, due to the property’s proximity to the Potomac Airfield (VKX). The five Aviation Policy Area Overlays (APAO) are as follows: APA-6 (Traffic Pattern Area) Zone, APA-4 (Outer Safety Area) Zone, APA-3M (Medium Airport Inner Turning Area) Zone, APA-2 (Inner Safety) Zone, and APA-1 (Runway Protection) Zone.

**SMA/Zoning:** On November 29, 2021, the District Council approved CR-136-2021, the Countywide Map Amendment (CMA) which reclassified the subject property from Residential-Estate (R-E) Zone to Residential Estate (RE) Zone effective April 1, 2022.

## ZONING MAP AMENDMENT ANALYSIS

Community Planning Division staff finds that, pursuant to 27-4301(d)(1)(A) General Standards for All Planned Development Zones and 27-4302(a)(2) Residential Planned Development (R-PD) Zone Use Standards of the Zoning Ordinance, this application is consistent with the Master

Plan and Plan 2035. The application highlights improvement such as stream valley dedication, multi-modal transportation improvements, and land use and development patterns that align with the Master Plan and Plan 2035. However, The Community Planning Division also recommends the noted goals, policies, and strategies from the Master Plan and Plan 2035 to enhance the public benefits proposed by the applicant. The Master Plan and Plan 2035 goals, policies, and strategies, and the staff recommendations will not only adequately benefit the site, but the surrounding area as well.

Within the Subregion 5 Approved Master Plan and Section Map Amendment (Master Plan), there are Master Plan elements outlining applicable Goals, Policies, Guidelines, or Objectives which should be addressed by the applicant. These elements are Land Use and Development Pattern, Environment, Transportation, Public Facilities, Economic Development, and Historical Preservation. The applicant should seek to follow wider Master Plan recommendations for the Planning Area, and the specific elements mentioned below.

**Land Use and Development Pattern:** The Land Use and Development Pattern chapter of the Master Plan defines the location and quantity of land that should be developed for different uses: residential, employment, commercial, mixed-use, and institutional. It also identifies the location and acreage of land that should be conserved for agriculture and other natural resource uses, or preserved for environmental, scenic, and recreation purposes. Furthermore, the development pattern drives the need for other facilities such as schools, transportation, fire, police, water, and sewers. This chapter has subsections regarding: Communities, Center & Corridor, Rural Tier, and Aviation. Some subsections include Goals, Policies, or Strategies that relate directly to the subject property; those are noted below.

**Community Subsection Goals (page 35)**

- “In developing areas, achieve high-quality, suburban development organized around a network of park, open space, and community facilities.” (pg. 35)
- “Provide for compatible new development in older, established communities of Accokeek, Brandywine, and Clinton.” (pg. 35)

**Aviation Subsection Goals & Strategies (page 60 & 64)**

- “The community is aware of the location of the airport and the occurrence and attendant risk associated with low-flying aircraft.” (pg. 60)
- “Require development within DNL 65 dBA Ldn and greater noise exposure areas to be properly protected from the transmission of noise with barriers that affect sound propagation and/or the use of sound absorbing materials in construction.” (pg. 64)
- Evaluate development and redevelopment proposals in areas subject to noise using Phase I noise studies and noise models.” (pg. 64)

- “Provide for the use of noise reduction measures when noise issues are identified.” (pg. 64)
- “Maintain compatible land use designations, appropriate zoning, and subdivision design in aviation policy areas.” (pg. 64)
- Implement disclosure requirements for prospective purchasers of property within one mile of the airport and mitigate potential hazards to air navigation, pursuant to aviation policy area regulations in the Prince George’s County Zoning Ordinance.” (pg. 64)

**Additional Approved General Plan Community Heritage, Culture, and Design Policies and Guidelines (page 210-218 of PLAN Prince George’s 2035)**

- Policy 9: Use urban design to guide development, promote community health, protect our natural, historic, and cultural resources and quality of life, and enhance mobility.
  - HD9.3: “Require new development at all scales to be designed around an interconnected street network rather than limited access cul-de-sacs.” (pg. 214)
  - HD9.4: “Enhance the public realm by installing public amenities and art in central places and ensuring public buildings model high quality urban design and architecture and multimodal access.” (pg. 214)
  - HD9.7: “Identify and prioritize areas for street tree installation.” (pg. 215)

**Additional Approved General Plan Healthy Communities Policies and Guidelines (page 225-227 of PLAN Prince George’s 2035)**

- Policy 2: Improve residents’ access to fresh foods, in particular for households living in low-income areas with limited transportation options and promote sources of fresh foods countywide.” (pg. 226)
  - HC2.3: “In partnership with local non-profits and community groups, the County Health Department, and the Department of Parks and Recreation, identify suitable local infill, brownfield, and other sites that may be appropriate for urban agriculture activities, community gardens, and farmer’s markets during the master planning process.

***Staff Analysis for Land Use and Development Pattern***

*This application meets several of the goals identified in the Land Use and Development Pattern section of the Master Plan. This application achieves the goal of providing high-quality, suburban development organized around a network of parks, open spaces, and community facilities. In addition, the location of the proposed development adjacent Hyde Landing property creates a compatible development in older, established community in the Clinton area.*

*From policies noted in the General Plan, Community Planning also recommends the applicant reevaluate the cul-de-sac configuration at Residential Phase 3 (Housing Pod C), installing public amenities and art in central places, such as the passive and active recreation areas, and prioritize areas for street tree installation, specifically along sidewalks/roadways within the development area, along Steed Road, and near the recreation areas. The General Plan also makes a policy recommendation to identify suitable locations for urban agriculture activities and community gardens. Community Planning recommends prioritizing one of the recreation areas for community agriculture for people living in the proposed development and the surrounding area.*

*Due to the subject property's proximity to the Potomac Airfield, the applicant is required to conform with the strategies noted above. Specifically, this property would be subject to a Phase I noise study and model. If noise issues are identified, the applicant should utilize noise reduction measures, and if the proposed development is within DNL 65 dBA Ldn or greater, the area should be protected from the transmission of noise with barriers that affect sound propagation and/or the use of sound absorbing materials in construction.*

*Lastly, in potential future development application or at the time of building, it is required to disclose requirements for prospective purchasers of property within one mile of the airport and mitigate potential hazards to air navigation, and that the community is aware of the location of the airport and the occurrence and attendant risk associated with low-flying aircraft.*

**Environment:** The Environment chapter of the Master Plan describe the current state of the environment in the subregion and to develop goals, policies, and strategies to protect the subregion's environmental integrity. This chapter has subsections regarding: Green Infrastructure, Water Quality, Stormwater Management, and Groundwater, Watersheds, Chesapeake Bay Critical Area, Air Quality and Greenhouse Gas Emissions, Green Building and Energy Efficiency, Noise Intrusion, and Sand & Gravel Mining. Some subsections include Goals, Policies, or Strategies that relate direct to the subject property, those are noted below.

**General Environment Goals (pg. 67)**

- "The natural environment and its associated ecological functions are preserved, enhanced, and restored as a fundamental component of sustainable development." (pg. 67)
- "A development pattern that complements the natural systems, incorporating open space and green infrastructure connectivity into growth strategies." (pg. 67)

**Additional Approved General Plan Natural Environment Policies and Strategies (page 172-179 of PLAN Prince George's 2035)**

- Policy 1: Improve and maintain water quality through stormwater management and water resource protection.

- o NE2.5: “Identify strategies to reduce impervious surfaces by amending County codes and coordinating County agencies”. (pg. 172)
- Policy 10: Encourage the generation of low-carbon and clean, renewable energy sources.
  - o NE10.2: Utilize solar panels or similar technology to increase the energy efficiency of outdoor lighting in appropriate areas, such as streets, parking lots, parks, and/or signage.” (pg. 179)

### **Green Infrastructure Policies and Strategies (page 71)**

- “Implement the master plan’s desired development pattern while protecting sensitive environmental features and meeting the full intent of environmental policies and regulations.” (pg. 71)
- “Ensure that new development incorporates open space, environmentally sensitive design, and mitigation activities.” (pg. 71)
- “Protect, preserve, and enhance the identified green infrastructure network.” (pg. 71)
- “Protect primary corridors (Mattawoman Creek, **Piscataway Creek**, and **Tinkers Creek**) during the review of land development proposals to ensure the highest level of preservation and restoration possible. Protect secondary corridors to restore and enhance environmental features, habitat, and important connections.” (pg. 71)
- “Preserve or restore regulated areas designated in the green infrastructure network through the development review process for new land development proposals.” (pg. 71)
- “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.” (pg. 71)
- “Preserve habitat areas to the fullest extent possible during the land development process.” (pg. 71)
- “Support and implement new recycling and trash management programs including but not limited to the Alice Ferguson Foundation’s Trash Free Potomac Watershed Initiative; provide recycling and the effective management of trash, yard waste, household hazardous waste and bulky materials; require yard waste to be recycled in biodegradable bags.” (pg. 71)

### **Staff Analysis for Green Infrastructure Policies and Strategies**

*This application addresses the policies highlighted in the Green Infrastructure section of the Master Plan and the applicant notes the proposed development will “minimize the clearing of high priority forest” and preserve existing forest and specimen trees located on the subject property. In addition, the applicant indicates that the creation of open spaces across the development, while safeguarding the natural open spaces within the stream valleys and surrounding forests, will ensure “a balance between development and environmental preservation.” Regarding protecting and enhancing the green infrastructure network, the applicant is committed to expanding and*

*strengthening the existing vegetative zones around the streams beyond the current 100-foot boundary to ensure greater environmental preservation.*

## **Water Quality, Stormwater Management, and Groundwater Policies and Strategies**

### **Policies (pg. 76)**

- “Encourage the restoration and enhancement of water quality in degraded areas and the preservation of water quality in areas not degraded.”

### **Policies (pg. 76-77)**

- “Identify locations without stormwater management or with poorly performing facilities that would be suitable for public and private stormwater retrofit projects.”
- “Support groundwater recharge areas through techniques such as bioretention and rain gardens and enhance existing wetland areas and stream buffers to maintain groundwater recharge areas.”
- “Evaluate applicability of tributary strategies in Subregion 5 during development review of new projects.”
- “Reduce or eliminate any potential flood hazards and prevent future flood hazards caused by new development and increased imperviousness.”
- “Protect and preserve existing forests and wetlands through existing land conservation and protection programs.”

### **Staff Analysis for Water Quality, Stormwater Management, and Groundwater Policies and Strategies**

*As mentioned in the staff analysis on Green Infrastructure, this application effectively notes the need for preserving, maintaining, and enhancing the water features, specifically Tinkers Creek. However, it is noted in the Master Plan that Tinkers Creek rated “poor” on the Index of Benthic Integrity Rating and “very poor” on aquatic habitat quality. Therefore, additional measures should be taken to increase the environmental quality of Tinkers Creek and the surrounding water features.*

*The site contains one perennial stream identified as Tinkers Creek. It is a part of the overall Piscataway Creek, which is a Tier II watershed. The applicant should protect and preserve the Tinkers Creek Stream Valley and limit any impacts to its tributaries to the extent possible. The application proposes to preserve and enhance this creek by proposing adequate stream buffers but also commits to expanding and strengthening the existing vegetative zones around the streams, extending beyond the required 100-foot boundary to ensure greater environmental preservation.*

*However, with any increase in impervious areas proposed by development, the natural hydrology of the Tinker’s Creek watershed will be disrupted. This zoning map amendment proposes an increase of development, which was not anticipated with the Master Plan. The master plan calls*

*for the maintenance of the natural hydrologic patterns during development to the maximum extent practicable. The proposed added density would negatively affect the natural hydraulic patterns post development. Although Environmental Site Design (ESD) is required for managing stormwater quantities and qualities for new developments by the Department of Permitting, Inspections and Enforcement, (DPIE) more than minimum requirements should be provided for any development within proximity to the Tinker's Creek.*

*The plan shows development envelopes outside of the floodplain, as required, however these and the site are accessed by crossing the on-site streams. Staff recommends that a Stream Corridor Assessment Survey be conducted by the applicant or applicant's hires to establish the health of Tinkers Creek and its tributaries and wetlands on-site and identify how opportunities for restoration can be incorporated into the development as a public benefit.*

*In addition, the applicant is encouraged to consider enhanced stormwater techniques to support groundwater recharge, reduce flood hazards, and encourage enhancement of water quality. Planning and implementation of stormwater techniques like bioretention and rain garden projects along the stream that bisects Residential Pod B and Residential Pod C should be considered.*

## **Air Quality and Greenhouse Gas Emissions Policies and Strategies**

### **Policies (page 84)**

- “Promote “climate-friendly” development patterns through planning processes and land use decisions.”

### **Strategies (pg. 84)**

- “Design development and redevelopment projects to minimize the need for motor vehicle trips.”
- “Provide local and subregional pedestrian and bicycle facilities.”
- “Encourage the use of clean energy sources such as solar and wind power.”

### **Staff Analysis for Air Quality and Greenhouse Gas Emissions Policies and Strategies**

*The applicant has noted several aspects that conform with the Master Plan policies and strategies, specifically the planned construction of pedestrian and bicycle facilities on the subject property to minimize the need for motor vehicle trips. Additionally, the applicant could explore clean energy sources like solar power arrays across the subject property.*

### **Green Building and Energy Efficiency Policies (pg. 86)**

- “Encourage the use of green building techniques that reduce resource and energy consumption.” (pg. 86)

### **Staff Analysis for Green Building and Energy Efficiency Policies**

*The applicant has noted several green building options that conform with the green building and energy efficiency policies highlighted in the Master Plan. Specifically, at the time of detailed site plan, the applicant will consider in-home energy conservation strategies such as energy star appliances and smart thermostats, water conservation strategies, vegetation retention, and universal design features. Additional green building techniques should be included in the design of the site and proposed dwellings and may include: incorporating passive solar design, high-performance insulation (like ICFs), and energy-efficient windows and doors to reduce energy demand, using water-efficient landscaping with native, drought-resistant plants: or utilizing energy-efficient technologies and renewable energy sources like solar panels to reduce consumption.*

### **Noise Intrusion Policies and Strategies Policies (page 87)**

- “Ensure that excessive noise-producing uses are not located near uses that are particularly sensitive to noise intrusion.”

### **Strategies (page 87)**

- “Evaluate development and redevelopment proposals in areas subject to significant noise intrusions using Phase I noise studies and noise models.”
- “Provide for adequate setbacks for development exposed to existing and proposed noise generators and roadways of arterial classification or greater.”
- “Provide for the use of noise reduction measures when noise issues are identified.”
- “Require development within 65 dBA Ldn and greater noise exposure areas to be properly protected from the transmission of noise with barriers that affect sound propagation and/or the use of sound absorbing materials in construction.”

### **Staff Analysis for Noise Intrusion Policies and Strategies**

*As noted in the “Staff Analysis for Land Use and Development Pattern” section, due to the subject property’s proximity to the Potomac Airfield, the applicant is required to conform with the strategies noted above. Specifically, this property would be subject to a Phase I noise study and model. If noise issues are identified, the applicant is required to use noise reduction measures, if the proposed development is within DNL 65 dBA Ldn or greater. Specific noise mitigation techniques will be evaluated with a future application.*

**Transportation:** The Transportation chapter of the Master Plan identifies and evaluates issues for the major transportation sectors within the subregion and recommends improvements. This chapter has subsections regarding: Roads, Transit, Sidewalks, Bikeways and Trails, and Conservation and Enhancement of Special Roadways. Some subsections include Goals, Policies, or Strategies that relate directly to the subject property; those are noted below.

### **General Transportation Section Goals (page 92)**

- “Regional transportation facilities provide for the efficient movement of people and commerce.” (pg. 92)
- “Transportation improvements are completed to serve existing development and projected growth in Subregion 5.” (pg. 92)
- “Improvements to the road network are concurrent with development so that roadway and intersection capacities are adequate to meet projected growth.” (pg. 92)
- “A multi-modal transportation network is completed that increases mobility options for pedestrians, bicyclists, and transit riders in Subregion 5.” (pg. 92)
- “Natural and cultural features of scenic and historic roads, including viewsheds, are preserved to the greatest extent possible during the infrastructure phasing and development review processes.” (pg. 92)

**Additional Approved General Plan Transportation & Mobility Policies & Strategies (page 152-160 of PLAN Prince George’s 2035)**

- Policy 1: Ensure that countywide transportation improvements are integrated with and support the Plan 2035 vision and land use pattern.
  - TM1.6: “Where feasible and practical, require physical connections-such as trail connections, bus-only streets, and roads-within new and between new and existing developments in our Established Communities, while making provisions for the mitigation of privacy, noise, and cut-through traffic.” (pg. 153)
- Policy 5: Improve overall safety levels within the County’s transportation network.
  - TM5.2: “Expand the use of traffic-calming devices and pedestrian safety features to slow traffic and increase safety for all roadway users. Examples include Americans with Disabilities Act compliant curb ramps, curb extensions, raised crosswalks, improved lighting, safety signage, media islands, and speed cameras.” (pg. 158)

**Additional Approved General Plan Community Heritage, Culture, and Design Policies and Guidelines (page 210-218 of PLAN Prince George’s 2035)**

- Policy 3: Integrate historic resources, sites, and districts into the County’s development pattern by promoting compatible urban design and enhanced connectivity.
  - HD3.1: “Encourage compatible and context-sensitive design of surrounding development and appropriate streetscape enhancements and facade improvements.” (pg. 210)
  - HD3.2: “Link historic resources and sites with the County’s trails and sidewalk system, where appropriate.” (pg. 211)

### **Roads Policies and Strategies (page 107-108)**

- From Table VI-4: Recommended Road Improvements by 2023: C-516, Steed Road from MD223 to Allentown Road, with 80' in proposed right-of-way, with four (4) proposed lanes. (pg. 100)
- "Evaluate the traffic impact study procedures to determine if greater mitigation should be required from developers of small- to medium-size developments. The cumulative impacts of these projects often affect regional traffic and are not addressed in the traffic impact study." (pg. 108)
- "Document and address "minor" inadequacies such as driveways or side streets that conflict with main roads. Encourage better connectivity between adjacent subdivisions, thus allowing residents to get to locations where they can safely access roadways, such as at signalized intersections. Use short-term, case-by-case solutions." (pg. 108)
- "Require that preliminary subdivision plan approvals be contingent upon adequate provisions for right-of-way needs to accommodate long-term transportation demand. The use of dedication of reservation must be utilized where appropriate and other strategies of reservation should be pursued where more traditional strategies cannot be used." (pg. 108)
- "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." (pg. 108)

### **Staff Analysis for Roads Policies and Strategies**

*The applicant has included features that meet the master plan recommended road improvement for Steed Road from MD 223 to Allentown Road.*

*The Master Plan recommends development applications, "Document and address "minor" inadequacies such as driveways or side streets that conflict with main roads. Encourage better connectivity between adjacent subdivisions, thus allowing residents to get to locations where they can safely access roadways, such as at signalized intersections." With the proposed bridge expansion along Steed Road and the extension of the southbound lane along Steed Road to Property frontage, consideration of a potential conflict or minor inadequacy should be considered due to new travel patterns and movements.*

*Lastly, per the Policy noted in the Approved General Plan, Community Planning recommends the applicant expand the use of traffic calming devices and pedestrian safety features throughout the proposed development. Examples such as curb extensions, raised crosswalks, median island, and other improvements slow traffic and increase safety for all users. It is encouraged the applicant incorporate art installations and greenery into future traffic calming measures. For example, art installations in curb extensions, and landscaped medians should be considered.*

### **Sidewalks, Bikeways, and Trails Policies and Strategies (page 118-121)**

**Policies (page 118)**

- “Promote pedestrian and bicycle opportunities as part of a multi-modal transportation network.”
- “Promote dual-route facilities along all of the major road transportation corridors.”
- “Connect a spine network of trails to the most populated areas.”
- “Expand and promote hiker/biker/equestrian recreational activities.”

**Table VI-6: Recommended Major On-Road Pedestrian and Bicycle Improvements**

- Steed Road – MD 223 to Allentown Road – Dual Route

**Strategies (pages 120 – 121)**

- “Construct sidewalks along all major transportation facilities in areas where there are concentrations of people.”
- “Retrofit the roads in the Clinton area that are recommended for sidewalks and sidepaths in this plan to make the area more pedestrian friendly.”
- “Construct the following Off-Road trails: “Tinkers Creek Stream Valley Trail: This trail will connect to the Pea Hill Branch and Piscataway Creek trails, provide access to the Clinton area, and provide access between adjoining residential communities. A portion of the trail has been approved for construction through the Bevard North development.”
- “Complete sidepaths and bike lanes in areas of higher population to increase connectivity in Subregion 5. Emphasize the following roads: MD 223, Piscataway Road, Temple Hills Road, Livingston Road, Old Branch Avenue, **Steed Road**, Allentown Road, Old Fort Place, and Gallahan Road.”
- “Develop street and sidewalk/trail connections between adjacent subdivisions as new development occurs.”
- “Develop recreational and interpretative programs, facilities, and thematic trails that build on the recreational, natural, historic, and scenic attributes of the subregion.”
- “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.”
- “When possible, all on- and off-road facilities should be designed and constructed according to the recommendations of the Manual on Uniform Traffic Control Devices (MUTCD), Millennium Edition, 2000, and the Guide for the Development of Bicycle Facilities, 1999, American Association of State Highway and Transportation Officials (AASHTO).”

***Staff Analysis for Sidewalks, Bikeways, and Trails Policies and Strategies***

*From the applicants Statement of Justification and submitted documents, it is evident that this proposal, as it relates to the policies and strategies for Sidewalks, Bikeways, and Trails is in*

*conformance with the Master Plan. The applicant has proposed the following sidewalk, bikeways, and trails, all of which are recommended in the Master Plan: sidepath along Steed Road and the multipurpose trail along Tinkers Creek Stream Valley Trail.*

*In the public benefit features, the applicant cited “Trail Link Connectivity” as a public benefit. The Community Planning Division would additionally recommend the applicant provide enhanced landscaping, pedestrian scale lighting, art, and comprehensive wayfinding signage along the proposed multipurpose trail. This will enhance the user experience of the proposed multipurpose trail and improve the connection with the off-site multi-purpose trail at the main Hyde Landing development.*

*As it relates to the Policy: “Connect a spine network of trails to the most populated areas.” Community Planning recommends connecting the proposed multipurpose trail (public benefit feature) to the proposed active and passive recreation areas that are planned near the single family attached dwellings in housing Pod A. These recreation areas will be populated areas in the development, and it will be beneficial to connect all recreation areas to the proposed multipurpose trail.*

## **Conservation and Enhancement of Special Roadways Policies and Strategies (page 123-124)**

### **Policies (pg. 123)**

- “Conserve and enhance the scenic and historic values along special roadways.”
- “Conserve and enhance the viewsheds along designated roadways.”

### **Strategies (pg. 123-124)**

- “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.”
- “Consider a variety of techniques to protect the scenic and historic qualities of the designated roads. 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.”
- “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.”

### **Staff Analysis for Conservation and Enhancement of Special Roadways Policies and Strategies**

*Due to this applications proximity to Steed Road, which is a designated Historic Roadway by the Master Plan, the applicant would require a submission of an inventory of scenic and historic features with all applications that propose work within the right-of-way of a designated roadway. This submission shall provide techniques to protect the scenic and historic qualities of the designated roads and conserve and enhance the existing viewshed of Steed Road. Techniques to conserve and enhance the historic roadway could include wayfinding signage, enhanced landscaping.*

**Public Facilities:** The Public Facilities chapter of the Master Plan analyzes educational, safety, and recreational public facilities that provide essential services to the resident of Subregion 5. This chapter has subsections regarding: Public Schoos, Libraries, Public Safety, Parks and Recreation, Solid Waste Management/Recycling, and Water and Sewer Service. Some subsections include Goals, Policies, or Strategies that relate direct to the subject property, those are noted below.

### **Parks and Recreation Policies and Strategies (page 139)**

#### **Policies (pg. 139)**

- “Construct facilities that are functional, safe, energy efficient, and sensitive to the surrounding environment.”
- “Conserve stream valleys and other valuable natural resource areas.”

#### **Strategies (page 139)**

- “Acquire land within Tinkers Creek, Piscataway Creek, and Mattawoman Watershed Stream Valley Parks that can be used as active or passive parkland.”
- “Fifty-acre community park on Steed Road on east and/or west side of Tinkers Creek Stream Valley Park.”

#### **Staff Analysis Parks and Recreation Policies and Strategies**

*The applicant has noted the creation and/or preservation of open spaces in the form of approximately 45 acres of stream valley dedication which will be added to the existing Tinker’s Creek Stream Valley Park.*

### **Planned Development Zone Requirements – Public Benefits**

Pursuant to 27-4301(d)(1)(P), General Standards for All Planned Development Zones, the applicant must include specific public benefits and project amenities in accordance with 27-4301(d)(3). 27-4301(d)(3)(A) describes that public benefits are superior features in a Planned Development zone and benefit the surrounding neighborhood, or the public in general, to a significantly greater extent than would likely result from development of the site under a Base zone.

Pursuant to 27-4301(d)(3)(B)(iv), the noted public benefits proposed are applicable to standards in [PART 27-6: Development Standards](#). Additional design elements have been included herein, which would help the application significantly exceed applicable Development Standards.

The applicant is encouraged to provide additional design elements that conform to the guidelines in Section 27-4301(d)(3)(B). Examples of these benefits may include, but are not limited to, streetscape improvements, sustainable and environmental benefits, wayfinding proposals, art installations, pedestrian thoroughfare enhancements, and other benefits that substantially advance the General Plan and applicable Master Plan. Community Planning has noted several additional design elements that are feasible for this development and future applications.

### **Staff Analysis**

**Added Multi-use Trail Connections** - Community Planning staff recommends connecting the proposed multipurpose trail to the proposed active and passive recreation areas planned near the single family attached dwellings in housing Pod A. This connection will improve connectivity and allow access to the other areas in the development, and it will be beneficial to connect all recreation areas to the proposed multipurpose trail.

**Additional Streetscape Improvements** - To create a safe and enjoyable pedestrian experience along Steed Road and within the subject property, Community Planning recommends additional physical buffering and streetscape improvements. These improvements will facilitate safe and enjoyable travel within the subject along Steed Road to future developments at Hyde Landing and other relevant destinations in the area to assist people walking, biking or using other modes of transportation is essential to improve connectivity in the subject property and the surrounding area. A proposal could include well-designed overhead lighting, bollard lamps, art along the right-of-way, wayfinding signage, or other street-level designs along Steed Road and within the developed area.

**Enhanced Traffic Calming** - Community Planning staff recommend the applicant, pursue the use of traffic calming devices and pedestrian safety features throughout the proposed development. Examples such as curb extensions, raised crosswalks, median island, and other improvements slow traffic and increase safety for all users who live or visit The Grove and Hyde Landing.

**Public Amenities in Recreational Areas** - To meet policies highlighted in the General Plan, Community Planning recommends several public amenities enhancements as public benefits for this application. Specifically, public amenities such as art, play equipment, bicycle

parking/storage, public gathering places, restrooms, etc. in central places, such as passive and active recreation areas. The General Plan makes a policy recommendation to identify suitable locations for urban agriculture activities and community gardens. Community Planning recommends prioritizing recreation areas for community agriculture for people living in the proposed development and the surrounding area.

**Stream Corridor Assessment** - Community Planning staff recommends that a Stream Corridor Assessment Survey be conducted by the applicant or applicant's hires to establish the health of Tinkers Creek and its tributaries and wetlands on-site and identify how opportunities for restoration can be incorporated into the development.

cc: Long-Range Notebook



Countywide Planning Division  
Environmental Planning Section

301-952-3650

September 5, 2025

**MEMORANDUM**

**TO:** Ellen Shadle, Planner III, Zoning Section, DRD  
**VIA:** Tom Burke, Supervisor, Environmental Planning Section, CWPD TB  
**FROM:** Chuck Schneider, Planner III, Environmental Planning Section, CWPD ACS  
**SUBJECT:** **Grove at Hyde Landing: ZMA-2024-004 - Zoning Map Amendment**

The Environmental Planning Section (EPS) has reviewed the above-referenced zoning map amendment (ZMA) application received on August 4, 2025. Comments were provided in a Subdivision and Development Review Committee (SDRC) meeting on August 15, 2025. Revised plans were received on August 29, 2025. The following comments are provided for your consideration.

**BACKGROUND**

The EPS has evaluated this site previously with the review of the following applications:

<b>Development Review Case</b>	<b>Associated TCP(s)</b>	<b>Authority</b>	<b>Status</b>	<b>Action Date</b>	<b>Resolution Number</b>
P-06018	N/A	Staff	Complete	9/8/2006	N/A
NRI-020-06	N/A	Staff	Approved	8/9/2006	N/A
NRI-020-06-01	N/A	Staff	Approved	12/31/2024	N/A
ZMA-2024-004	N/A	Planning Board	Pending	Pending	Pending

**PROPOSED ACTIVITY**

This application requests the approval of a zoning change through a zoning map amendment from the Residential Estate (RE) to the Residential Planned Development (R-PD) Zone.

**GRANDFATHERING**

The project is subject to the Woodland and Wildlife Habitat Conservation Ordinance (WCO) and the Environmental Regulations contained in Subtitles 24, 25, and 27 because this is a new zoning application.

**SITE DESCRIPTION**

The subject property is 126.16 acres, located on the west side of Steed Road, just over 3,000 feet northwest of its intersection with Piscataway Road. This site is within the Environmental Strategy Area 2 as designated by the 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035). The property contains 100-year floodplain and regulated environmental features (REF) including streams, wetlands, associated buffers, and steep slopes.

The main stem of Tinkers Creek is located along the western property line. The site contains forest interior dwelling species (FIDS) habitat. Marlboro clay is mapped on-site. The property is within the Tinkers Creek watershed, a Tier II waterway.

The site is mapped within the Green Infrastructure Network as either Regulated and Evaluation Areas. According to available information from the Maryland Department of Natural Resources Natural Heritage Program, rare, threatened, and endangered species are not on the site. The site fronts Steed Road, which is designated as a historic roadway. The site is not adjacent to a 2009 *Master Plan of Transportation* (MPOT) roadway designated as arterial or higher.

The application area contains one residential structure and numerous other structures, including sheds, barns, and trailers related to the existing farming use.

#### **REVIEW OF PREVIOUSLY APPROVED CONDITIONS**

The application area has no previous development review application and environmental conditions.

#### **CONFORMANCE WITH THE CRITERIA FOR MAP AMENDMENT APPROVAL**

The District Council cannot approve a basic plan unless it finds that the entire development meets the criteria for approval set forth in Section 27-3602(c). With respect to criteria affecting the environment, that subsection provides:

#### **27-3602. Planned Development (PD) Zoning Map Amendment**

- (c) Planned Development (PD) Decision Standards**  
**Prior to the approval of the PD zone, the applicant shall demonstrate to the satisfaction of the District Council that the entire development:**
- (1) Is in conformance with the General Plan, the applicable Area Master Plan or Sector Plan, or any applicable Functional Master Plan;**
  - (2) Meets the purposes of the proposed PD zone;**
  - (3) Satisfies all applicable standards of the proposed PD zone; and**
  - (4) Will not adversely impact the surrounding properties.**

This application conforms to the specific recommendations of Plan 2035, the Subregion 5 Master Plan and Sectional Map Amendment (SMA), and the *Approved Countywide Green Infrastructure Plan* (GI Plan). The principles and guidelines set forth in those plans seek to preserve, enhance, and restore the County's natural and built ecosystems; with the rezoning to R-PD the application must follow the guidelines of these plans.

#### **27-3502. General Plan, Functional Master Plans, Area Master Plans, and Sector Plans**

- (j) Relationship Between the General Plan, Functional Master Plans, Area Master Plans, and Sector Plans**
- (1) When General Plan amendments and Functional Master Plans (and amendments thereof) are approved after the adoption and approval of Area Master Plans or Sector Plans, the Area Master Plans or Sector Plans shall be amended only to the extent specified by the District**

- Council in the resolution of approval.**
- (2) **Any Functional Master Plan (or amendment), Area Master Plan, or Sector Plan shall be an amendment of the General Plan unless otherwise stated by the District Council.**
  - (3) **Any Area Master Plan or Sector Plan may designate, delete, or amend General Plan center or policy area designations or the County's growth boundary. These actions shall constitute amendments to the General Plan unless otherwise stated by the District Council.**

#### **Plan Prince George's 2035 Approved General Plan (2014)**

Plan 2035 locates the entire property in the Established Community's Growth Policy Areas and Environmental Strategy Area ESA-2. Consistent with Subregion 5 Master Plan, Plan 2035 designates General Plan future land use for this property as Residential Low.

The Zoning Ordinance provides guidance regarding the impact and relationship of general plans with master plans, and functional master plans. Specifically, Section 27-3502(j) of the Zoning Ordinance states the following regarding the approval of a general plan, and its effect on a previously approved master plan.

#### **MASTER PLAN CONFORMANCE**

##### **Subregion V Master Plan and Sectional Map Amendment (2013)**

The *Subregion V Master Plan and Sectional Map Amendment* (SMA) approved by the District Council is the current master plan for this area. This master plan identifies Tinkers Creek as one of three green infrastructure primary corridors. Tinkers Creek flows into Piscataway Creek right before the Piscataway Creek Stream Valley Park east of Livingston Road. This master plan includes environmental policies and their respective strategies in the Environment section.

The text below in **bold** is the text from the Environmental section of the master plan and the plain text provides comments on the plan conformance:

##### **A. Green Infrastructure, Woodlands, Wildlife and Habitat**

###### **Policies**

- **Implement the master plan's desired development pattern while protecting sensitive environmental features and meeting the full intent of environmental policies and regulations.**
- **Ensure that new development incorporates open space, environmentally sensitive design, and mitigation activities.**
- **Protect, preserve, and enhance the identified green infrastructure network.**

###### **Strategies Ongoing**

- **Protect primary corridors (Mattawoman Creek, Piscataway Creek, and Tinkers Creek) during the review of land development proposals to ensure the highest level of preservation and restoration possible. Protect secondary corridors to restore and enhance environmental features, habitat, and important connections.**

- **Protect the portions of the green infrastructure network that are outside the primary and secondary corridors to restore and enhance environmental features, habitat, and important connections.**
- **Preserve or restore regulated areas designated in the green infrastructure network through the development review process for new land development proposals.**
- **Evaluate land development proposals in the vicinity of SCAs to ensure the SCAs are not impacted and that green infrastructure connections are either maintained or restored.**
- **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.**
- **Preserve habitat areas to the fullest extent possible during the land development process.**

This property is within the Green Infrastructure Network containing Regulated and Evaluation Areas. The Regulated Areas are mapped in association with the main stem of Tinkers Creek along the western property line and within the one on-site tributary to Tinkers Creek bisecting the property. The Evaluation Area is associated with the remaining woodland and open areas adjacent to the stream valleys and provides wildlife connections between the streams. The Tinkers Creek Stream Valley is not identified in the GI Plan of the *Prince George’s Resource Conservation Plan* (May 2017) as a Special Conservation Area; however, the master plan identifies Tinkers Creek as a primary corridor.

The Future Land Use Map (Map IV-1, Page 32 Subregion 5 Master Plan and SMA) places the property within the “Residential Low” areas. The intent of the Residential Low designation is for single-family detached suburban development limited to 3.5 dwelling units per acre. The 20-percent open space requirement with the current zone would remain unchanged with the proposal to change the zone to R-PD.

Preservation and conservation of the on-site riparian stream buffer, including planting of unforested stream buffers, is a requirement of Subtitle 25 of County Code.

The site is subject to the Woodland Conservation Ordinance (WCO) of County Code which requires a woodland conservation threshold of 25 percent in the RE Zone or 22.66 acres. The proposed change to the R-PD Zone will establish a woodland conservation threshold of 20 percent or 18.12 acres, resulting in a decrease of 4.54 acres of woodland conservation than what is required under the current zoning. As outlined throughout this memorandum, there are significant sensitive environmental features located on this site including the main stem of Tinkers Creek and a tributary to Tinkers Creek. The higher woodland conservation threshold associated with the previous zoning is appropriate to protect the sensitive environmental features located on-site and to preserve water quality. The applicant should, at minimum, meet the equivalent of the previous zoning woodland conservation threshold on-site; however, staff is recommending that the entire woodland conservation requirement be met on-site. A condition is provided in the recommendation section.

The proposed new zoning designation allows added density that will require both internal circulation and external connections for traffic, bicycle, and pedestrian use, potentially resulting in larger street sections. The basic plan shows a proposed development footprint outside of the primary management area (PMA) with one stream crossing for a road connecting the residential pods, and minor woodland clearing. This is in keeping with the master plan goals of preserving habitat in general. The on-site main stem of Tinkers Creek and the on-site Tinkers Creek tributary are important wildlife corridors within Subregion 5 that need to remain intact and protected.

A master-planned trail and shared-use path is proposed along Steed Road and a hard surface trail identified as “Tinker Creek Trail” is proposed along Tinkers Creek. The Steed Road trail is shown as not constructed at this time and will follow Steed Road in a northern direction towards the proposed master-planned trail consisting of a bike lane and planned side path. The Tinkers Creek Trail is a multiuse trail mentioned in the Subregion 5 master plan. The plans submitted show the general locations of the required trail. The final location of the trail should be determined with future applications and designed to minimize REF impacts to the extent possible.

The proposed zoning change is in conformance with the Woodlands, Wildlife and Habitat policy of the Environment section within the Subregion 5 Master Plan and SMA for the reasons outlined above.

## **B. Water Quality, Stormwater Management, and Groundwater**

### **Policies**

- **Encourage the restoration and enhancement of water quality in degraded areas and the preservation of water quality in areas not degraded.**
- **Protect and restore groundwater recharge areas such as wetlands and the headwater areas of streams.**

### **Strategies Short Term**

- **Require nitrogen removal septic systems for all new development proposed within the Mattawoman watershed and retrofit existing septic systems within 1,000 feet of surface waters and tributaries. (The Maryland Department of the Environment offers a free septic-system upgrade through the Bay Restoration Fund.)**
- **As part of the countywide water resources functional plan, consider recommending the use of denitrification septic systems.**
- **Encourage replacement of telescoping wells in areas subject to falling groundwater levels. Broaden awareness of funding sources for well replacement.**
- **Identify locations without stormwater management or with poorly performing facilities that would be suitable for public and private stormwater retrofit projects.**
- **Support managed woodlands to promote sustainable forestry and provide clean water, improve stream health, stabilize soil, reduce nutrients, and sequester carbon through actively growing forests and tree biomass.**
- **Identify opportunities to establish streamside buffers, wetlands, and other wildlife habitat areas through the Conservation Reserve Enhancement Program (CREP). The program helps protect water quality in local streams and rivers by reducing soil erosion, controlling nutrient runoff, and increasing wildlife habitat.**

- **Encourage reduction of pesticides, herbicides, and fertilizers through Integrated Pest Management (IPM).**

#### **Ongoing**

- **Evaluate the yard waste recycling program and ensure that it is as environmentally sound as possible.**
- **Emphasize protection and preservation of the headwater wetlands and headwaters areas of streams to preserve and maintain area hydrology when reviewing land development proposals.**
- **Support groundwater recharge areas through techniques such as bioretention and rain gardens and enhance existing wetland areas and stream buffers to maintain groundwater recharge areas.**
- **Explore wastewater reuse to reduce demands for potable water for non-potable uses.**
- **Encourage protection of land along high-quality waters and in headwater areas of high-quality watersheds, especially Mattawoman Creek and Piscataway Creek, both of which contain Tier II waters.**
- **Strive to achieve or surpass established TMDLs in the Mattawoman and Piscataway Creeks.**
- **Evaluate applicability of tributary strategies in Subregion 5 during development review of new projects.**
- **Reduce or eliminate any potential flood hazards and prevent future flood hazards caused by new development and increased imperviousness.**
- **Protect and preserve existing forests and wetlands through existing land conservation and protection programs.**
- **Provide for expanded recreational and aesthetic opportunities in floodways and floodplains.**
- **Maintain, to the maximum extent practicable, the natural hydrologic patterns during development.**
- **Work with WSSC to reduce, respond to, and remediate sewer overflows.**
- **Complete stream corridor assessments for all watersheds in the subregion in support of the countywide watershed restoration efforts.**

In the statement of justification (SOJ), the applicant states: “The site contains one (1) perennial stream that is identified as Tinkers Creek. It also contains five (5) intermittent and two (2) ephemeral channels that all mostly drain to the northwest into Tinkers Creek, which is a part of the overall Piscataway Creek Tier II watershed. The dominant tree size class and understory species increased around these channels and floodplain flats creating diverse habitats for the site’s ecosystems. The single wetland identified on site is PFO (palustrine forested) and is found within the floodplain of Tinkers Creek. The wetland is fed both from upland runoff and overflow from Tinkers Creek, acting as a water quality filter for the stream through floodwater retention and infiltration.”

The environmental resources located on-site that contain the highest ecological value are located within the existing stream valleys, the intermittent channels, and the large 100-year floodplain of Tinkers Creek.

Of all forest located on the site (approximately 77 acres), 31 acres are rated as high- to medium-priority retention forest and all 37 specimen trees are located within the stream valleys.

The goals associated with this basic plan are to not only preserve the high priority forest areas but also assess opportunities for forest enhancement with the selective removal of invasive species in the center of the site. Measures such as these prevent the encroachment of invasive plant species to the interior stream valleys and create the opportunity for native forest enhancement and/or establishment on-site.

The conceptual utility exhibit shows stormwater management (SWM) facilities and their proximity to natural REF. SWM facilities will be reviewed by the Department of Permitting, Inspections and Enforcement (DPIE), and the applicant proposes to practice environmental site design (ESD) measures to treat both stormwater quantity and quality for the development, as required by Subtitle 32 of County Code. Although ESD is the minimum required for managing stormwater quantities and qualities for new developments by DPIE, more than minimum requirements should be provided for any development within proximity to Tinkers Creek and its tributaries.

Septic systems are not proposed. Development of the site is proposed to be connected to public water and sewer systems.

Tinkers Creek is a Tier II watershed, which is considered a high-quality designation identified by the state. The Subregion 5 Master Plan and SMA calls for preservation of land along high-quality waters and in headwater areas of high-quality watersheds, especially Mattawoman Creek and Piscataway Creek, both of which contain Tier II waters. The site contains one perennial stream (Tinkers Creek), five intermittent stream systems, and two ephemeral stream systems. The basic plan shows development envelopes outside of the on-site floodplain areas with one stream crossing connecting two development pods. Impacts to these waters will be further reviewed by the Maryland Department of the Environment (MDE) and the Prince George's County Soil Conservation District (PGCSCD).

For these reasons, the proposed zoning change is in conformance with the Water Quality, Stormwater Management and Groundwater policy of the Environment section within the Subregion 5 Master Plan and SMA.

### **C. Watersheds, Piscataway Creek**

#### **Policies**

- **Ensure that, to the fullest extent possible, land use policies support the protection of the Mattawoman Creek and Piscataway Creek watersheds.**
- **Conserve as much land as possible, in the Rural Tier portion of the watershed, as natural resource land (forest, mineral, and agriculture).**
- **Minimize impervious surfaces in the Developing Tier portion of the watershed through use of conservation subdivisions and environmentally sensitive design and, especially in the higher density Brandywine Community Center, incorporate best stormwater design practices to increase infiltration and reduce run-off volumes.**

### **Strategies Short Term**

- **Retain low density zoning in the Rural Tier to retain forest land, reduce the density of development, reduce the amount of impervious cover, and reduce the number of new septic systems.**
- **Adopt a Residential Low-Transition Area that would require conservation subdivisions, as recommended in Chapter IV: Land Use and Development Pattern. This would cluster development and reduce impervious surfaces and pollutant loads from runoff.**
- **Revise the countywide stormwater management ordinance to incorporate revisions in the Maryland Stormwater Design Manual (revised May 2009) and other enhanced stormwater management policies.**
- **Designate the Priority Preservation Area per the recommendations in Chapter IV. Three areas are proposed, including portions of the Mattawoman Creek watershed in Subregion 5 and two areas west of MD 210 (Map IV-6: Priority Preservation Area). A priority preservation area (PPA) is one where strong land use policies and preservation efforts ensure that development does not convert or compromise agricultural or forest resources.**

### **Ongoing**

- **Incorporate stormwater management best management practices, especially in the future Brandywine Community Center, to increase infiltration and reduce run-off volumes.**
- **Require mining companies to achieve post mining reclamation that meets environmental needs, with a strong emphasis on reforestation, and consideration for grassland creation.**
- **Work with landowners to permanently preserve land in the Mattawoman watershed through existing land conservation programs.**
- **Encourage the retrofitting of existing septic systems in the watershed to reduce nitrogen run-off.**

This area is not mapped as a Priority Preservation Area (PPA). The subject area is within the Residential Low section of the master plan. The policies under the watershed section of the master plan include an emphasis on retaining low density, retaining forest land, and reducing the density of development and the amount of impervious cover.

The intent of the residential low development description is to limit “residential areas up to 3.5 dwelling units per acre. Primarily single-family detached dwellings.”

Any development on an undeveloped site will increase the impervious area and affect the hydrology of the land, which is why stormwater best management practices are required to help treat stormwater and to protect the Piscataway watershed.

The proposed zoning change is in conformance with the Watersheds Policy of the Environment section within the Subregion 5 Master Plan and SMA for the reasons outlined above.

#### **D. Chesapeake Bay Critical Area**

##### **Policy**

- **Enhance the County's Critical Area protection program in response to local, regional, and statewide initiatives and legislative changes.**

This site is not located in the Chesapeake Bay Critical Area (CBCA).

#### **E. Air Quality and Greenhouse Gas Emissions**

##### **Policies**

- **Reduce air pollution through transportation demand management (TDM) projects and programs.**
- **Promote "climate-friendly" development patterns through planning processes and land use decisions.**
- **Increase awareness of the sources of air pollution and greenhouse gas emissions.**

The prior uses of this property for farming will be terminated. The applicant states in the SOJ that the project will be developed with an environmentally considerate design to limit impacts on the existing woodlands on the site by concentrating the residential density within the unforested areas the property. The conservation methods proposed will be reviewed in future development applications.

#### **G. Noise Intrusion**

##### **Policy**

- **Ensure that excessive noise-producing uses are not located near uses that are particularly sensitive to noise intrusion.**

##### **Strategies Ongoing**

- **Evaluate development and redevelopment proposals in areas subject to significant noise intrusions using Phase I noise studies and noise models.**
- **Provide for adequate setbacks for development exposed to existing and proposed noise generators and roadways of arterial classification or greater.**
- **Provide for the use of noise reduction measures when noise issues are identified.**
- **Require development within 65 dBA Ldn and greater noise exposure areas to be properly protected from the transmission of noise with barriers that affect sound propagation and/or the use of sound absorbing materials in construction.**
  
- **Work with the Maryland State Highway Administration to ensure that as state roads such as MD 5 and US 301 are upgraded, appropriate noise reduction measures are incorporated into the roadway design.**

This proposal is not expected to generate excessive noise. Regarding traffic generated noise impacts on the property, a Phase 1 Noise study may be required with the PPS.

## H. Sand and Gravel Mining

### Strategies

- **Continue to review proposed mining projects for impacts on the integrity of the master plan, using the following guidelines:**
  - \* **Mining operations should minimize impacts on scenic, historic, cultural, or recreational assets.**
  - \* **Post-extraction uses should support the plan's preservation goals with mined land reclaimed for agricultural and forest uses.**
  - \* **Additional considerations for post-extraction uses should be community uses such as parks and trails.**

The property was never used for mining activities.

### CONFORMANCE WITH THE GREEN INFRASTRUCTURE PLAN

This site is mapped within the Green Infrastructure Network as delineated on the *Green Infrastructure Plan* (GI Plan) of the *Approved Prince George's County Resource Conservation Plan* (2017). The mapped Green Infrastructure Network on this site contains Regulated and Evaluation Areas. The Regulated Areas are mapped in association with Tinkers Creek and tributaries of Tinkers Creek, and the remainder of the property is Evaluation Area, associated with the open farm areas and woodlands adjacent to the stream systems, which provides wildlife connections between the streams.

### Implementation of the Green Infrastructure Plan: Policies and Strategies

#### Preserving, Enhancing, Connecting, Restoring, Protecting, and Maintaining a Green Infrastructure Network

**POLICY 1: Preserve, enhance, and restore the green infrastructure network and its ecological functions while supporting the desired development pattern of Plan 2035.**

#### Strategies

**1.1 Ensure that areas of connectivity and ecological functions are maintained, restored and/or established by:**

- a. **Using the designated green infrastructure network as a guide to decision-making and using it as an amenity in the site design and development review processes.**
- b. **Protecting plant, fish, and wildlife habitats and maximizing the retention and/or restoration of the ecological potential of the landscape by prioritizing healthy, connected ecosystems for conservation.**
- c. **Protecting existing resources when constructing stormwater management features and when providing mitigation for impacts.**

**d. Recognizing the ecosystem services provided by diverse land uses, such as woodlands, wetlands, meadows, urban forests, farms and grasslands within the green infrastructure network and work toward maintaining or restoring connections between these landscapes.**

**e. Targeting land acquisition and ecological restoration activities within state-designated priority waterways such as stronghold watersheds and Tier II waters.**

**1.2 Ensure that Sensitive Species Project Review Areas and Special Conservation Areas (SCAs), and the critical ecological systems supporting them, are preserved, enhanced, connected, restored, and protected.**

**a. Identify critical ecological systems and ensure they are preserved and/or protected during the site design and development review processes.**

**b. Prioritize use of public funds to preserve, enhance, connect, restore, and protect critical ecological systems.**

The basic plan shows that the on-site stream systems and associated riparian buffers are proposed to remain undisturbed except for one stream crossing for a roadway to connect the development pods. The on-site woodland is proposed to remain minor edge clearing. Preservation of the riparian buffer areas would largely contribute to meeting the woodland conservation requirements on-site. The proposed basic plan is supported based on the potential to meet the woodland conservation requirement on-site.

The GI Plan shows the entire property containing Regulated and Evaluation Areas. Evaluation Areas are areas outside the Regulated areas of riparian stream buffers where development of the site should be focused. The site does not contain mapped Sensitive Species Project Review Area or Special Conservation Areas.

**POLICY 2: Support implementation of the GI Plan throughout the planning process.**

**2.1 Identify opportunities for implementation of the GI Plan as new master and sector plans are prepared by reviewing the local green infrastructure network boundaries with respect to:**

**a. Areas of local significance.**

**b. Opportunities for connectivity through the designation of Network Gaps.**

**c. Areas designated in local green infrastructure or sustainability plans that are in need of conservation.**

**d. Historic properties with environmental significance.**

**e. Specific areas in need of mitigation or restoration.**

**2.2 Revise applicable ordinances and/or standards to allow the use of flexible design standards to: minimize impervious surfaces; reduce fragmentation of existing forests and habitats; establish new linkages through planting and/or restoration; and minimize ecological impacts.**

**a. Prepare and adopt flexible design standards to allow alternative designs in areas where development is encouraged, such as the Plan 2035 designated Downtowns, Regional Transit Districts, the Innovation Corridor, and Local Centers.**

**2.3 Strengthen regulations where environmental conditions warrant and provide greater flexibility where development is targeted.**

**a. Strictly limit development impacts to regulated environmental features to activities that are absolutely necessary and unavoidable for construction of road crossings, the installation of necessary public utilities, or the placement of stormwater outfalls when no alternatives are feasible.**

**b. Allow impacts to regulated environmental features as appropriate to accommodate new development and redevelopment within designated Downtowns, Regional Transit Districts, the Innovation Corridor, and Local Centers and where needed to accommodate planned development on constrained sites. Mitigation for these impacts should be provided as close to the area of impact as possible.**

**c. Evaluate streamlining the woodland and landscaping requirements for urban redevelopment and infill development projects by revising the existing requirements regarding open/green spaces, woodland conservation, and tree canopy coverage into a comprehensive Green Area Ratio requirement.**

**2.4 Identify Network Gaps when reviewing land development applications and determine the best method to bridge the gap: preservation of existing forests, vegetation, and/or landscape features, and/or planting of a new corridor with reforestation, landscaping, and/or street trees.**

**2.5 Continue to require mitigation during the development review process for impacts to regulated environmental features, with preference given to locations on-site, within the same watershed as the development creating the impact, and within the green infrastructure network.**

**2.6 Strategically locate off-site mitigation to restore, enhance, and/or protect the green infrastructure network and protect existing resources while providing mitigation.**

This site is not within Plan 2035 designated downtown, regional transit district, innovation corridor, or local center areas where development is encouraged, and the environmental regulations should remain intact. Any development application should be designed to minimize impervious areas and reduce fragmentation of the Green Infrastructure Network, particularly the Regulated Areas.

**POLICY 3: Ensure public expenditures for staffing, programs, and infrastructure to support the implementation of the GI Plan.**

**3.1 Continue public acquisition of land and easements in stream valleys designated in the Land Preservation Parks and Recreation Plan.**

The basic plan does not show any planned parks on-site but there is a planned shared-use trail located along Steed Road and a multiuse Tinkers Creek Trail adjacent to the banks of Tinkers Creek. Any required park dedication will be reviewed by Prince George's County Department of Parks and Recreation (DPR) and the Transportation Planning Section at time of preliminary plan of subdivision (PPS) review. In review of the proposed Piscataway Road and Steed Road shared-use trails, emphasis should be placed on woodland preservation and avoid impacts to the REF to the extent possible.

**3.2 Ensure that immediate and future impacts to the green infrastructure network are minimized, if not avoided, when public facilities and infrastructure are constructed.**

- a. Strategically plan and fund public infrastructure, such as stormwater management facilities and sewer and water lines, to support the desired development pattern of Plan 2035 and concentrate growth outside of the green infrastructure network in so far as possible.**
- b. Consider modifying the review process for public facility and infrastructure projects to prioritize those that have a reduced impact on the environment or that include ecological restoration as a key element.**
- c. Ensure that public facilities and infrastructure consider the impacts of sea level rise and extreme weather events in their designs.**
- d. Minimize forest and ecosystem fragmentation when public facilities are built in the green infrastructure network and maintain ecological functions of the network.**
- e. Collocate utilities in urban settings to reduce or minimize the impact on the green infrastructure network. Consider establishing a framework to hold regular/annual meetings with utilities in order to coordinate planning investment and development needs.**

**3.3 Design transportation systems to minimize fragmentation and maintain the ecological functioning of the green infrastructure network.**

- a. Provide wildlife and water-based fauna with safe passage under or across roads, sidewalks, and trails as appropriate. Consider the use of arched or bottomless culverts or bridges when existing structures are replaced, or new roads are constructed.**

**b. Locate trail systems outside the regulated environmental features and their buffers to the fullest extent possible. Where trails must be located within a regulated buffer, they must be designed to minimize clearing and grading and to use low impact surfaces.**

The proposed project will require both internal circulation and external connections for traffic, bicycle, and pedestrian use. A stream crossing for a roadway connecting the two development pods is proposed on the basic plan. This is in keeping with the master plan goals of designing transportation systems to minimize fragmentation and maintain the ecological functioning of the green infrastructure network.

Impacts to the REF for infrastructure, roads, and trails should be minimized to avoid fragmentation of woodlands and maintain the green infrastructure network to the fullest extent practicable.

**3.4 Ensure full compliance with and enforcement of all existing regulations including the Chesapeake Bay Critical Area (CBCA) and the Woodland and Wildlife Conservation Ordinance.**

The site is not within the CBCA. The development shall provide full compliance with the Woodland and Wildlife Conservation Ordinance (WCO).

**3.5 Encourage interior forest restoration and preservation by creating exclusion or limited use areas where forest interior dwelling bird species (FIDS) habitat is present on public lands.**

The on-site woodlands are part of a larger contiguous woodland area that connects to the Piscataway Creek stream valley and has potential FIDS habitat. A large part of this woodland area contains streams which are associated with Tinkers Creek and tributaries to the Tinkers Creek stream system. As part of the basic plan, the riparian stream buffer areas and the wildlife corridors located on-site are proposed to be preserved with minimal impacts.

**Improving Surface and Ground Water Quality**

**POLICY 5: Improve water quality through stream restoration, stormwater management, water resource protection, and strategic conservation of natural lands.**

**5.8 Limit the placement of stormwater structures within the boundaries of regulated environmental features and their buffers to outfall pipes or other features that cannot be located elsewhere.**

The conceptual utility exhibit included as part of the basic plan shows stormwater structures. With future entitlement reviews the locations of the stormwater facilities shall be analyzed to limit impacts to REF.

**5.9 Prioritize the preservation and replanting of vegetation along streams and wetlands to create and expand forested stream buffers to improve water quality.**

Section 25-121(c)(1)(C) of the WCO requires that all unforested riparian buffers on-site shall be afforested. The requirements of the WCO including woodland preservation and planting will be further evaluated with future entitlement applications.

Any development within the project boundary will increase the impervious area of the property. The DPIE will require all development to utilize ESD stormwater management to control various amounts of surface rain runoff. The ESD relies on integrating site design, natural hydrology, and smaller stormwater control facilities to capture and treat runoff. Any development on an undeveloped site will increase the impervious area and affect the hydrology of the land, which is why ESD methods are required to help treat stormwater on-site.

With DPIE's implementation of ESD stormwater structures for the proposed development, the development should be in conformance with the GI Plan, and the Subregion 5 Master Plan and SMA.

### **Preserving, Enhancing, and Restoring Canopy Coverage**

#### **POLICY 7: Preserve, enhance, connect, and restore forest and tree canopy coverage. General Strategies for Increasing Forest and Tree Canopy Coverage**

**7.1 Continue to maximize on-site woodland conservation and limit the use of off-site banking and the use of fee-in-lieu.**

**7.2 Protect, restore, and require the use of native plants. Prioritize the use of species with higher ecological values and plant species that are adaptable to climate change.**

**7.3 Improve the success rate of removal of invasive plant projects by providing standards for the initial removal and maintenance to ensure long-term eradication. Resources need to be allocated and partnerships with volunteer or other organizations are needed to ensure long-term success of invasive plant removal projects.**

**7.4 Ensure that trees that are preserved or planted are provided appropriate soils and adequate canopy and root space to continue growth and reach maturity. Where appropriate, ensure that soil treatments and/or amendments are used.**

#### **Forest Canopy Strategies**

**7.10 Continue to focus conservation efforts on preserving existing forests and ensuring sustainable connectivity between forest patches.**

**7.11 Improve the success of afforestation and reforestation efforts by requiring that the plantings be: conducted in uncompacted soils with adequate organic matter, planted with planting of stock larger than seedlings, and provided protections from and management of competing vegetation.**

**7.12 Discourage the creation of new forest edges by requiring edge treatments such as the planting of shade trees in areas where new forest edges are proposed to reduce the growth of invasive plants.**

**7.13 Continue to prioritize the protection and maintenance of connected, closed canopy forests during the development review process, especially in areas where FIDS habitat is present or within Sensitive Species Project Review Areas.**

The basic plan shows the on-site stream systems and their riparian buffers with the exception of a stream crossing for a roadway. The remaining riparian buffer areas are shown to be preserved. The plan shows the locations of the proposed development pods and existing woodland areas to be preserved. The use of fee-in-lieu or off-site banking credits were not reviewed with this application; however, it is recommended that the applicant strive to provide the full woodland conservation requirement on-site. Forest canopy strategies will be reviewed with subsequent tree conservation plans.

## **ENVIRONMENTAL REVIEW**

### **Existing Conditions**

The property currently has a combination of woodlands, farm field areas, fallow field areas, one residential structure and various farming structures. Natural Resources Inventory (NRI-020-06-01) was approved on December 31, 2024, and shows REF and 37 specimen trees. An additional 12 specimen trees were identified along the property line with the Hyde Landing subdivision. This NRI shows the estimated area of Marlboro clay as shown on PGAtlas. The NRI requires corrections to revise General Notes 16 and 17, and to show the on-site archaeological area. Prior to acceptance of the preliminary plan of subdivision the revision to the NRI shall be approved.

### **Woodland Conservation**

This property is subject to the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property is greater than 40,000 square-feet and it contains more than 10,000 square-feet of existing woodland. A tree conservation plan (TCP) in accordance with the current regulations is required with future development applications.

Based on the acreage of the current zoning designations, a minimum woodland conservation threshold of 25 percent or 22.66 acres would be applied to a development application on this site. The proposed zone R-PD will have a minimum woodland conservation threshold of 20 percent or 18.12 acres, resulting in a decrease to the minimum conservation threshold of approximately five percent or 4.54 acres.

The higher woodland conservation threshold associated with the previous zoning is appropriate to protect the sensitive environmental features located on-site and to preserve water quality. The applicant should, at minimum, meet the equivalent of the previous zoning woodland conservation threshold on-site; however, staff is recommending that the entire woodland conservation requirement be met on-site. A condition is provided in the recommendation section.

In accordance with the WCO it is recommended that the development provide all woodland conservation requirements and specimen tree replacement mitigation (Section 25-119(d)(7)) on-site, including afforestation of any unforested riparian buffers (Section 25-121(c)(1)(C)) and reforestation for any clearing. The tree conservation plan shall show any proposed environmental uplift areas to improve the existing woodlands, adjacent PMA areas or Tier II buffer areas. Provide a geotechnical report with the preliminary plan of subdivision and include a slope stability analysis for the onsite Marlboro clay and show the resulting 1.5 safety factor line on the companion Type 1 tree conservation plan.

### **Specimen Trees**

Section 25-122(b)(1)(G) requires that “Specimen trees, champion trees, and trees that are part of a historic site or are associated with a historic structure shall be preserved and the design shall either preserve the critical root zone of each tree in its entirety or preserve an appropriate percentage of the critical root zone in keeping with the tree’s condition and the species’ ability to survive construction as provided in the Environmental Technical Manual.”

The NRI lists 37 specimen trees identified on the property and 12 specimen trees near the property line on the adjacent Hyde Landing subdivision. If future applications propose the removal of specimen trees, a variance request for the removal of the specimen trees shall be submitted with the acceptance of the applications.

### **Regulated Environmental Features (REF)**

The REF onsite, which includes streams and associated buffers, floodplain, steep slopes, and wetlands with their associated buffers, were identified on the NRI as part of the PMA. Under Section 27-6808 of the Zoning Ordinance, the plan shall demonstrate the preservation and/or restoration of the REF in a natural state to the fullest extent possible. Any impacts proposed to the REF will require a letter of justification and exhibits to be reviewed with the PPS application.

### **Stormwater Management**

Section 27-3605(c)(5)(F)(x) of the Zoning Ordinance requires a SWM concept approval by DPIE prior to acceptance of a PPS.

### **Soils**

Section 27-6809, Unsafe Lands of the Zoning Ordinance, states that “all applications shall conform to the requirements pertaining to unsafe land in Section 24-4300, Environmental Standards, of Subtitle 24: Subdivision Regulations”. This application will use the current Subdivision Regulations, and Section 24-4101(c) (1) states “The Planning Director or Planning Board, as appropriate, shall restrict or prohibit the subdivision of land found to be unsafe for development. The restriction or prohibition may be due to a) natural conditions, including but not limited to flooding, erosive stream action, high water table, unstable soils, severe slopes or soils that are unstable either because they are highly erodible or prone to significant movement or deformation (Factor of Safety < 1.5), or b) man-made conditions on the land, including but not limited to unstable fills or slopes.”

Areas of the subject application along the main stem of Tinkers Creek and the one tributary connection contain Marlboro clay. A soil study with soil boring and engineered 1.5 safety factory limits should be shown and reviewed with the PPS.

This soil study should incorporate the required information and analysis per the DPIE Techno-Gram 005-2018 concerning Over-Consolidated Clays. The applicant proposes some residential development in this Marlboro clay area.

According to the U.S. Department of Agriculture Natural Resource Conservation Service Web Soil Survey, soils present within the Hyde Landing project area include Beltsville silt loam, Croom-Marr complex, Grosstown gravelly silt loam, Issue silt loam, Marr-Dodon complex, and Widewater and Issue soils. Marlboro clay is found to occur within the ZMA review area.

### **Erosion and Sediment Control**

This site is within a Tier II catchment area. Tier II waters are high-quality waters within the State of Maryland as designated by the Maryland Department of the Environment that are afforded special protection under Maryland's Anti-degradation policy. A 150-foot-wide expanded buffer is required on-site for all intermittent and perennial streams in accordance with the Prince George's County Soil Conservation District (PGSCD) requirements. This buffer is shown on the approved NRI. Redundant erosion and sediment control measures may be required on the erosion and sediment control plan reviewed by PGSCD. The limits of development on the erosion and sediment control plans must match the limits of development on the site development plan and the tree conservation plans.

Section 27-6805 of the Zoning Ordinance requires an approved grading, erosion, and sediment control plan. Development shall comply with the requirements for sedimentation and erosion control in accordance with Subtitle 32, Division 2, Grading, Drainage and Erosion and Sedimentation Control, of County Code.

The County requires the approval of an erosion and sediment control plan. The Type 2 tree conservation plan (TCP2) must reflect the ultimate limits of disturbance (LOD), for installation of permanent site infrastructure and for the installation of all temporary infrastructure, including erosion and sediment control measures. Prior to certification of the TCP2, a copy of the erosion and sediment control technical plan must be submitted so that the ultimate LOD for the project can be verified and shown on the TCP2.

### **SUMMARY**

The plan conceptually shows woodland preservation with minimal woodland edge clearing for the development of three pods for residential use, and impacts to regulated environmental features to connect two development pods with a stream crossing. The proposed rezoning will result in a change to the woodland conservation threshold from the current 25 percent in the R-E Zone to 20 percent in the R-PD Zone. Staff recommend that the applicant meet the entire woodland conservation requirement on-site through reforestation of woodland clearing, planting in the riparian buffer to the extent practicable, and mitigation for specimen tree removal.

This proposed application is required to have an environmental site design to measure, control, and treat stormwater runoff in accordance with County requirements.

### **RECOMMENDED CONDITIONS**

The Environmental Planning Section provides the following recommended conditions for consideration with the approval of Zoning Map Amendment ZMA-2024-004:

1. Future applications shall identify opportunities for restoration of existing woodlands adjacent to primary management areas or Tier II buffer areas.
2. The development of the proposed Master Plan trails along Steed Road and the Tinkers Creek Trail shall be designed to minimize woodland clearing.
3. At the time of acceptance of the preliminary plan of subdivision, a geotechnical soils study shall be submitted. The soil study shall clearly define the limits of the Marlboro clay and any required 1.5 safety factor limit boundary.
4. The preliminary plan of subdivision shall avoid impacts to sensitive environmental features. If avoidance is not possible, the impacts shall be the minimum necessary to support the development concept as a whole.
5. The Type 1 tree conservation plan shall account for all proposed clearing and shall show the provision of all woodland conservation requirements on-site. Fee-in-lieu and off-site woodland conservation will not be supported.
6. Prior to acceptance of the preliminary plan of subdivision the revision to the natural resources inventory shall be approved to revise General Notes 16 and 17, and to show the on-site archaeological area.



November 25, 2025

**MEMORANDUM**

TO: Ellen Shadle, Zoning Section, Development Review Division

FROM: *NS* Noelle Smith, AICP, Transportation Section, Countywide Planning Division

VIA: Mark Berger, Transportation Planning Section, Countywide Planning Division

**SUBJECT: ZMA-2024-004, The Grove at Hyde Landing**

**Proposal**

The subject application is a Zoning Map Amendment (ZMA) that proposes to rezone approximately 126.16 acres of land, currently designated within the Residential Estate (RE) zone, to the Residential Planned Development (R-PD) zone. The Transportation Planning Section (TPS) review of the referenced ZMA application was evaluated using the standards of Section 27 of the current Zoning Ordinance.

**Background**

The property is located at 3801 Steed Road and has no prior approvals that impact the subject application.

**Analysis of Traffic Impacts**

The subject property is located within TSA 2, as defined in the *Plan Prince George's 2035 Approved General Plan*. 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.

Unsignalized Intersections: The procedure for unsignalized intersections is not a true test of adequacy but rather an indicator that further operational studies need to be conducted.

For two-way stop-controlled intersections, a three-part process is employed: (a) vehicle delay is computed in all movements using the *Highway Capacity Manual* (Transportation Research Board) procedure; (b) the maximum approach volume on the minor streets is computed if the delay exceeds 50 seconds, (c) if the delay exceeds 50 seconds and at least one approach volume exceeds 100, the CLV is computed and the standard of CLV is 1,150 or less.

For all-way stop-controlled intersections, a two-part process is employed: (a) vehicle delay is computed in all movements using the *Highway Capacity Manual* (Transportation

Research Board) procedure; (b) if the delay exceeds 50 seconds, the CLV is computed, and the standard of CLV is 1,150 or less.

**Comment:** The subject application will be followed by a Preliminary Plan of Subdivision (PPS) and a Certificate of Adequacy (ADQ). The review of these applications will require a full traffic study analysis.

### **Analysis of Proffered Public Benefit Features**

In conformance with Section 27-4300 of the Prince George's County Zoning Ordinance, public benefits related to transportation shall be reviewed as follows:

Public Benefit: The applicant provided a CIP analysis documentation that was applicable to determine if the cost to construct transportation public benefits would exceed the applicant's pro-rata contribution to the CIP. The applicants projected public benefit cost must exceed the pro-rata contribution.

**Comment:** Appendix E1 and E2 contained in "The CIP Estimates for The Grove at Hyde Landing" prepared by Lenhart Traffic Consulting, Inc., estimated the CIP pro-rata cost would cost \$791,182.25 for the South County CIP project. The CIP total pro-rata contribution would cost \$1,008,817.75 less than the cost to widen the existing Steed Road Bridge and widen Steed Road between the property frontage and existing second southeast bound lane. The MD 223 & Brandywine Road CIP project address adequacy specific to impacts at that intersection, while the South County CIP project addresses various roadway improvements in the area of the subject site. Given the MD 223 & Brandywine Road project is outside the scope of the roadway improvements proposed for public benefit features, the applicant will be required to address inadequacies particular to that intersection at the time of preliminary plan of subdivision.

### **Master Plan Compliance**

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*.

#### Master Plan Right of Way

Steed Road (C-516): 80-foot ROW

**Comment:** Both the MPOT and master plan recommend a minimum 80-foot ROW.

#### Pedestrian and Bike Facilities

Steed Road: Planned bicycle lane, side path, dual route

**Comment:** Both the MPOT and master plan recommend a side path and bicycle lane along Steed Road. Staff recommend a 10-foot side path and striped bicycle lane along the frontage of Steed Road to meet the intent of the master plans.

Tinkers Creek Trail: Planned hard surface trail

**Comment:** Both the MPOT and master plan recommend this trail alignment through the area. The plan sheets provide an east-west alignment through the northern portion of the site, connecting to the internal circulation to meet the intent of the master plan.

Recommendations, Policies, and Goals

MPOT Complete Streets Policies:

**Policy 1: Provide standard sidewalks along both sides of all new road construction within the Developed and Developing Tiers.**

**Comment:** The plan sheets identify that a comprehensive network of sidewalks and multipurpose trails will be provided along both sides of all internal roadways and throughout the site. This policy will be met.

**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:** The plan sheets include a side path and bicycle lane along the frontage of Steed Road as recommended by the master plans. This policy will be met.

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

**Comment:** The plan sheets include a side path and bicycle lane along the frontage of Steed Road as recommended by the master plans and multipurpose trails through the site. This policy will be met.

The 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* recommends the following goals/policies:

- **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:** The plan sheets include a side path and bicycle lane along the frontage of Steed Road, multipurpose trails, and a comprehensive sidewalk network through the site, and connect to the adjacent property south of the site. These policies will be met.

**Zoning Ordinance**

Section 27-3602 of the zoning ordinance provides guidance on the procedure for developments within the Planned Development (PD) zone. Section 27-4300 provides the general purposes and provisions of PD and Transit-Oriented zones. The elements of this section, which are specific to transportation have been provided below:

**Section 27-4301(d), General Standards for All Planned Development Zones**

**(1) PD Basic Plan shall:**

**(I) Identify the general on-site pedestrian circulation system, including any existing on-site and adjacent pedestrian circulation systems (pedestrian and bicycle pathways, and trails), and how it will connect to off-site pedestrian systems in ways that are consistent with the purposes of the individual PD zone, and the requirements of this Ordinance;**

**(J) Identify the general design and layout of the on-site transportation circulation system, including the general location of all public and private streets, existing or projected transit corridors, and how they interface with the pedestrian circulation system, and connect to existing and planned County and regional systems in a manner consistent with the purposes of the individual PD zone, and the requirements of this Ordinance;**

**Comment:** The submitted site plans include the general pedestrian, bicycle, and vehicular circulation on site. The development proposes two vehicular access points along Steed Road. The final configuration of the access points will be determined with subsequent applications. The plans demonstrate a comprehensive multimodal network along the frontage of Steed Road and within the site, with a proposed multimodal connection to the property just south. The development will include a variety of public and private roadways in addition to alleys and access driveways. These standards have been met.

**(3) Public Benefits**

**(C) Public benefits may be exhibited in one or more of the following ways:**

- (xii) Enhanced streetscape design and maintenance provisions;**
- (xiv) Multimodal transportation improvements, including, but not limited to, electric vehicle charging stations, the location, and funding of bike share stations, commuter services (such as guaranteed ride home services or information on bicycle and car share programs), the construction and maintenance of buffered/separated bike lanes, provision of comprehensive wayfinding signage, provision and maintenance of bus shelters and smart signage, etc.; and**
- (xv) Other public benefits and project amenities that substantially advance the policies, goals, and objectives of the General Plan or the applicable Area Master Plan, Sector Plan, or Functional Master Plans.**

The applicant proposes the following improvements related to transportation as a public benefit for the site:

1. Construction of approximately 1,600 linear feet of a multipurpose trail connecting the proposed Tinkers Creek Trail alignment to the adjacent planned development south of the property.

**Comment:** The base requirement for the Tinkers Creek Trail is to be constructed within the property to meet the intent of the master planned trail. The proposed multipurpose trail connecting the Tinker's Creek Trail to the adjacent property creates new connections and cross-access between the sites and further supports the goals of the master plans. The proposed trail link will be

constructed in addition to the planned pedestrian and bicycle network within the site and along the property frontage of Steed Road. The alignment of the trail will be subject to the approval of the Parks Department. Staff accepts this as a public benefit feature.

2. Construction of Steed Road Bridge improvements

**Comment:** The construction will consist of widening the bridge to a width of 59 feet, to include a 10-foot-wide trail and bicycle path on the southeast bound side of Steed Road, two 11-foot-wide southeast bound travel lanes and a five-foot-wide bicycle path on the northwest bound side of Steed Road. Staff accepts this as a public benefit feature.

3. Construction and extension of southbound lanes along Steed Road, approximately 1,500 feet north of the subject property

**Comment:** The construction will consist of road widening from the northern point of the property frontage to the existing second southeast bound lane beyond the subject site's frontage, to expand the southeast bound lane along Steed Road and become a through lane that connects with the standard frontage improvements. Staff accepts this as a public benefit feature.

**Transportation Staff Conclusions**

Based on the findings presented above, staff find that transportation facilities, as well as pedestrian and bicycle facilities within the proposed application, are consistent with Section 27-3602. The proposed re-zoning of the property will not impair the ability to make transportation-related recommendations that are supported by an approved Master Plan or Functional Master Plan or included in the subdivision regulations and zoning ordinance, with the following condition:

1. Prior to the acceptance of a preliminary plan of subdivision, the applicant, and the applicant's heirs, successors, and/or assigns shall:
  - a. Submit a Traffic Impact Study (TIS) to evaluate transportation adequacy and a Bicycle and Pedestrian Impact Statement (BPIS) to evaluate bicycle and pedestrian adequacy as part of the Preliminary Plan of Subdivision application.
  - b. Applicant is exempt from contributing to the South County CIP project pursuant to the approved public benefits of the rezoning but remains subject to the MD 223 & Brandywine Road CIP project.
2. In conformance with Section 27-4300 of the Prince George's County Zoning Ordinance, the following public benefits related to transportation shall be provided:
  - a. Multimodal connectivity via a system of trails and sidewalks (in excess of approximately 3,500 linear feet) via the construction of an additional 1,600 feet of trail system connecting the Tinker's Creek Trail to the adjacent property to the south.
  - b. Steed Road Bridge: Widening the bridge to a width of 59 feet, including a 10-foot-wide trail and bicycle path on the southeast bound side of Steed Road, two 11-foot-

wide southeast bound travel lanes and a five-foot-wide bicycle path on the northwest bound side of Steed Road.

- c. Steed Road: Widening from the northern point of the property frontage to the existing second southeast bound lane beyond the subject site's frontage, to expand the southeast bound lane along Steed Road and become a through-lane that connects with the standard frontage improvements.



October 17, 2025

**MEMORANDUM**

**TO:** Ellen Shadle, Planner III, Zoning Section  
**VIA:** Mridula Gupta, Acting Planning Supervisor, Subdivision Section *MG*  
**FROM:** Mahsa Vatandoost, Planner III, Subdivision Section *MV*  
**SUBJECT:** ZMA-2024-004 The Grove at Hyde Landing

The property subject to this Zoning Map Amendment (ZMA-2024-004) consists of 126.16-acres of land known as Parcel 53, located on Tax Map 115, Grids B-4 and C-4, and Tax Map 124, Grids B-1, B-2 and C-1. The property is further described by deed recorded in the Prince George's County Land Records in Book 24081, page 366, dated January 23, 2006. The property is located within the Residential Estate (RE) Zone. Also, the property is within the Aviation Policy Areas 1, 2, 3M, 4, and 6. The applicant has requested to rezone the subject property from Residential Estates (RE) Zone to the Residential Planned Development (R-PD) Zone, pursuant to Sections 27-3601 and 27-3602 of the Prince George's County Zoning Ordinance, for development of approximately 300 residential dwelling units, including single-family attached and single-family detached units.

This case was accepted for review on August 4, 2025. Comments were previously provided at the SDRC meeting held on August 15, 2025, and this referral memo is based on revised plans and documents received on August 29 and October 10, 2025.

The property is not subject to any previous preliminary plans of subdivision (PPS). A PPS and a certificate of adequacy will be required for the proposed development and division of land following approval of this application per Section 24-3402(b)(3) of the Subdivision Regulations. The proposed site layout and lotting pattern will be further evaluated with the PPS and must comply with all design standards contained in Subdivision Regulations. A final plat of subdivision is required subsequent to approval of this zoning map amendment and following the approval of the PPS before any permits may be approved for development of this site.

**Additional Comments**

1. The applicant's statement of justification and exhibits identify the proposed public benefits with this application, including stream valley dedication, trail link connectivity, funding toward Cosca Park playground, Steed Road bridge expansion, Steed Road Lane extension, woodland conservation, and interpretive signage of environmental systems.

- a. **Stream valley dedication:** The applicant proposes stream valley dedication as a public benefit. However, the approved 2013 *Subregion 5 Master Plan* identifies Tinkers Creek as one of three green infrastructure primary corridors and recommends expanding the stream valley park along Tinkers Creek. Dedication of stream valley park identified in the applicable area master plan is required pursuant to Section 24-4101 of the Subdivision Regulations, and should not be counted as a public benefit.
  
- b. **Trail link connectivity:** A 1,600 linear feet of trail system through the expanded Tinker's Creek Stream Valley Park is proposed in addition to the Tinker's Creek master plan trail system recommended by 2009 Countywide Master Plan of Transportation (MPOT) for the Subject Property. The applicant states that this proposed public trail will also connect to the trail system within the Hyde Landing development to the south. Also, it is stated that pedestrian/bicycle improvements, including sidewalks along both sides of all internal roadways, a 10-foot-wide path and bicycle lane along the frontage, short-term bicycle parking, cross-walks, and ADA curb ramps will be provided. Staff note that these facilities will be required to be provided pursuant to the standards of Subdivision Regulations and MPOT.
  
- c. **Funding Toward Cosca Park playground:** the applicant indicated that, in accordance with community input received as part of the 2022 *Cosca Regional Park Master Development Plan*, a public benefit contribution in the amount of \$150,000 will be made toward the renovation of the pavilion playground in the Cosca Park.
  
- d. **Steed Road and bridge expansion:** If the subject property were developed utilizing the current RE zoning, the code and regulations would permit approximately 70 single-family detached dwelling units. However, the applicant is proposing a maximum of 300 single-family attached and detached dwelling units, which would generate more traffic. To offset the additional traffic generated, additional contributions would be collected to the applicable CIP fees. With the CIP fees, the applicant will construct road improvements to help mitigate some existing traffic challenges and improve circulation. These proposed transportation public benefit features should be in addition to the standard frontage improvements that will be determined at the time of the Preliminary Plan of Subdivision. Transportation Planning Section should evaluate the proposed transportation public benefits, to ensure that they are not those that would be required for public facility adequacy of the proposed development.
  
- f. **Woodland Conservation:** The current RE Zone requires a 25% threshold (25.23 acres) of woodland to be preserved on-site and the proposed change to the R-PD Zone would require 20% threshold (20.19 acres). The additional 5 acres over the required R-PD Zone threshold on site would be considered by the applicant as a public benefit feature. It is stated that this additional acreage would protect the sensitive environmental features located on-site and to preserve water quality for the local and regional ecosystem. However, a large portion of this woodland area contains streams which are tributaries to the Tinkers Creek

stream system. The Environmental Planning Section should evaluate this proposed public benefit, to ensure that it is more than the minimum required thresholds for woodland conservation.

- g. Interpretive signage of environmental systems:** Educational signage along the proposed trails will be provided, communicating water quality, local ecosystems, and the importance of forested stream buffers. These wayfinding elements will be designed to support the character of the community as well as connect with the history of the site. Maintenance of the signage will be managed by the homeowners' association.

These public benefits proposed for the planned development zone in accordance with Section 27-4301(d)(3) of the Zoning Ordinance, should be over and above what would be required to meet the subdivision standards of Part 24-4 of Subdivision Regulations at the time of the PPS such as public facilities adequacy, master plan conformance, and mandatory dedication of parkland. The applicant should demonstrate how the proposed public benefits exceed the improvements required for Section 24-4402, Section 24-4500, and Section 24-4600 of the Subdivision Regulations.

### **Recommended Conditions**

None.

This referral is provided for the purpose of determining conformance with any underlying subdivision approvals for the subject property and Subtitle 24. All bearings and distances must be clearly shown on the zoning map amendment plan and must be consistent with the legal descriptions of the property. There are no other subdivision issues at this time.



# THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Department of Parks and Recreation

6600 Kenilworth Avenue Riverdale, Maryland 20737

## MEMORANDUM

DATE: October 10, 2025

TO: Ellen Shadale, Planner III  
Zoning Section, Development Review Division  
Planning Department

VIA: Sonja Ewing, Division Chief [SME](#)  
Jameka Smith, Assistant Division Chief [JS](#)  
Dominic Quattrocchi, Planning Supervisor [DQ](#)  
Park Planning and Environmental Stewardship  
Department of Parks and Recreation

FROM: Ivy R. Thompson, AICP, Planner III [IRT](#)  
Land Acquisition/Management & Development Review Section  
Park Planning and Environmental Stewardship  
Department of Parks and Recreation

SUBJECT: **ZMA-2024-004 The Grove at Hyde Landing**

---

The Department of Parks and Recreation (DPR) has reviewed and evaluated this application as it pertains to public parks, recreation and open space.

### **PROPOSAL**

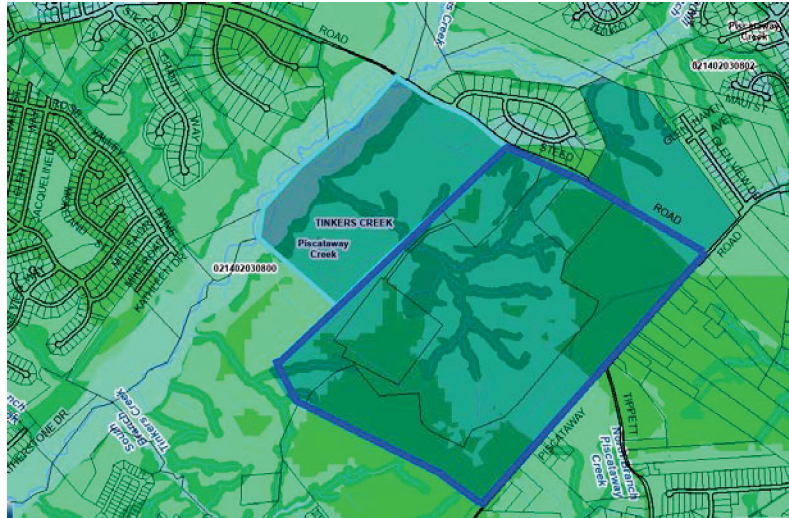
This application is a petition to rezone 126.16-acres, Parcel 53, located at 3801 Steed Road from Residential Estate (RE) zone to the Residential Planned Development (R-PD) zone. The rezoning will advance the request for development of Parcel 53 for approximately 300 attached and detached residential dwellings. The Concept Plans identifies onsite recreation areas and environmentally sensitive land.

### **BACKGROUND:**

The property is located on the south side of Steed Road, 0.63-mile northwest of the intersection with MD Route 223 Piscataway Road in Clinton. The Grove at Hyde Landing shares its western property line with Hyde Landing (PPS-2023-016, ZMA-2022-005) and its eastern boundary with the Tinker's Creek Stream Valley Park owned by M-NCPPC. The Planning Board Resolution for Hyde Landing references the adjacency and connectivity of the stream valley and trail systems between Hyde Landing and The Grove at Hyde Landing, supporting the conclusion that the two developments are directly adjacent along their shared western/eastern boundary. Prince George's County Planning Board Resolution PGCPB No. 2024-009 approved the Hyde Landing rezoning from LCD to R-PD and explicitly recognized the conveyance of stream valley land to M-NCPPC PG-DPR as a public benefit under Zoning Ordinance Section 27-4105. PGCPB No. 2024-009, Condition 3a (p.47) states:

"In conformance with Section 27-4105 of the Prince George's County Zoning Ordinance, the following public benefits shall be provided:

- a. At the time of the final plat of subdivision, approximately 100 acres of the Tinkers Creek Watershed Stream Valley and adjacent forested areas (woodland conservation areas), as further depicted on the applicant's exhibit titled "Conceptual Park Conveyance Areas," shall be conveyed to the Prince George's County Department of Parks and Recreation as parkland."



This east-west extension of the Tinker's Creek stream valley between the two properties maintains an existing contiguous ecological corridor exceeding 100 acres.

### **DISCUSSION**

Pursuant to Zoning Ordinance Section 27-3602(b)(9)(A), the District Council may condition its approval of a planned development zoning map amendment (i) to satisfy the conditions in Section 27-4301(d)(3), PD Conditions of Approval; (ii) as necessary to protect surrounding properties from adverse effects that might accrue from the proposed zoning map amendment (ZMA); (iii) to further enhance the coordinated, harmonious, and systematic development of the regional district; and/or (iv) reflect amendments to the development standards of this Zoning Ordinance as may be proposed and approved in the PD Basic Plan.

In addition, pursuant to Section 27-4301(d)(3) of the Zoning Ordinance, an applicant for a planned development zoning map amendment is required to provide tangible and quantifiable items that benefit the surrounding neighborhood, or the public in general, to a significantly greater extent than would likely result from development of the site under a Base zone.

Under Prince George's County Zoning Ordinance Section 27-4301(d)(3)(B), public benefit features in a Planned Development (PD) zone must be:

- i. Tangible and quantifiable,
- ii. Measurable and completed prior to issuance of the first certificate of occupancy,
- iii. Primarily benefiting the surrounding neighborhood or serving a critical Countywide need,
- iv. Significantly exceeding applicable development standards in Part 27-6 of the Zoning Ordinance including, but not limited to, Section 27-6400: Open Space Set-Asides.

In accordance with these provisions of the Zoning Ordinance, DPR staff recommends the District Council condition its approval of ZMA-2024-004 (The Grove at Hyde Landing) with improvements at Cosca Regional Park, Clearwater Nature Center and the conveyance of 58.34-acres of land as undeveloped parkland as further described below.

The proposed rezoning will permit the construction of 300 attached and detached single-family dwellings and related facilities, driveways, sidewalks, and site improvements, a fivefold residential population increase under the Base zone. The proposed improvements at Cosca Regional Park and Clearwater Nature Center will further enhance the coordinated, harmonious, and systematic development of the regional district and provide a public benefit that is significantly greater than would likely result from development in the existing base zone as the improvements are offsite and will serve the future residents of the subject property and the public in general by expanding inclusive and nature-based recreation. Land conveyance also supports the protection of environmentally sensitive areas, advances the goals of adopted functional master plans, and leverages the Department of Parks and Recreation's (DPR) expertise in the stewardship of stream valley parklands.

Further support for the recommended conditions is found in the *2013 Approved Subregion 5 Approved Master Plan and Sectional Map Amendment* (Subregion 5 Master Plan) which states that "population growth in the subregion will increase the demand for recreational programs and activities." If approved, the projected residential population for the Planned Development Grove at Hyde Landing is five times more than the Base Zone population projection. This increase will significantly elevate demand for recreational amenities, especially in an area where population growth is already outpacing the availability of parkland and facilities. According to the Subregion 5 Master Plan, Clinton is expected to need 730 acres of local parkland by 2030, compared to the existing 389 acres, indicating a shortfall of over 340 acres (pg. 138). This highlights the need to expand and enhance recreational infrastructure in the area.

Cosca Regional Park, a 779-acre park with a multitude of recreational opportunities, including the Clearwater Nature Center, is located within five miles of the subject development and is readily available to future residents of this development. Cosca Regional Park offers a mix of developed and natural areas, the Cosca Regional Park Master Development Plan identifies several challenges:

- Aging infrastructure and facilities in need of renovation.
- Changing recreational preferences among residents.
- Increased demand due to demographic shifts in the southern region.

The park's existing amenities, including playgrounds, sports fields, and nature trails, are heavily used, and the proposed public benefit improvements will increase capacity, accessibility, and programming flexibility. Clearwater Nature Center, located within Cosca Regional Park, offers interpretive programs, live animal exhibits, nature trails, and environmental education. It serves both residents and school groups. However, the facility faces limitations in accessibility and programming space. The proposed improvements will expand inclusive access for individuals with disabilities, support environmental education for youth and families and address gaps in nature-based play and experiential learning opportunities. Potential recreation facilities proposed include, but are not limited to:

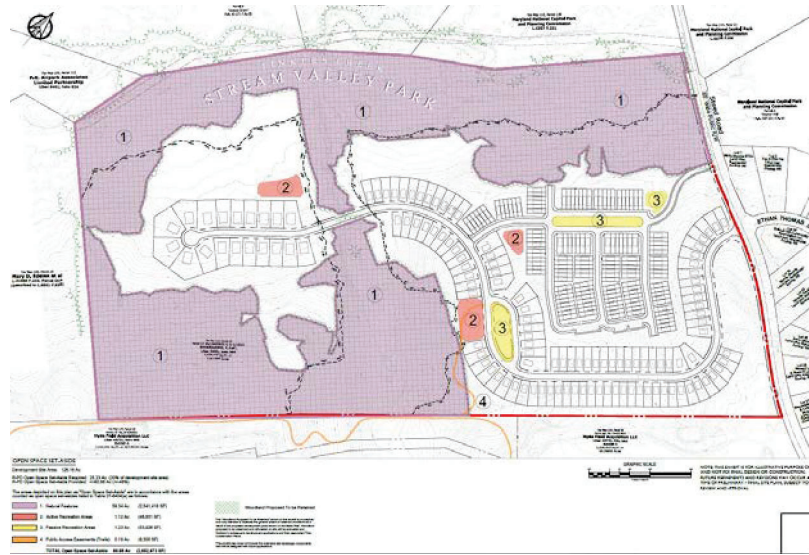
Facility	Proposed Improvement
Cosca Regional Park	<ul style="list-style-type: none"> <li>○ Development of New Adventure location off Brandywine Road</li> <li>○ Park entry marquis and wayfinding signage</li> <li>○ Convert one baseball field to artificial turf</li> <li>○ Create a dog park at former Park Police Substation</li> <li>○ Renovate playground at Group Pavilion</li> <li>○ Replace playground at the Campground</li> </ul>
Clearwater Nature Center	<ul style="list-style-type: none"> <li>○ Universal Accessible Treehouse</li> <li>○ Provide a Raquette River Roll outdoor interactive exhibit</li> <li>○ Enhance the Nature Play Space</li> </ul>

The proposed recreation improvements are responsive to population growth and strategically align with the County’s Formula 2040 Functional Master Plan. The offsite facilities serve both immediate and regional populations, while contributing to long-term community resilience and quality of life and as intended by Section 27-4105 of the Zoning Ordinance.

The Open Space exhibit shows 60.88-acres (48%) of open space that doubles the 20-percent requirement per Zoning Ordinance Section 27-6400. Conveyance of 58.3 acres, of the open space as a public benefit, to M-NCPPC is a permanent, measurable dedication of land, which exceeds the mandatory parkland dedication requirement of 6.3-acres under Prince George’s County Subdivision Regulations Section 24-4601. The land, within the Tinkers Creek Stream Valley, a designated Green Infrastructure Corridor, includes Primary Management Area (PMA) features, floodplain, wetlands, and specimen trees that would be conveyed to a Homeowners Association. The conveyance of the land to M-NCPPC directly supports the protection of environmentally sensitive areas, advances the goals of adopted functional master plans, and leverages the Department of Parks and Recreation’s (DPR) expertise in the stewardship of stream valley parklands.

The preservation of stream valleys is a goal cited in the *Plan Prince George’s 2035 Approved General Plan* which designates the subject property withing the Established Communities Tier and emphasizes green infrastructure preservation (p.20); *Formula 2040, Functional Master Plan for Parks, Recreation, and Open Space* which cites stream valley parks as critical components of the County’s green infrastructure and trail recreation network outlining the role of stream valley parks in connectivity, recreation, and environmental protection (Section 1); and the 2022 *Land Preservation, Parks and Recreation Plan for Prince George’s County* highlighting ecological connectivity and passive recreation goals (Chapters 1 and Chapter 2), and a strategy for protecting the ecological feature of the County’s Park system.

The Subregion 5 Master Plan states the greatest need for local parkland is in Clinton, where the projected need by 2030 will be approximately 730 acres compared to the existing 389 acres. The Subregion 5 Master Plan recommends the acquisition of land within the Tinkers Creek Stream Valley Park (p. 139). The plan also includes a 50-acre floating park symbol along Steed Road located near the proposed Hyde Landing development on the east and/or west side of Tinkers Creek Stream Valley Park (p. 139). The Grove’s at Hyde Landing conveyance provides contiguous woodland and PMA areas that form a unified ecological and recreational system that directly fulfills this recommendation.



The Statement of Justification (A-SOJ-ZMA-2024-004) and associated Site Plans demonstrate that the site includes approximately 77+/- acres of forest, floodplain, and wetlands, with 31 acres of high-priority retention forest and 37 specimen trees, 20 of which are located within stream valleys. The applicant proposes to preserve and convey 45-acres of environmentally sensitive land connecting to existing parkland, thereby creating a contiguous ecological corridor of over 100 acres. The conveyance will support the expansion of the Tinkers Creek Stream Valley Park, across two adjoining development communities, fulfilling long-standing County goals for stream valley preservation and trail connectivity. This proffer, along with the additional recommended dedications and improvements discussed above, are appropriate conditions for furthering the requirements of Section 27-3602(b)(9)(A) and are adequate public benefits pursuant to Section 27-4301(d)(3). Such dedications and improvements are in addition to, and may not be used to satisfy, any dedications, improvements, fees, or recreational facilities that may be required as a condition of subdivision approval. DPR staff also notes that the applicant benefits twofold by placing woodland conservation easements on land dedicated to M-NCPPC and marketing the environmental features on the property, specifically Tinkers Creek and the proposed trail alignments.

**CONCLUSION**

Pursuant to Zoning Ordinance Sections 27-3602(b)(9)(A) and 27-4301(d)(3), the District Council may impose conditions, and an applicant must provide public benefits, as a condition of approval of a planned development zoning map amendment. The proposed rezoning permits the construction of 300 attached and detached single-family dwellings, increasing the projected residential population fivefold (from approximately 129 to 771 residents). This significant increase will place additional demand on existing recreational infrastructure and necessitates conditions of approval that will protect surrounding properties from adverse effects that might accrue from the proposed rezoning and will further enhance the coordinated, harmonious, and systematic development of the regional district. In addition, as provided below, the requested dedications and improvements will provide specific, tangible, public benefits:

Feature	Public Benefit	Justification
Open Space	Environmental/ Community 27-4301(3)(c)(xi)	60.88 acres (48%) of open space doubles the required 20% set-aside.

Land Conveyance	Environmental 27-4301(3)(c)(xi)	58.3 acres of stream valley and woodland conservation area exceeds the subdivision 6.3-acre mandatory parkland dedication requirements and supports ecological connectivity.
Cosca Park	Recreation 27-4301(3)(c)(xiii)	New Adventure play area, marquis and wayfinding signage, baseball turf field, dog park, and playground renovations to meet increased demand from population growth.
Clearwater Nature Center	Recreation/ Education 27-4301(3)(c)(xiii)	Universal Accessible treehouse, outdoor Nature Play Space, and Raquette River Roll interactive exhibit to support environmental education and inclusive recreation.

The proposed public benefits, including the conveyance of 58.3 acres of environmentally sensitive land and targeted improvements to Cosca Regional Park and Clearwater Nature Center, are tangible, measurable, and exceed subdivision requirements. These benefits directly support Countywide goals for environmental stewardship, recreational equity, and community well-being. The dedication ensures long-term protection of the stream valley ecosystem, supports the creation of a unified park and trail system, and provides additional public benefits through planned improvements to recreation facilities at Cosca Regional Park and Clearwater Nature Center for the benefit of current and future residents.

**RECOMMENDATIONS:**

The Department of Parks and Recreation (DPR) staff recommends approval of ZMA-2024-004 The Grove at Hyde Landing with the following conditions:

1. At the time of Final Plat, the applicant shall convey approximately 58.3-acres of Natural Area environmentally sensitive land, the Tinkers Creek Watershed Stream Valley and adjacent forested areas (woodland conservation areas), as delineated on the Basic Plan and identified in the Natural Resources Inventory, to the Maryland-National Capital Park and Planning Commission, Department of Parks and Recreation, for public ownership and perpetual preservation to meet the public benefit requirement. A note shall be added to the Final plat citing the conveyance is to meet the public benefit requirement of Zoning Ordinance Section 27-4301(d)(3).
2. Prior to submission of the final plat of subdivision for any residential lot/parcel, the applicant, and the applicant's heirs, successors, and/or assignees shall submit three original executed public recreational facilities agreements (RFAs) to the Department of Parks and Recreation (DPR) for construction of offsite public recreational facilities, for approval. Upon approval by DPR staff, the RFA shall be recorded among the Prince George's County Land Records and the Liber and Folio of the Public RFA shall be noted on the final plat prior to plat recordation. The offsite recreational facilities shall be reviewed by the Prince George's County Department Parks and Recreation staff, for adequacy and proper siting. Timing for construction shall also be determined with the RFA.
3. 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 guarantees to the Department of Parks and Recreation, for the construction of the offsite public recreational facilities.

cc: Leonard Pettiford



# THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Department of Parks and Recreation

6600 Kenilworth Avenue Riverdale, Maryland 20737

## MEMORANDUM

DATE: November 25, 2025

TO: Ellen Shadale, Planner III  
Zoning Section, Development Review Division  
Planning Department

VIA: Sonja Ewing, Division Chief [SME](#)  
Jameka Smith, Assistant Division Chief [JS](#)  
Dominic Quattrocchi, Planning Supervisor [DQ](#)  
Park Planning and Environmental Stewardship  
Department of Parks and Recreation

FROM: Ivy R. Thompson, AICP, Planner III [IRT](#)  
Land Acquisition/Management & Development Review Section  
Park Planning and Environmental Stewardship  
Department of Parks and Recreation

SUBJECT: **ZMA-2024-004 The Grove at Hyde Landing - Addendum**

---

### **BACKGROUND:**

DPR staff provided recommendations for tangible improvements within Cosca Regional Park in response to the applicants' proffered public benefit features. DPR staff is in agreement with the proffer of improvements to the Cosca campground playground. Recent discussions (11.17.2025) with the applicant highlighted concerns about scope creep regarding the Cosca campground playground improvement requirements. To maintain project feasibility and budget integrity, clear strategies to prevent uncontrolled expansion of scope are provided. Implementation will occur within a well-defined scope outlined in the Public RFA, ensuring clarity and consistency for all stakeholders.

### **DISCUSSION**

DPR staff recommend the following strategies that may be implemented throughout the planning and implementation phases to effectively manage scope creep for the campground playground proposed as a public benefit for ZMA-2024-004 The Grove at Hyde Landing. The ZMA shall condition that the Public RFA clearly defines the project scope. This includes specifying all required improvements and providing detailed descriptions of acceptable materials, site conditions, and design standards. By setting these parameters upfront, ambiguity is minimized and expectations are aligned. Design parameters shall be established with the Public RFA that prioritize cost-effective, standardized elements. Recommended practices include selection of flat sites with minimal grading, avoiding tree removal, and using plastic borders with engineered wood fiber (EWF) surfacing. Elaborate drainage systems and complex ADA challenges should be avoided, and the design should focus on a single age group (5-12 years). Economy options for play equipment from major suppliers may be utilized to maintain affordability.

A formal change control process with the Public RFA shall be implemented. Any proposed scope changes must undergo documented review and approval, with an assessment of their impact on cost and timeline before authorization. This ensures that modifications are deliberate and controlled. The Public RFA may establish a fixed budget (up to \$300,000) with a small contingency for unforeseen issues. Communicating these financial constraints early to all stakeholders helps prevent unrealistic expectations and reinforces adherence to the agreed scope. The applicant shall ensure stakeholder alignment through kickoff meetings and regular progress reviews. These sessions should reiterate scope boundaries and confirm that all parties remain committed to the original objectives. DPR staff shall monitor and report scope adherence consistently. Regular project updates should track compliance with the defined scope and flag potential deviations early, allowing for timely corrective action.

cc: Leonard Pettiford



Aisha N. Braveboy  
County Executive

THE PRINCE GEORGE'S COUNTY GOVERNMENT  
Department of Permitting, Inspections and Enforcement  
Site/Road Plan Review Division



MEMORANDUM

September 26, 2025

**TO:** Ellen Shadle, Subdivision Review Section  
Development Review Division, M-NCPPC

**FROM:** Rey Deguzman, P.E., Associate Director *Reynaldo de Guzman*  
Site/Road Plan Review Division, DPIE

**Re:** The Grove at Hyde Landing  
Zoning Map Amendment (ZMA-2024-004)

**CR:** Steed Road

This memorandum is in response to the Zoning Map Amendment (ZMA-2024-004) referral for planned development – rezone from RE to R-PD. The Department of Permitting, Inspections and Enforcement (DPIE) offers the following: The property address is 3801 Steed Rd, Clinton, MD 20735.

Background Information

- **Steed Road** is an existing County-maintained roadway to the north-east of the subject development, requiring an 80' right-of-way width as per the Master Plan (C-516). The applicant shall provide right-of-way dedications and construct roadway/frontage improvements as required in accordance with the Department of Public Works and Transportation (DPW&T). This work shall be permitted prior to or concurrent with the issuance of a fine grading permit.

Water and Sewer Plan

- The 2018 Water and Sewer Plan designates Parcel 53 in Water and Sewer Category 4, inside the Sewer Envelope, in the Growth Tier, and within Tier 1 under the Sustainable Growth Act – approved for sewer service. Parcel 7C is undeveloped in the aerial view.
- Category 3, obtained via the Administrative Amendment process, must be approved before recordation of a final plat. Please contact the Water and Sewer Plan Coordinator, DPIE, for further information and instructions.
- Water lines in Ethan Thomas Drive and Steed Road are near the parcel, and a sewer line in Steed Road abuts it. Water and sewer line extensions or onsite systems are required to service residential subdivisions and must be approved by the Washington Suburban Sanitary Commission before a final plat is recorded.

9400 Peppercorn Place, Suite 230, Largo, Maryland 20774  
Phone: 301.636.2060 ♦ <http://dpie.mypgc.us> ♦ FAX: 301.925.8510

### Geotechnical Comment

- A soil investigation report, which includes subsurface exploration and geotechnical engineering evaluation for all proposed roadways and Marlboro clay, is required.

### Roadway Frontage Improvements

- In the permitting stage, the applicant shall provide ultimate R/W frontage improvements along Steed Road per status as a Collector Road (C-516) using DPW&T STD #100.03. Improvements include, but are not limited to, a 5' wide sidewalk, a grass buffer, Curb and gutter, ADA-compliant pedestrian curb ramps with detectable warning surface (DWS), street trees, and LED streetlights.
- In the permitting stage, the applicant shall provide Bike Lane facilities along Steed Road site frontage.
- The applicant shall provide right-of-way dedication for public use from the road centerline along Steed Road site frontage.
- We recommend the applicant shall eliminate the second access point, a private roadway, connecting further north on Steed Road to "Pod A" as it increases conflict points and poses safety concerns.
- The applicant shall provide sight distance analysis (stopping sight distance and intersection sight distance) showing clear sight triangles for the site access along Steed Road property frontage.
- The applicant shall provide full pavement widening along Steed Road site frontage per status as a Collector Road (C-516) using DPW&T STD #100.03.
- The applicant shall provide widening of the existing vehicular bridge along Steed Road as part of their frontage improvements.
- At the time of SDCP review and application, the applicant shall perform an analysis of the need to provide left turn, acceleration, and deceleration lanes at all access points along Steed Road in accordance with the State Highway Administration (SHA) Access Manual guidelines.
- Full-width, 2-inch mill-and-overlay for all existing County roadway frontages is required.
- Compliance with DPW&T's utility policy is required. Based upon the plans submitted, proper temporary and final patching and the related mill and overlay in accordance with "DPW&T Policy and Specifications for Utility Installation and Maintenance Permits" is required.
- Sidewalks are required along all roadways within the property limits in accordance with Sections 23--105 and 23-135 of the County Road Ordinance. Any new sidewalk installation is to match existing sidewalks in the area. In addition, sidewalks must always be kept open for pedestrians.
- Conformance with DPIE street lighting specifications and standards is required. Adjustments to street lighting, to accommodate the proposed plan improvements, are required in accordance with Section 23-140 of the Prince George's Road Ordinance.
- Roadside trees will be required along County-maintained roadways within the limits of the permit area.
- All improvements within the public right-of-way as dedicated to the County are to be in accordance with the County Road Ordinance, DPW&T's Specifications and Standards, and the Americans with Disabilities Act (ADA).

### Storm Drain and Stormwater Management and Floodplain

- The proposed development will require a site development permit approved by the Department of Permitting, Inspections and Enforcement (DPIE).
- 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.
- A maintenance agreement is to be approved by DPIE and recorded prior to technical approval.
- Northwest of the property stream: FPS 201004 governs. A revised floodplain delineation approval with 1 foot freeboard and floodplain easement is required.

- A stream crossing the site at the center: a new floodplain study is required.
- Approval of 100-year floodplain delineation is required for any site area with cumulative drainage areas of 50 acres or more. Furthermore, previously approved floodplain delineations are subject to updating. The applicant shall coordinate with the DPIE Floodplain Engineer to pursue new and updated floodplain delineation approval. This is required as a first step in the development process. This delineation must be approved before the site development concept, grading permits, and final subdivision plats.

If you have any questions or require additional information, please contact Mr. Nanji Formukong, District Engineer for the area, at 301-883-3653.

NF: II:AG:

cc: Rene' Lord-Attivor, Chief, Traffic Engineering, S/RPRD, DPIE  
Mariwan Abdullah, P.E., Acting Chief Engineer, S/RPRD, DPIE  
Nanji Formukong, District Engineer, S/RPRD, DPIE  
Salman Babar, CFM, Engineer, S/RPRD, DPIE  
MJ Labban, Engineer, S/RPRD, DPIE  
Yonas Tesfai, P.E., Engineer, S/RPRD, DPIE  
Irfanullah Irfan, Engineer, S/RPRD, DPIE  
NRV, Inc., 5265 Westview Drive, Suite 500, Frederick, MD 21703  
Rodgers Consulting, 1101 Mercantile Lane, Suite 280, Upper Marlboro, MD 20774



Date: August 25, 2025

To: Ellen Shadle, Urban Design, M-NCPPC

From: Adebola Adepaju, Environmental Health Specialist, Environmental Engineering/ Policy Program

Re: ZMA-2024-004 The Grove at Hyde Landing

The Environmental Engineering / Policy Program of the Prince George's County Health Department has completed a desktop health impact assessment review of the zoning map amendment plan submission for the Grove at Hyde Landing located at 3801 Steed Road in Clinton and does not have comments / recommendations for the proposed zoning reclassification at this time.

If you have any questions or need additional information, please contact me at 301-883-7677 or [aoadepaju@co.pg.md.us](mailto:aoadepaju@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](http://www.princegeorgescountymd.gov/health)

# **Additional Back-up**

**For**

## **ZMA-2024-004 The Grove At Hyde Landing**

# The Grove At Hyde Landing

## ZMA-2024-004

The Applicant's requested revisions to recommended findings and/or conditions are as follows:

\* \* \* \* \*

### RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Zoning staff recommend that the Planning Board adopt the findings of this report and APPROVE Zoning Map Amendment ZMA-2024-004, for The Grove at Hyde Landing, subject to the following conditions:

\* \* \* \* \*

5. Prior to the acceptance of a detailed site plan, the applicant shall provide a plan for any interpretive signage to be erected and public outreach measures (based on the findings of Phase I, II, and/or Phase III archeological investigations, [should interpretive signage be warranted](#)) subject to approval by a Prince George's County Planning Department staff archaeologist and including the timing for the installation of the signage and the implementation of public outreach measures.
6. Prior to submission of the final plat of subdivision for any residential lot/parcel, the applicant, and the applicant's heirs, successors, and/or assignees shall submit three original executed public recreational facilities agreements (RFAs) to the Department of Parks and Recreation (DPR) for construction of off-site public recreational facilities, for approval. Upon approval by DPR staff, the RFA shall be recorded among the Prince George's County Land Records and the Liber and Folio of the Public RFA shall be noted on the final plat prior to plat recordation. The off-site recreational facilities shall be reviewed by the Prince George's County Department Parks and Recreation staff, for adequacy and proper siting. Timing for construction [and rights of entry for said improvements](#) shall also be set forth in the RFA in accordance with Section 27-4301(d)(3) of the Zoning Ordinance.

\* \* \* \* \*

8. Prior to the approval of any grading permits, [if a Phase II and/or Phase III archaeological evaluation or mitigation is necessary](#), the applicant shall provide a final report detailing the Phase II and/or Phase III investigations and ensure that all artifacts are curated at the Maryland Archaeological Conservation Laboratory in St.

Leonard, Maryland, ~~pending the requirements of a Phase II and/or Phase III archeological evaluation or mitigation.~~

\* \* \* \* \*

KEY:

Underline indicates language added to findings/conditions;

~~Strikethrough~~ indicates language deleted from findings/conditions; and

Asterisks \*\*\* indicate intervening existing findings/conditions that remain unchanged.

November 17, 2025

**Re: Support for Zoning Map Amendment – The Grove at Hyde Landing**

Dear Chair Barnes & Planning Board Commissioners:

We are writing in support of the Zoning Map Amendment request for The Grove at Hyde Landing project, located in Clinton, Maryland. This development represents a thoughtful, forward-looking investment in our community.

This amendment is the next crucial step in realizing a community vision that has been shaped through collaborative dialogue, responsible planning, and sustained engagement between the development team, local residents, and County leadership. As a working member of the Stakeholders Work Group for the developer's sister project, we have had the opportunity to work directly with the developers over the past two years. Throughout this process, they have consistently prioritized community engagement and input, including the concerns and ideas of residents, while keeping us updated with developments as they arise. This level of collaboration has demonstrated their genuine commitment to building a project that reflects the values and needs of our community.

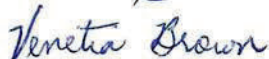
The developer has committed to making concessions to improve infrastructure, not only on the roads immediately adjacent to the property but also beyond. These improvements are designed to help address long-standing traffic and safety challenges by enhancing turning lanes, increasing road capacity, and improving connectivity for vehicles, cyclists, and pedestrians.

The Grove at Hyde Landing exemplifies the kind of responsible, well-planned growth designed to sustain and strengthen Prince George's County for generations. We believe this Zoning Map Amendment is both appropriate and necessary to ensure the project fulfills its full potential as a model for smart, inclusive development. The development team has consistently engaged residents and stakeholders through meetings, presentations, and open dialogue, ensuring community voices are heard and incorporated into the planning process. This collaborative approach has built trust and reflects a genuine commitment to responsible, community-oriented growth.

For these reasons, we urge the Planning Board to approve the Zoning Map Amendment for The Grove at Hyde Landing. This project will not only advance the County's vision for balanced residential communities but will also set a standard for how development can enhance both quality of life and environmental responsibility.

Thank you for your attention and consideration.

Sincerely,



Michael & Venetia Brown  
12900 Jervis St  
Clinton, MD 20735

## **CASEY ANDERSON**

8730 First Avenue  
Silver Spring, Maryland 20910  
(202) 868-0915  
[canderson@rodgers.com](mailto:canderson@rodgers.com)

### **PROFESSIONAL EXPERIENCE**

#### **Rodgers Consulting / No Little Plans LLC**

**Land Use and Real Estate Consultant** (October 2022 to present)

- Represented developers in entitlement process for projects in Montgomery and Prince George's Counties
- Lobbied local and state elected and appointed officials on housing, transportation, and environmental issues
- Evaluated financial and regulatory feasibility of market-rate and subsidized affordable housing projects
- Published analysis and commentary on land use planning and related topics

#### **Montgomery County Planning Board**

**Chair** (August 2014 to October 2022), **Commissioner** (June 2011 to August 2014)

- Led agency responsible for planning and regulation of real estate development and parks administration in a diverse county of more than one million residents
- Reformed rules governing transportation adequacy and exactions to include transit, walking and biking and adopted context-sensitive congestion standards for automobiles
- Won approval from elected officials for dozens of master plans to revitalize neighborhoods and commercial centers, including comprehensive update to county's general plan
- Managed 421 parks on more than 37,000 acres of land, including 500 athletic fields, a 270-mile trail network, six nature centers, and one of the nation's top public gardens
- Oversaw \$180 million operating budget, \$265 million capital budget and 1,150 staff
- Adjudicated thousands of site plan and subdivision applications including complex commercial, residential, and mixed-use projects

#### **Kauffman Anderson Consulting / Cap Analysis Group**

**Litigation Consultant** (May 2006 to August 2014)

Designed and managed opinion research projects and advised lawyers on trial strategy

#### **Coalition to Stop Gun Violence / Americans for Gun Safety**

**Director of Public Affairs** (July 2004 to May 2006)

Organized advocacy campaigns to build support for stronger regulation of firearms

**U.S. Representative Martin Meehan**

**Chief of Staff** (February 2003 to June 2004), **Legislative Director** (March 1993 to August 1995)

Directed communications, policy, and staff development for member of Congress

**AOL Time Warner**

**Vice President, International Public Policy** (August 2000 to January 2003)

Developed government relations campaigns on telecommunications, privacy, and media policy

**Mintz, Levin, Cohn, Ferris, Glovsky & Popeo**

**Associate** (August 1998 to July 2000)

Represented telecommunications companies in regulatory proceedings and litigation

**Justice Gregory Scott, Supreme Court of Colorado**

**Law clerk** (August 1997 to July 1998)

Drafted opinions and conducted research for member of Colorado's highest court

**States News Service / Times-Journal Newspapers**

**Reporter** (May 1990 to March 1993)

Covered politics and public policy for several daily and weekly newspapers

**EDUCATION**

**J.D., Georgetown University Law Center**, magna cum laude, 1997

Served as articles editor of law review; graduated in top 10 percent of class

**M.S., Columbia University Graduate School of Journalism**, 1990

Wrote 6,000-word profile of U.S. Rep. Charles Rangel as part of degree requirements

**B.S., Georgetown University School of Foreign Service**, 1989

Concentrated in American government and foreign policy; graduated in three years

**PUBLICATIONS**

- **Rodgers Consulting Blog**: Contributor posts on land use, zoning, and development topics affecting the Washington region (2022–present)
- **Greater Greater Washington (GGWash)**: Published articles on urbanism, development and public input (2010–2025)

- **No Little Plans Blog:** Author and publisher of independent analysis on land use, transportation, and parks planning (2022–2023)
- **Montgomery Planning Third Place Blog:** Lead author on comprehensive planning topics including Thrive Montgomery 2050, urban design, and environmental sustainability (2019–2022)

## PRESENTATIONS AND SPEAKING ENGAGEMENTS

- **Upcoming Speaker,** "The Role of the Suburbs in the Future of the Washington, DC Region," ULI Washington Future Forum (December 2025)
- **Featured Speaker,** "Ideas for Reducing Regulatory Impediments to the Creation of New Housing Supply," Joint program by ULI Baltimore and Lambda Alpha International (LAI) Baltimore Chapter, Baltimore, Maryland (September 2025)
- **Moderator,** "Sticker Shock: Why Affordable Housing Costs So Much and What (If Anything) Can Be Done About It?" Affordable Housing Conference of Montgomery County Fall Roundtable (December 2024)
- **Moderator,** "The Market for Office Space," Greater Bethesda Chamber of Commerce Annual Real Estate Update (Fall 2023)
- **Panelist,** "Reconciling the Past and Planning for the Future: The Use of Racial Impact Assessments in Land Use Planning and Zoning," American Bar Association State and Local Government Section (February 2022)
- **Panelist,** "Chipping Away at the Housing Attainability Crisis," Urban Land Institute Fall Meeting (September 2019)
- **Panelist,** "The New Suburbanism," American Planning Association Annual Meeting (April 2018)

## AWARDS AND RECOGNITION

- **Excellence in Planning Award** for leadership in land use and transportation, NAIOP, 2022
- **Prince Livable Communities Leadership Award** for leadership on smart growth, transit and community revitalization, Coalition for Smarter Growth, 2017

## BAR ADMISSION

Member, Maryland Bar

# Charles William Howe, P.E.

## Team Leader / Principal / Senior Engineer

Charlie is a Team Leader and Principal at Rodgers Consulting and has over twenty years of experience providing project management, engineering, design and permitting services for a variety of land development projects in the Prince George's and Montgomery Counties. His passion is creating communities that bring value to our clients and the community. Rodgers Consulting has a reputation for creating successful mixed-use commercial and residential projects that are walkable, create a range of housing opportunities, foster a sense of place, and preserve critical environmental areas.

As a Team Leader in the Prince George's County office, Charlie is responsible for the project management and engineering's aspects of the firm's development projects in the Prince George's County market.

### Professional Licenses

- Professional Engineer, #32490

### Education

- University of Maryland, College Park, MD - Bachelor of Science in Mechanical Engineering
- Salisbury State University, Salisbury, MD - Bachelor of Science in Physics

### Professional Experience

- Rodgers Consulting, Team Leader / Principal, 2018 to Current
- Charles P. Johnson, Division Manager/Section Head, 9 yrs
- Loiderman Soltesz Associates, Project Engineer, 2 yrs
- George William Stephens Jr. & Assoc., Design Engineer, 3 yrs

### Professional Organizations

- Maryland Building Industry Association – Vice Chair of Prince George's County Development Process Committee. Assist Prince George's County agencies (DPIE, MNCPPC & SCD) with technical and permitting processes.
- Maryland Building Industry Association – Prince George's Co. DPIE SWM Task Force Member

### Provided expert testimony as a qualified Civil Engineer on the following:

Prince Georges County, Maryland - Zoning Hearing Examiner

- Zoning Map Amendment A-10059 – Dobson Farms
- Zoning Map Amendment A-10060 – Saddle Ridge
- Zoning Map Amendment ZMA-2022-003 – Smith Lake Estates
- Zoning Map Amendment ZMA-2022-005 – Hyde Landing

### Relevant Project Experience

- Beltway Plaza Redevelopment, Greenbelt, MD
- Riverfront @ West Hyattsville Metro, Hyattsville, MD
- Patuxent Greens Golf Course Redevelopment, Laurel, MD
- The Preserve at Westphalia, Westphalia, MD
- South Lake Residential and Commercial, Bowie, MD
- Amber Ridge, Bowie, MD

# Statement of Qualifications

**Christine E. Gillette, PLA**

**Senior Associate / Senior Landscape Architect**

## Professional Licenses

- Licensed Landscape Architect #3686 State of Maryland, 2012 - Present

## Education

- Bachelor of Landscape Architecture (BLA) - University of Maryland, College Park, 2004

## Professional Experience

- **Rodgers Consulting, Inc.** – *Senior Associate / Senior Landscape Architect* (July 2018 – Present)
- **AB Consultants, Inc.** – *Senior Landscape Architect* (2011 – 2018)
- **Bradley Site Design, Inc.** – *Landscape Designer* (2006 – 2009)
- **christopher consultants, ltd. (now IMEG)** – *Landscape Designer II* (2004 – 2006)

## Statement of Landscape Architecture Expertise

Christine Gillette is an experienced Landscape Architect with over twenty years of experience producing and implementing land development and landscape designs, fourteen years of which have been exclusively in Prince George's County, Maryland. These plans have involved the full range of project and application types with recent examples listed herein.

Regular tasks include preparing conceptual land plans, rezoning documents, Preliminary Plans of Subdivision, Detailed Site Plans, Specific Design Plans, Landscape and Lighting Plans, Alternative Compliance applications, public/private recreation facility designs and certifications, illustrative exhibits, community outreach, Master Plan trails, SWM planting plans, application documents, and Statements of Justification. Christine frequently coordinates during plan development and approvals with the staff of M-NCPPC DRD, the Dept. of Parks and Recreation, and DPIE.

## Provided Expert Testimony as a Qualified Landscape Architect

### Prince George's County, Maryland – Zoning Hearing Examiner:

- Zoning Map Amendment ZMA-2022-003 – Smith Lake Estates R-PD (August 2023)
- Zoning Map Amendment ZMA-2022-005 – Hyde Landing R-PD (July 2024)

## Professional Organizations

- American Society of Landscape Architects (ASLA) & Maryland Chapter (MDASLA)
- American Planning Association (APA) & Maryland Section (MDAPA)

## Recent projects in Prince George's County, MD include the following:

- **Hyde Landing** – SFA/Condo Residential
- **Smith Lake Estates** – SFD/SFA Residential
- **Saddle Ridge** – SFD/SFA Residential
- **Dobson Farms** – SFD/SFA Residential
- **Dobson Ridge** – SFA Residential
- **Woodmore Apartments** – Multifamily Residential
- **South Lake** – Commercial / Retail, SFD/SFA/Condo Residential
- **The Shops at Oxford Phase 2** – Commercial / Retail
- **Pecan Ridge** – Conservation Subdivision, SFD Residential
- **Amber Ridge** – SFA Residential
- **Riverfront at West Hyattsville Metro Medical Office Building** – ETOD Medical Office
- **College Park Metro Apartments** – ETOD Multifamily Residential

## **Community Outreach Exhibit**

### **The Grove at Hyde Landing**

#### **ZMA-2024-004**

July 22, 2024	Community Stakeholder Meeting held at Tree of Life Christian Ministries
September 25, 2024	Steeds Glen Community Meeting.
November 12, 2024	Pre-Application Neighborhood Meeting held at Tree of Life Christian Ministries with approximate 40 residents in attendance
November 13, 2024	Applicant and consultants presentation application to the South County Community Roundtable.
November 13, 2024	Applicant Counsel provides community leader(s) with PANM Fact Sheet
March 12, 2025	Community Stakeholder Meeting held at Tree of Life Christian Ministries
March 26, 2025	PANM Summary report sent to all PANM attendees (who provided their email addresses)
October 1, 2025	Community Stakeholder Meeting held at the Tree of Live Christian Ministries

# Lenhart Traffic Consulting, Inc.

Traffic Engineering & Transportation Planning

## MICHAEL M. LENHART, P.E., P.T.O.E.

### PRESIDENT

Mike Lenhart is a professional traffic engineer with over 28 years of combined technical and academic experience. Responsibilities with the firm include, but are not limited to, proposal preparation, various traffic engineering and managerial tasks in the areas of traffic impact analysis, traffic safety studies, and transportation planning, as well as providing expert witness testimony at public hearings and community meetings.

Mr. Lenhart has worked as a transportation professional in the private sector since 1999 and has provided traffic engineering and transportation planning services for over one thousand projects in numerous jurisdictions across Maryland. Previously, Mr. Lenhart served as the Chief of the Engineering Access Permits Department for the Maryland State Highway Administration (SHA). During his tenure at the SHA, Mr. Lenhart also served as the Traffic Engineer overseeing Southern Maryland. During his career, he has performed various traffic engineering tasks, including traffic signal design, highway and intersection capacity analysis, maintenance and protection of traffic design, and transportation planning. He has also participated in engineering training programs and researched transportation related topics.

### Job History

#### **2005 - Present**

*President* – Lenhart Traffic Consulting, Inc.

#### **2002 - 2005**

*Senior Project Manager* - The Traffic Group, Inc.

#### **2000 – 2002**

*Independent Consultant* - The Traffic Group, Inc.

#### **1999 - 2000**

*Senior Associate* - The Traffic Group, Inc.

#### **1998 – 1999**

*Division Chief – Engineering Access Permits*  
Maryland State Highway Administration

#### **1990 - 1998**

*Traffic Engineer*  
Maryland State Highway Administration

### Educational Background

- *Bachelors of Science in Civil Engineering*  
-1990 (U of MD @ College Park)
- *Masters of Science in Traffic Engineering & Transportation Planning*  
-1998 (U of MD @ College Park)

### Affiliations

- Registered Professional Engineer (P.E.) – MD, DE
- Professional Traffic Operations Engineer (PTOE) - ITE
- Member ITE

Lenhart Traffic Consulting, Inc.  
231 Najoles Road, Suite 250  
Millersville, MD 21108

### Places where Mr. Lenhart has testified as an expert witness

Allegany County – Board of Appeals, Planning Commission  
Annapolis - Planning Commission, Board of Appeals  
Anne Arundel County – Board of Appeals, Administrative Hearing Officer  
Baltimore County – Zoning Commissioner, Planning Board  
Calvert County – Planning Commission, Board of Appeals,  
County Commissioners  
Carroll County – Board of Zoning Appeals; Planning Board  
Charles County – County Commissioners, Circuit Court,  
Board of Appeals, Planning Commission,  
Town of LaPlata Planning Commission, Town Council, Board of Appeals  
City of Frederick – Planning Commission  
Frederick County – Planning Commission, County Commissioners  
Harford County – Circuit Court  
Prince George’s County – District Council, Planning Board, Zoning  
Examiner, Bowie City Council & Planning Commission, City of Laurel

Montgomery County – Planning Board, Zoning Examiner  
Queen Anne’s County – Planning Commission  
St. Mary’s County – Planning Commission; County  
Commissioners  
Sussex County, DE – Planning Commission, Board of  
County Commissioners  
Talbot County – Planning Commission  
Town of Leesburg, VA – Planning Commission  
Washington County – Board of County Commissioners  
Worcester County – Planning Commission

### **MARYLAND STATE HIGHWAY ADMINISTRATION- ENGINEERING SERVICES, DISTRICT 5**

High Accident Sections  
Traffic Safety Studies  
Traffic Signal Warrant Studies  
Highway Design Consultation  
Project Planning Consultation  
Traffic Impact Study Review

Phone (410) 216-3333

email: [mlenhart@lenharttraffic.com](mailto:mlenhart@lenharttraffic.com)



Rev. 22:1-22

# The Tree Of Life Christian Ministries

*James J. Robinson  
Sr. Pastor, Founder*

*Marcia D. Robinson  
Co-Pastor*

**Assistant Pastors**

*Rev. John Acquah*

*Rev. Roscoe Hunter*

*Rev. Nate Kirk*

*Rev. Lakishia Moncree*

*Rev. Trinta Thomas*

*Rev. Debbie Page*

*Rev. Chris Robinson*

*Rev. Portia Robinson*

*Rev. Kian Smith*

*Rev. Robyn White*

**Elders**

*Elder Sonny Cardwell*

*Elder Louis Page*

**November 20, 2025**

**Re: Support for Zoning Map Amendment**

**The Grove At Hyde Landing**

Dear Chair Barnes

Dear Planning Board Commissioners:

I am writing in strong support of the Zoning Map Amendment request for The Grove at Hyde Landing project, located in Clinton, Maryland. This development represents a thoughtful, forward-looking investment in our community.

This amendment represents the next important step in realizing a community vision that has been shaped through collaborative dialogue, responsible planning, and sustained engagement between the development team, local residents, and County leadership. As a working member of the stakeholder group for the developers sister project, I have had the opportunity to work directly with the developers over the past two years. Throughout this process, they have consistently prioritized community engagement and input, including the concerns and ideas of residents, while keeping us updated with developments as they arise. This level of collaboration has demonstrated their genuine commitment to building a project that reflects the values and needs of our community.

The developer has committed to making significant concessions to improve infrastructure, not only on the roads immediately adjacent to the property but also beyond. These improvements will help address long-standing traffic and safety challenges by enhancing turning lanes, increasing road capacity, and improving connectivity for vehicles, cyclists, and pedestrians.

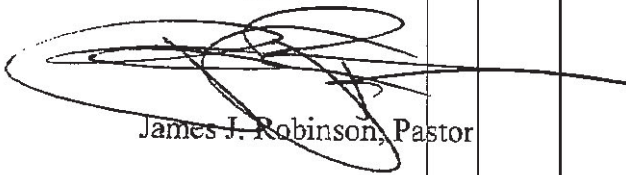
The Grove at Hyde Landing exemplifies the kind of responsible, well-planned growth that will sustain and strengthen Prince George's County for generations. I believe this Zoning Map Amendment is both appropriate and necessary to ensure the project fulfills its full potential as a model for smart, inclusive development. They have consistently engaged residents and stakeholders through meetings, presentations, and open dialogue, ensuring that community voices have been

heard and incorporated into the planning process. This collaborative approach has built trust and reflects a genuine commitment to responsible, community-oriented growth.

For these reasons, I respectfully urge the Planning Board to approve the Zoning Map Amendment for The Grove at Hyde Landing. This project will not only advance the County's vision for balanced residential communities but will also set a standard for how development can enhance both quality of life and environmental responsibility.

Thank you for your attention and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "James J. Robinson", is written over a large, light-colored oval scribble. The signature is positioned above the printed name.

James J. Robinson, Pastor

## **Re: Support for Zoning Map Amendment – The Grove At Hyde Landing**

Dear Chair Barnes

Dear Planning Board Commissioners:

I am writing in strong support of the Zoning Map Amendment request for The Grove at Hyde Landing project, located in Clinton, Maryland. This development represents a thoughtful, forward-looking investment in our community.

This amendment represents the next important step in realizing a community vision that has been shaped through collaborative dialogue, responsible planning, and sustained engagement between the development team, local residents, and County leadership. As a working member of the stakeholder group for the developers sister project, I have had the opportunity to work directly with the developers over the past two years. Throughout this process, they have consistently prioritized community engagement and input, including the concerns and ideas of residents, while keeping us updated with developments as they arise. This level of collaboration has demonstrated their genuine commitment to building a project that reflects the values and needs of our community.

The developer has committed to making significant concessions to improve infrastructure, not only on the roads immediately adjacent to the property but also beyond. These improvements will help address long-standing traffic and safety challenges by enhancing turning lanes, increasing road capacity, and improving connectivity for vehicles, cyclists, and pedestrians.

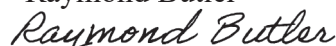
The Grove at Hyde Landing exemplifies the kind of responsible, well-planned growth that will sustain and strengthen Prince George's County for generations. I believe this Zoning Map Amendment is both appropriate and necessary to ensure the project fulfills its full potential as a model for smart, inclusive development. They have consistently engaged residents and stakeholders through meetings, presentations, and open dialogue, ensuring that community voices have been heard and incorporated into the planning process. This collaborative approach has built trust and reflects a genuine commitment to responsible, community-oriented growth.

For these reasons, I respectfully urge the Planning Board to approve the Zoning Map Amendment for The Grove at Hyde Landing. This project will not only advance the County's vision for balanced residential communities but will also set a standard for how development can enhance both quality of life and environmental responsibility.

Thank you for your attention and consideration.

Sincerely,

Raymond Butler



9701 Hale Dr  
Clinton, MD 20735

# Statement of Qualifications

**Robert L. Swam, QP**

**Associate / Environmental Project Manager**

## **Education:**

- Bachelor of Science in Environmental Science and Technology  
University of Maryland College Park, 2015

## **Professional Licenses/Certifications/Accreditations:**

- Maryland Department of Natural Resources Qualified Professional (2019)
- Wetland Delineation Training (40hr. course) 2017

## **Professional Experience:**

- Rodgers Consulting, Inc.  
Associate / Environmental Project Manager  
October 2019 – Present
- Chesapeake Environmental Management, Inc.  
Environmental Scientist  
2015-2019

## **Statement of Environmental Expertise:**

As an Environmental Scientist/Project Manager for over 10 years, Mr. Swam has developed an extensive knowledge of environmental ecosystems within the state of Maryland. Trained in forest stand and wetland delineations, he brings an environmentally complete, sensitive approach to the land development projects for both the public and private sector.

Rob is responsible for managing environmental portions of projects in Rodgers Largo office and providing consulting services for all the land development projects within the company. Daily tasks include preparing natural resource inventories/forest stand delineations, forest conservation plans, wetland delineations, joint permit applications, and coordinating jurisdictional boundaries with Maryland Department of the Environment as well as the Army Corps of Engineers. His passion for capturing what is on projects and then finding balance with development has translated into environmentally centered design responses that reflect and uplift local habitats while providing necessary development.

## **Recent projects in Prince George's County, MD include the following:**

- Dobson Farms
- Saddle Ridge
- Westphalia Meadows
- Parkland & Rock Creek
- Hyde Landing
- Overlook at Westmore
- Smith Lake Estates

# Statement of Qualifications

Steve Allison, PLA

Principal / Environmental Team Leader

## Education:

- Bachelor of Science in Landscape Architecture  
West Virginia University, 2008

## Professional Licenses / Certifications / Accreditations:

- Licensed Landscape Architect #3845 State of Maryland, 2015 - Current
- CLARB Certified Landscape Architect
- ISA Certified Arborist MA-5631A, 2015 - Current
- ISA Tree Risk Assessment Qualification TRAQ, 2017 - Current
- MDE Green Card – RPC010221, 2015 - Current
- Wetland Delineation Training (40hr. course) 2014

## Professional Experience:

- Rodgers Consulting, Inc.  
Principal  
Environmental Team Leader  
March 2018 – Present
- NMP Engineering Consultants, Inc.  
Senior Supervising Landscape Architect / Project Manager  
2017- 2018
- Floura Teeter Landscape Architects.  
Associate / Landscape Architect  
2014- 2017
- WSP  
Landscape Designer / Ecological Specialist  
2008 - 2014

## Expert seminar panelist / podcast / lecturer:

- 2025 - University of Maryland: Environmental Engineering Program – Guest Lecturer  
Hidden Half of Engineering: Strategy, Politics, & People
- 2025 – Interstate Commission on the Potomac River Basin: Land Use Webinar –  
Water Quality Impacts of Development in the Potomac River Basin and  
Strategies for Mitigation.
- 2023 – Current Issues in Landscape Architecture for the Eastern US:  
Stream and Wetland Permitting with Mitigation
- 2020 – Podcast - National Society of Professional Surveyors, NSPS Survey Says Podcast Series –  
Guest Speaker - Episode 38 - Tree and Forest Composition Identification
- 2019 – Urban Land Institute (ULI): Leadership Institute Panel - Building Resiliency in the Built  
Environment - Guest Lecturer
- 2016 – Baltimore Stormwater Tour 2016 – Expert Panel Member
- 2016 – Design DC: Designing for Rainwater: Building, Site and Regional Impacts – Lecturer
- 2016 – University of Maryland: Young Scholars Program – Guest Lecturer
- 2016 – West Virginia University: Professional Practice Lecture Series – Environmental Design, Guest

Lecturer

- 2015 – USGBC Engineering Green 2015: Rainwater: Designing Living Systems and the impact on the Chesapeake Bay – Lecturer
- 2015 – USGBC Maryland: Continuing Education Series: The Challenges of Maintaining Living Systems – Lecturer
- 2015 – Society for Ecological Restoration (SER) Mid-Atlantic Annual Conference: Urban Bioretention – The challenges of Maintaining Living Systems - Lecturer
- 2014 – USGBC Engineering Green 2014: Urban Bioretention: Are We There Yet? – Lecturer

**Statement of Environmental Expertise:**

Steve Allison is a licensed Landscape Architect and Certified Arborist with over 17 years of experience in environmental permitting, landscape architecture, and ecological design. As a Principal and Environmental Team Leader at Rodgers Consulting, he oversees environmental strategies for development, including natural resource assessments, forest conservation planning, wetland assessments and delineation, and environmental permitting for major development projects across Maryland. Steve’s expertise lies in integrating ecological sensitivity into land development, ensuring that growth supports native plant systems and enhances habitat function.

With formal training in arboriculture and wetland systems, Steve routinely coordinates with agencies such as the Maryland Department of the Environment and the U.S. Army Corps of Engineers. His insights have led to frequent invitations to present on topics such as landscape architecture, stormwater management, green infrastructure, and the design of living systems. Steve also works closely with policy makers and county representatives providing expert testimony, policy analysis, and strategic input on local and state legislation that shapes environmental regulations across Maryland. Through his leadership and advocacy, he helps shape development that balances ecological priorities with sustainable growth.

**Expert Testimony as a Landscape Architect and Arborist:**

- **Prince George’s County Zoning Hearing Examiner**
  - Zoning Map Amendment A-10060 – Saddle Ridge
  - Zoning Map Amendment A-10059 – Dobson Farms
  - Zoning Map Amendment ZMA-2022-003 – Smith Lake Estates
  - Zoning Map Amendment ZMA-2022-005 – Hyde Landing

**Testified before the following administrative agencies:**

- **Prince George’s County Planning Board Hearing**
  - Dobson Farms
  - Saddle Ridge
  - Branch Avenue MXT
  - Westphalia Town Center
  - Pecan Ridge
- **Montgomery County, Office of Zoning and Administrative Hearings (OZAH)**
  - Glenmont Forest

**Recent projects in Prince George’s County, MD include the following:**

- Dobson Farms
- Calm Retreat
- Branch Avenue MXT
- Pecan Ridge
- Preserve at Westphalia
- Westphalia Town Center
- Saddle Ridge

- Parkland
- College Park Metro
- Clinton Market Place
- Beltway Plaza
- Amber Ridge
- Dobson Ridge

**Professional / Civic Organizations:**

- Society for Ecological Restoration (SER)
- Maryland Chapter of the International Society of Arboriculture (ISA) Professional Member
- Maryland Native Plant Society

## OPPOSITION TO ZMA-2024-004

ZMA-2024-004 fails to meet the requirements set forth in the Zoning Ordinance (“ZO”) including, but not limited to ZO Sections 27-3601, 27-3602, 27-4105, 27-4301, 27-4302, and the development standards in ZO Section 27-6. Moreover, the application is not compatible with the surrounding area nor does it promote the general welfare of the neighborhood and the public. Some of the reasons the application fails to meet the requirements of the ZO are as follows:

### **I. As a threshold matter, ZMA-2024-004 is inadequate.**

As a threshold matter, ZMA-2024-004 is deficient because it fails to include a plat of the existing features signed and sealed by a registered engineer. *See e.g.*, ZO § 27-3601(c)(5)(B); ZO § 27-3602(a)(5)(b). The drawings provided by the Applicant do not have a signature or seal of a registered engineer. On this basis alone, the Planning Board should delay consideration of the application and require the Applicant to submit sufficient plans.

### **II. ZMA-2024-004 must be denied because the Applicant cannot demonstrate a change in circumstances or a mistake in the existing zoning.**

ZO Section 27-3601 states that the procedures and standards of Section 27-3601 “apply to **any** amendment to the Official Zoning Map that involves a specific parcel of land.” ZO § 27-3601(b). ZMA-2024-004 is a zoning map amendment to the Official Zoning Map that involves a specific parcel of land—the Subject Property. Therefore, ZO Section 27-3601 applies to this application.

ZO Section 27-3601 provides that ZMA applications shall not be granted without the applicant demonstrating either a substantial change in the neighborhood or a mistake in the zoning for the Subject Property. *See* ZO § 27-3601(e). Here, the Applicant has failed to demonstrate that there has been a substantial change in the neighborhood or that there was a mistake in the rezoning. Moreover, the Applicant could not demonstrate a substantial change nor could the Applicant demonstrate a mistake because neither have occurred in this case. Therefore, the Planning Board must recommend disapproval of the application.

Although ZO Section 27-3602 sets forth decision standards for Planned Development (PD) rezoning applications, the plain language of ZO Section 27-3601 mandates that the PD decision standards be considered in addition to the minimum requirements set forth in ZO Section 27-3601(e). The minimum requirements set forth in ZO Section 27-3601(e) apply to **all** rezoning applications—including ZMA-2024-004.

### **III. ZMA-2024-004 must be denied because it fails to propose adequate public benefits.**

Planned Development applications are required to provide “specific public benefits and project amenities in accordance with Section 27-4301(d)(3).” ZO § 27-4301(d)(1)(P). Public benefits must be features that are superior to a significantly greater extent than would likely result from development of the site under the base zone. ZO § 27-4301(d)(3)(A). As such, the public benefits proposed by the Applicant here, must propose features that are “significantly greater than would likely result from development of the site under” the Residential Estate (RE) Zone. ZO § 27-4301(d)(3)(A).

Here, the Applicant proposes six alleged public benefits—woodland conservation, interpretive signage, funding towards Cosca Regional Park Playground, Tinkers Creek Stream Valley dedication, trail link connectivity, and Steed Road Improvements. None of these proposed public benefits significantly exceed what would already be required in the RE zone. *See e.g.*, Backup 109.

**1. The Applicant proposes to provide only the minimum woodland conservation required for the RE Zone.**

The RE base zone requires a woodland conservation threshold of 25 percent which would be 25.23 acres for the Subject Property. Staff Report 23. The Applicant proposes to provide only 25.23 acres of woodland preservation on-site. *See id.* The Applicant asserts that this woodland conservation is a public benefit because the R-PD Zone would only require a woodland conservation threshold of 20 percent.

The Applicant’s justification is legally incorrect. As previous established, public benefits must be “significantly greater than would likely result from development of the site under” the RE Zone. *See* ZO § 27-4301(d)(3)(A). Moreover, “[p]ublic benefits should generally be commensurate with the benefit to the applicant of the planned development zoning.” Staff Report 17.

Here, the proposed woodland conservation is not greater than would be required under the RE Zone—the public benefit is merely equal to what would otherwise be required. Meanwhile, the Applicant is increasing the density permitted by the RE zone fivefold. Backup 105. The Applicant is also proposing townhouses (or single-family attached housing) which are substantially more profitable for developers than the single-

family housing permitted by the RE zone. Accordingly, the proposed woodland conservation is not a benefit that is commensurate with the substantial benefit generated by the increase in density under the R-PD rezoning. Therefore, the proposed woodland conservation does not, and cannot, qualify as a public benefit.

**2. The Applicant proposes to provide interpretive signage that would be required for any development of the Subject Property.**

The applicant proposes to provide educational signage along the proposed trails as a proposed public benefit. Staff Report 23. However, Staff found that the interpretive signage is “a basic requirement that would be applicable for any development of the site and, therefore, not a public benefit feature.” Staff Report 24.

**3. The Applicant does not proffer to complete or arrange the improvements to the Cosca Regional Park Playground within the time required for public benefits.**

The Applicant proposes to provide \$150,000 towards the group pavilion playground renovation at the Cosca Regional Park Playground. Staff Report 23. However, public benefit features must be able to be completed or arranged prior to issuance of the first certificate of use and occupancy. *See* ZO § 27-4301(d)(3)(B)(ii). Here, however, the Applicant does not proffer to construct the playground improvements. Staff Report 23. As a result, Staff found that “With the exclusion of construction to the applicant’s proffer, the feature cannot fulfill the requirement for the feature to be completed. Therefore, staff does not find the proposed funding to be an acceptable public benefit feature in support of this application.” Staff Report 23.

**4. The Tinkers Creek Stream Valley dedication does provide a benefit significantly greater than what would already be required by the RE zone.**

The Applicant proposes to dedicate 52 acres of land as park land. This is not an adequate public benefit because that land would be required to be dedicated or permanently preserved under the RE Zone.

The RE zone requires the Applicant to dedicate 6.3 acres for parkland. *See* SR § 24-4601(b)(4)(A). The parkland dedication must come from usable land outside the Primary Management Areas and other conservation areas. Staff Report 18. If the Applicant is not able to dedicate parkland outside the PMA or other conservation areas, the Applicant can dedicate a stream valley park identified in the master plan if the master plan trail is constructed. *See* SR § 24-4601(b)(4)(A).

Here, the Applicant asserts that the 52 acres of dedicated park land consists of 45 acres in addition to the 6.3 acres of required parkland dedication. *See* Staff Report 18. However, the area the Applicant designates as the 6.3 acres of required parkland dedication is within a woodland preservation area. *Id.* Thus, the Applicant is not in fact providing the minimum required parkland dedication. *Id.*

Instead, the Applicant is satisfying the base requirements for the RE zone by dedicated a stream valley park and constructing the required master plan trail. *Id.* As such, the Applicant's proposed dedication does not even exceed the RE Zone's minimum requirements. Furthermore, the areas the Applicant proposes to dedicate as parkland consists of primary management areas and conservation areas that the Applicant would be required to preserve as a base requirement. *Id.* For example, the Applicant already proposes to preserve woodland, at the minimum amount required by the RE zone, as a separate

public benefit. In effect, the Applicant is attempting to double count its woodland preservation in its proposed public benefits.

The proposed parkland dedication does not significantly exceed features that would likely be anticipated if the Subject Property was developed under the RE Zone. Therefore, the proposed parkland dedication cannot be considered a public benefit.

**5. The proposed trail link connectivity does not significantly exceed features that would be anticipated under the RE Zone.**

The Applicant proposes two trails—the Tinkers Creek Stream Valley trail and a multimodal trail. Staff Report 18. Staff explained that the Tinkers Creek Stream Valley trail is a base requirement. *See, e.g.*, Backup 82; Staff Report 18. Thus, the only additional trail proposed is the proposed multimodal trail. Given the substantial increase in density proposed by ZMA-2024-004, the proposed multimodal trail is not a feature commensurate with the benefit gained by the Applicant with the increased development.

**6. The proposed Steed Road improvements do not qualify as a public benefit because the Applicant proposes to construct the improvements in lieu of contributing CIP funds.**

As a proposed benefit, the Applicant proposes to expand Steed Road from a nearby bridge west of the Subject Property to the eastern edge of the Subject Property. Staff Report 22. However, the Applicant proposes to use any CIP contribution that may be required of the project to construct the proposed improvements. *Id.* However, road improvements in front of the Subject Property and COP contributions are base requirements. *Id.* Therefore, the proposed improvements to Steed Road west of the Subject Property do not qualify as a public benefit because they are being offered in lieu of the Applicant's required CIP

contribution. As a result, these proposed improvements are not significantly more than would likely result if the Subject Property were developed under the RE zone.

**IV. ZMA-2024-004 must be denied because it will adversely impact the surrounding properties.**

Zoning Map Amendments cannot be approved if they will adversely impact surrounding properties. *See* ZO § 27-3602(c)(4). The properties surrounding the Subject Property consist of single-family detached properties and parkland. Staff Report 5. Recent development in the area has already overburdened the public infrastructure including the roads, emergency services, and schools. As staff explained, two adjacent properties are in the development process for higher density housing developments. *See id.* With the already approved developments, the burden on local resources will be exacerbated. Simply put, the community cannot handle 300 additional dwelling units on top of what has already been approved in the area.

Furthermore, the environmental impacts associated with the proposed development will harm surrounding properties. Clinton, as well as other communities in Southern Prince George's County, have experienced damaging and dangerous flooding in recent years caused by storm water that overwhelms the existing storm water systems. With the two new R-PD developments adjacent to the Subject Property, storm water runoff, and therefore, flooding issues will be exacerbated.

Here, the Subject Property includes numerous important and sensitive hydrological resources including 22.22 acres in the 100-year floodplain, Staff Report 6, one perennial

stream (known as Tinkers Creek) which is part of the Piscataway Creek Watershed, a Teir II watershed, Staff Report 4, five intermittent streams, Backup 65, two ephemeral channels, Backup 65, Marlboro Clay, Staff Report 36, wetlands and wetlands buffers, Backup 60, and steep slopes. Backup 60. The combination of these resources on the Subject Property means the risk of flood damage on and near the Subject Property is extremely high. As is well known, increasing impervious surface cover through development exacerbates storm water management and flood issues significantly.

ZMA-2024-004 will “permit the construction of 300 attached and detached single-family dwellings and related facilities, driveways, sidewalks, and site improvements, a fivefold residential population increase under the Base zone.” Backup 105. The increases development “was not anticipated by the master plan” and the “added density would negatively affect the natural hydraulic patterns post development.” Staff Report 11. The Applicant does not proffer that the proposed development will be designed to ensure that the Subject Property will be able to handle storm water without causing damage to the proposed properties or surrounding properties. There is no promise to treat all anticipated storm water within the boundaries of the Subject Property nor is there a promise that any proposed storm water management facility will be designed to handle the amount of storm water anticipated based on climate change projections. The Applicant only proposes to meet the minimum storm water requirements set by the state which do not currently incorporate climate change projections. The applicant also proposes to remove significant amounts of woodland which will further exacerbate storm water flooding issues in the area.

For all of these reasons, ZMA-2024-004 will adversely impact surrounding properties. The Planning Board should either recommend disapproval of the application.

**V. At minimum, the Planning Board should condition any recommendation of approval on a significant decrease in the number of dwelling units.**

A Zoning Map Amendment cannot be approved if the proposed amendment do not conform with the General Plan, the applicable Area Master Plan, or any Functional Master Plan or if the proposed amendment does not meet the purposes and requirements of the proposed PD zone. *See* ZR § 27-3602(c)(1), (2).

Here, the density proposed by the Applicant makes it impossible for the proposed ZMA to conform with the Master Plan, Functional Master Plan, and the purposes and requirements of the PD zone. For example, Staff described that that “[t]he density and dimensional standards proposed particularly the reduced lot sizes, increased lot coverage, and minimal setbacks, are far more intense than those found in nearby residential areas and even exceed the thresholds permitted in the Residential, Multi-Family-20 (RMF-20) Zone, the densest base zone allowing single-family detached dwellings.” Staff Report 7. AS a result, Staff concluded that “the proposed dimensional standards exceed what may be reasonably achievable while conforming to other Code requirements.” *Id.*

Staff also found that:

If approved, the projected residential population for the Planned Development Grove at Hyde Landing is five times more than the Base Zone population projection. This increase will significantly elevate demand for recreational amenities, especially in an area where population growth is already outpacing the availability of parkland and facilities. According to the Sub region 5 Master Plan, Clinton is expected to need 730 acres of local parkland by 2030, compared to the existing 389 acres, indicating a shortfall of over 340 acres (pg. 138).

Backup 105.

The General Plan calls for “context-sensitive” development. Staff Report 9. Furthermore, ZMA-2024-004 “proposes an increase of development, which was not anticipated with the master plan.” Staff Report 11. The density of the proposed development does not conform with the General Plan and Master Plan because the density is not context sensitive and is not anticipated with the master plan. These plans also set forth goals to “conserve as much land as possible, in the Rural Tier portion of the watershed, as natural resource land” and to “minimize impervious surfaces in the Developing Tier portion of the watershed.” Backup 66.

The Green Infrastructure Plan sets forth policies to “improve water quality through stream restoration, storm water management, water resource protection, and strategic conservation of natural lands” by limiting “the placement of storm water structures within the boundaries of regulated environmental features and their buffers to outfall pipes or other features that cannot be located elsewhere.” Backup 73. The level of development proposed by ZMA-2024-004 makes that virtually impossible.

For all of these reasons, if the Planning Board is going to recommend approval of ZMA-2024-004, the Planning Board should impose a condition of approval limiting the number of dwelling units allowed to the number of dwelling units permitted under the base zone—93 dwelling units. The use of the R-PD zoning would still allow the Applicant to provide a wide range of lot types and sizes while the limit on the number of dwelling units would better align ZMA-2024-004 with the General Plan, Master Plan, and the PD zone

requirements and purposes. This would also decrease the impact on the neighboring properties by significantly decreasing the burden on public facilities and stormwater management facilities.

## Ford, Ronda

---

**From:** samdaman44@aol.com  
**Sent:** Friday, December 12, 2025 4:56 PM  
**To:** PPD-PGCPB  
**Subject:** Person of Record in ZMA-2024-004 Plan (OPPOSE) - Sammy Lynch

**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

To Whom It May Concern:

My name is Sammy Lynch. I have been a resident in the Steeds Glen (Branch Hill) development off Steed Road for nearly 20 years. What once was a quiet and quaint community will now explode with more construction.

Our community is facing a planning board hearing on a proposed development that includes additional homes, apartments, and a solar field. I respectfully oppose this plan at this time. Before considering such expansion, we must first address critical infrastructure needs—roads, public safety, and schools—that are already strained and cannot support further growth. This proposal is especially concerning because it seeks to double the number of dwelling units beyond what is legally permitted. Until infrastructure improvements are prioritized, approving this development would place an unsustainable burden on our already strained community.

I invite any council member to witness the long line of vehicles transiting up/down Woodyard & Piscataway roads on any given day, particularly in the evening when community members are on their way home in the area or traveling towards the Waldorf area. Additionally, with the Brandywine Road being closed Steed and Allentown Roads are being used more frequently causing community members who already live in the area to dodge into traffic as quickly as possible in order to travel to their destination. Moreover, with more homes being built safety is a huge concern. Therefore, I vehemently oppose this plan at this time. Thank you for your consideration.

## Ford, Ronda

---

**From:** The Cheeks Connection <iricacheeks@gmail.com>  
**Sent:** Sunday, December 14, 2025 9:35 PM  
**To:** PPD-PGCPB; Jerome Tidwell; Yolanda Taylor; The Cheeks Connection  
**Subject:** Branch Hill Homeowners Association in the Clinton community regarding ZMA-2024-004  
**Attachments:** PDF\_LETTER RE ZMA-2024-004 The Grove at Hyde Landing\_On Behalf of Branch Hill Homeowners Association 12\_14\_2025.pdf

**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Dear Chair and Members of the Planning Board and District Council,

I am writing to you on behalf of the Branch Hill Homeowners Association in the Clinton community regarding ZMA-2024-004, The Grove at Hyde Landing.

We support responsible growth and recognize the County's responsibility to balance development with long-term stewardship of the community, environment, and public safety. Our intent in sharing the attached letter is not to oppose development, but to support development consistent with the current Residential-Estate zoning, which permits approximately 93 homes and maintains the established character, environmental balance, and infrastructure capacity of our community.

After reviewing the application and the governing standards, we believe there are material legal, procedural, and substantive deficiencies that warrant a pause before any action is taken. These include unresolved issues related to mandatory zoning findings, application completeness, failure to demonstrate impacts to local emergency services, schools, and public infrastructure, Adequate Public Facilities compliance, Tier II watershed protections, and Master Plan consistency. Proceeding without addressing these matters would expose the County to avoidable legal, environmental, and administrative risk, a concern we raise now so it may be addressed proactively rather than retroactively.

Notably, the application does not provide sufficient analysis of how the proposed increase in density would affect fire and EMS response capacity, police services, school enrollment, roadway congestion, or other supporting infrastructure in an area already experiencing documented strain. These omissions are central to the County's decision-making obligations and must be resolved before any approval can be responsibly considered.

The attached letter outlines these concerns concisely and includes specific citations to the Prince George's County Code and applicable State requirements. We respectfully request that the Board and Council deny or defer this application until the record fully supports the required findings and demonstrates compliance across all legal, environmental, and public service standards.

We appreciate your service and your careful consideration of this matter. Our community looks forward to a process that results in development that is not only lawful but also safe, sustainable, and aligned with the long-term interests of Clinton and Prince George's County.

Irica Cheeks, Jerome Tidwell, and Yolanda Taylor  
Branch Hill Homeowners Association  
Clinton, MD

Prince George's County Planning Board  
Maryland-National Capital Park and Planning Commission  
14741 Governor Oden Bowie Drive  
Upper Marlboro, MD 20772

Prince George's County Council  
Acting as District Council  
14741 Governor Oden Bowie Drive  
Upper Marlboro, MD 20772

LETTER RE: ZMA-2024-004 (The Grove at Hyde Landing)

Parcel Identification, Legal Authority, and Basis for Denial or Deferral

To the Honorable Members of Prince George's County Planning Board and District Council:

On behalf of the homeowners residing in the Clinton community, this letter is submitted to provide the factual record, parcel identification, and the controlling statutory and regulatory requirements governing Zoning Map Amendment ZMA-2024-004, known as The Grove at Hyde Landing. After thorough analysis of the application, the County Code governing environmental regulations, and master planning framework, we respectfully assert that the application is premature, procedurally deficient, incomplete under law, and in conflict with both County and State requirements.

For these reasons, approval at this time would expose the County to significant legal, environmental, and administrative risk. A denial—or, at minimum, a deferral pending correction of deficiencies—is warranted.

#### I. Parcel Identification

Subject Property: *The Grove at Hyde Landing*

- Approx. 126.16 acres
- Location: Steed Road, Clinton, Maryland 20735
- County Tax Map/Grid: Located generally on Tax Map 132, Grid E1, encompassing parcels historically associated with the Hyde Field vicinity
- Current Zoning: Residential-Estate (RE)
- Requested Zoning: Residential-Planned Development (R-PD)
- Watershed: Tinkers Creek (Tier II High-Quality Watershed)
- Environmental Characteristics:
  - 22.22 acres of FEMA 100-year floodplain
  - Multiple wetlands and wetland buffers
  - Perennial and intermittent streams
  - Primary Management Area (PMA) features requiring protection
  - Presence of Marlboro clay, steep slopes, and geologic instability

*(Note: Exact SDAT parcel IDs will be appended once confirmed in the County Parcel Database; the applicant already references these in its Conceptual Plan and associated filings.)*

#### II. Applicable Zoning Ordinance Requirements

These are the legally controlling standards the County must apply in reviewing ZMA-2024-004.

#### A. “Change or Mistake Rule” — Mandatory Basis for Any Zoning Map Amendment

PGCC § 27-3601(e)

A Zoning Map Amendment may not be approved unless the applicant proves one of the following:

1. A substantial change in the character of the neighborhood since the last comprehensive zoning; or
2. A mistake in the existing zoning classification.

The applicant has demonstrated neither.

There have been no substantial physical, infrastructural, or land-use changes to justify rezoning, nor evidence that the current RE zoning was ever incorrect.

Failure to satisfy §27-3601(e) requires denial.

#### B. Required Materials for a Legally Complete Application

PGCC §§ 27-3601(c)(5)(B); 27-3602(a)(5)(B)

A ZMA application must include:

- A plat of existing site features
- Signed and sealed by a licensed professional engineer

The applicant’s submission contains unsigned and unsealed engineering documents, rendering the application legally incomplete and ineligible for substantive approval.

Proceeding despite an incomplete submission would violate the County Code and undermine administrative due process.

#### C. PD Zone Standards Are Additive — Not Substitutes for §27-3601(e)

PGCC § 27-3602

Even if the project met PD standards (it does not), the applicant must still satisfy the Change or Mistake Rule.

Maryland case law is clear: Planned Development zoning cannot bypass §27-3601(e).

#### III. Public Benefits Requirement — Not Met

PGCC § 27-4301(d)(3)(A) requires that applicants requesting R-PD zoning must provide:

- Significantly greater public benefits than achievable under base RE zoning
- Amenities proportionate to the density increase requested

The applicant lists measures such as:

- Minimum woodland conservation
- Stream valley dedication
- Trail segments already required
- Roadway contributions (not construction)

These are not voluntary benefits; they are baseline legal obligations.

Therefore, they do not satisfy §27-4301(d)(3)(A), and the application cannot legally qualify as an R-PD.

#### IV. Adequate Public Facilities (APF) — Burden Not Met

Under PGCC Subtitle 24, subdivision approval requires demonstration of adequate:

- Road capacity (§24-122.01)
- School capacity (§24-122.02)
- Fire/EMS service (§24-130)
- Police response
- Water/sewer capacity

Documented issues in the Clinton area include:

- Severe congestion on MD-223, Steed Road, and Piscataway corridors
- Schools operating at or near 100% utilization
- Fire and EMS response time concerns

The applicant has not provided sufficient evidence to demonstrate compliance with APF standards.

Approval without APF findings is a reversible administrative error and creates exposure to judicial challenge.

#### V. Environmental Protection Requirements — Not Met

##### A. Tier II Watershed Protections (State Law)

COMAR 26.08.02.04-1

In Tier II waters:

- Development must not degrade water quality
- Applicant must provide alternatives analysis and enhanced stormwater protections

These requirements are absent from the current record.

##### B. County Resource Protection Requirements

PGCC § 27-6501 et seq.

The applicant must:

- Protect Primary Management Areas
- Preserve stream buffers
- Provide geotechnical analysis for Marlboro clay hazards
- Demonstrate stormwater compliance with the Countywide Green Infrastructure Plan

The record does not contain the necessary analyses.

#### VI. Master Plan Conflicts

The Subregion 5 Master Plan mandates:

- Context-sensitive development
- Limited impervious surfaces in sensitive watersheds
- Preservation of rural/open space character

Planning staff have already concluded:

- The proposed density “was not anticipated by the master plan”
- The development standards “exceed what may be reasonably achievable”

Under PGCC §27-3602(c)(1)–(2), inconsistent applications cannot be approved.

Conclusion

Based on the legally required standards in the Prince George’s County Code, the application for ZMA-2024-004 is:

- Incomplete under law
- Non-compliant with mandatory zoning requirements
- Unsupported by APF findings
- In conflict with State Tier II watershed protections
- Inconsistent with the Subregion 5 Master Plan
- Unable to qualify for PD zoning due to lack of meaningful public benefits

For these reasons, approval at this stage would result in a record susceptible to:

- Judicial appeal
- State environmental intervention
- Administrative reversal

Respectfully, the homeowners request that the Planning Board and District Council deny the application or defer it until all legal deficiencies are addressed.

**Re: ZMA-2024-004 – The Grove at Hyde Landing**

Request for Denial or Deferral Pending Compliance with Legal and Environmental Requirements

Dear Chair Barnes, Members of the Planning Board, and Honorable Members of the District Council:

On behalf of the undersigned Branch Hill Home Owners Association in Clinton, Maryland, we submit this letter to respectfully urge the Planning Board and District Council to deny, or at minimum defer, Zoning Map Amendment ZMA-2024-004 (The Grove at Hyde Landing) until the applicant has satisfied all procedural, environmental, and Adequate Public Facilities requirements of Prince George’s County and applicable state law.

Our concerns are not speculative. Over the past decade, local governments in this region have confronted devastating consequences when development was approved in sensitive locations without robust stormwater management, infrastructure capacity, or strict adherence to master plans and zoning procedures. Those cases provide a clear, public record of what happens when these issues are not fully addressed before approval.

I. Regional Precedent Demonstrates the Consequences of Insufficient Review

1. Ellicott City Floods (Howard County, MD – 2016 & 2018)  
Two extreme storm events caused catastrophic flooding in historic Ellicott City, resulting in loss of life and extensive property damage. Case studies commissioned by Howard County and analyses by the U.S. Geological Survey document that upstream development and inadequate stormwater infrastructure significantly exacerbated downstream flooding in the narrow, urbanized watershed. [Howard County+2U.S. Geological Survey+2](#) The county has since committed over \$100 million to flood mitigation and imposed stricter controls on development in the affected area. [GovTech+1](#)
2. Severn Stormwater Litigation (Anne Arundel County, MD – 2019)  
In Severn, Maryland, homeowner Michael Hardee filed suit against Anne Arundel County and a developer after new uphill subdivisions allegedly redirected stormwater, turning his property into what he described as a “water collection site” after major rainfall, with chronic yard flooding, standing water, and associated health concerns. [WBAL+1](#) The complaint alleges that storm drains and conveyance systems were inadequate for the increased runoff, raising questions about the county’s approval and oversight of the projects.
3. Fort Washington Slope Failure (Prince George’s County, MD – 2014)  
A 2014 slope failure in the Piscataway Hills neighborhood forced evacuation of 28 homes after heavy rain and infrastructure failure along a steep slope. News reports and technical assessments noted that saturated soils and utility failures contributed to the landslide, displacing residents and triggering prolonged stabilization efforts. [piscatawayhills.org+3AFRO American Newspapers+3NBC4 Washington+3](#)

These Maryland cases, taken together, establish that local governments face real legal and financial exposure when development intensifies stormwater and geotechnical risks without adequate mitigation.

## II. Courts Have Reversed or Restricted Projects Approved Without Proper Plan and Impact Analysis

1. Friends of McMillan Park v. D.C. Zoning Commission (2016)  
In litigation regarding the McMillan Park redevelopment, the District of Columbia Court of Appeals vacated a major zoning approval, holding that the Zoning Commission failed to adequately explain how the project complied with the Comprehensive Plan and failed to meaningfully address asserted adverse impacts, including environmental and neighborhood effects. [Justia Law+2CaseLaw+2](#) This decision halted demolition and construction for years and forced significant revisions.
2. Rescue Reston / Reston National Golf Course (Fairfax County, VA – 2015)  
In Fairfax County, citizen group “Rescue Reston” successfully challenged a developer’s effort to treat a long-designated open-space golf course as by-right residential land. The Circuit Court required the owner to proceed through the full comprehensive plan and rezoning process, affirming the binding nature of open-space designations and the need for public process. [rescuereston.org+2rescuereston.org+2](#)

These decisions illustrate that when agencies sidestep plan language, procedural requirements, or impact analysis, the courts have not hesitated to intervene, vacate approvals, and require more rigorous review.

## III. Implications for ZMA-2024-004

The Grove at Hyde Landing proposal presents the same categories of concern:

- The site is located within a sensitive watershed and mapped floodplain, with known hydrologic and geotechnical constraints similar in kind (though not degree) to the situations in Ellicott City and Fort Washington. [piscatawayhills.org+1](#)
- The rezoning would increase density by approximately five times over the existing Residential-Estate base zone, significantly increasing impervious surface and stormwater generation in a Tier II watershed.

- The public record reflects unresolved questions about stormwater design (particularly under climate-adjusted storm scenarios), woodland and stream valley protection, traffic and school capacity, and consistency with the Subregion 5 Master Plan and county green infrastructure policies.

Approving a major upzoning under these conditions, without complete engineering documentation, without clear demonstration of Adequate Public Facilities, and without a record showing that environmental risks have been mitigated, would place Prince George's County in a fact pattern strikingly similar to those in which other jurisdictions have faced lawsuits, state and federal scrutiny, and costly remedial projects.

#### IV. Request

In light of the above, we respectfully request that:

1. The Planning Board recommend disapproval of ZMA-2024-004, or in the alternative,
2. The Planning Board and District Council defer any approval until the applicant has:
  - o Submitted sealed and certified engineering plans;
  - o Demonstrated, through credible modeling, that post-development stormwater will not increase downstream flood risk under current and projected climate conditions;
  - o Shown compliance with Adequate Public Facilities requirements for roads, schools, and emergency services; and
  - o Established clear consistency with the Subregion 5 Master Plan, county watershed and green infrastructure policies, and applicable state Tier II antidegradation protections.

Given the documented experience of neighboring jurisdictions, proceeding with approval in the absence of these protections would not only be imprudent—it would create a record in which foreseeable harm was placed squarely before the County and nevertheless disregarded.

We thank you for your consideration and for your duty to safeguard both present and future residents of Prince George's County.

Respectfully submitted  
The Homeowners Association  
At Branch Hill

## LETTER RE: ZMA-2024-004 (The Grove at Hyde Landing)

### Request for Denial or Deferral

To the Honorable Members of the Prince George's County Planning Board and District Council:

My name is Stephanie Beasley, and I am a homeowner in the Clinton community. I am writing regarding Zoning Map Amendment ZMA-2024-004, The Grove at Hyde Landing.

My concern is with the request to significantly increase density without meeting the County's mandatory legal, environmental, and public service requirements. Based on my review of the application, the County Code, applicable environmental regulations, and the Subregion 5 Master Plan, the application is premature, procedurally incomplete, and legally deficient.

For these reasons, approval at this time would expose the County to avoidable legal, environmental, and administrative risk. I respectfully request denial of the application or, at minimum, deferral until all deficiencies are corrected.

#### I. Parcel Identification

Subject Property: The Grove at Hyde Landing

- Approx. 126.16 acres
- Location: Steed Road, Clinton, Maryland 20735
- County Tax Map/Grid: Generally located on Tax Map 132, Grid E1, in the Hyde Field vicinity
- Current Zoning: Residential-Estate (RE)
- Requested Zoning: Residential-Planned Development (R-PD)
- Watershed: Tinkers Creek (Tier II High-Quality Watershed)

Environmental Characteristics include:

- 22.22 acres of FEMA-mapped 100-year floodplain
- Wetlands and wetland buffers
- Perennial and intermittent streams
- Primary Management Areas (PMAs)
- Marlboro clay, steep slopes, and geologic instability

#### II. Mandatory Zoning Requirements Not Met

##### A. Change or Mistake Rule – PGCC §27-3601(e)

A zoning map amendment may not be approved unless the applicant demonstrates either:

1. A substantial change in the character of the neighborhood; or
2. A mistake in the existing zoning.

The applicant has demonstrated neither. There is no evidence of changed conditions or zoning error. Failure to meet this standard requires denial.

#### B. Incomplete Application – PGCC §§27-3601(c)(5)(B); 27-3602(a)(5)(B)

The County Code requires signed and sealed engineering plans. The submitted materials are unsigned and unsealed, rendering the application incomplete and ineligible for approval.

#### C. Planned Development Standards Are Additive – PGCC §27-3602

Planned Development zoning does not override or replace the Change or Mistake Rule. Mandatory findings must still be satisfied.

#### III. Public Benefits Requirement Is Not Satisfied

Under PGCC §27-4301(d)(3)(A), R-PD zoning requires public benefits that are significantly greater than those required under base zoning and proportional to the requested density increase.

The applicant's listed items—minimum woodland conservation, required trails, stream valley dedication, and roadway contributions—are baseline legal requirements, not qualifying public benefits. As such, the application cannot legally qualify for R-PD zoning.

#### IV. Adequate Public Facilities Have Not Been Demonstrated

Subdivision approval requires demonstration of adequate:

- Roads (§24-122.01)
- Schools (§24-122.02)
- Fire/EMS services (§24-130)
- Police services
- Water and sewer capacity

Clinton already experiences roadway congestion, schools operating near or above capacity, and public safety service pressures. The application does not provide sufficient evidence to demonstrate APF compliance. Approval without such findings would be a reversible administrative error.

#### V. Environmental Protections Are Not Addressed

##### Tier II Watershed Protections – COMAR 26.08.02.04-1

Development in Tier II watersheds must not degrade water quality and must include enhanced storm water protections and alternatives analysis. These requirements are not adequately address in the record.

County Environmental Standards – PGCC §27-6501 et seq.

Required protections for PMAs, stream buffers, Marlboro clay hazards, and storm water compliance with the Countywide Green Infrastructure Plan have not been demonstrated.

#### VI. Conflict with the Sub region 5 Master Plan

The Master Plan calls for context-sensitive development, limited impervious surfaces, and preservation of open space in sensitive watersheds. Planning staff have already concluded that the proposed density was not anticipated and exceeds what may be reasonably achievable. Applications inconsistent with the Master Plan may not be approved.

#### Conclusion

Based on the County Code and State requirements, ZMA-2024-004 is:

- Incomplete under law
- Non-compliant with mandatory zoning standards
- Unsupported by Adequate Public Facilities findings
- In conflict with Tier II watershed protections
- Inconsistent with the Sub region 5 Master Plan
- Unsupported by qualifying public benefits

For these reasons, I respectfully request that the Planning Board and District Council deny the application or defer action and allow development to proceed under the existing Residential-Estate zoning, permitting approximately 93 homes.

This request is not anti-growth. It is a request for development that is lawful, appropriately scaled, and responsible for the Clinton community.

Respectfully submitted,

Stephanie Beasley

**LETTER RE: ZMA-2024-004 (The Grove at Hyde Landing)**  
**Request for Denial or Deferral**

To the Honorable Members of the Prince George’s County Planning Board and District Council:

My name is Paul Beasley, and I am a homeowner in the Clinton community. I am writing regarding Zoning Map Amendment ZMA-2024-004, The Grove at Hyde Landing.

My concern is with the request to significantly increase density without meeting the County’s mandatory legal, environmental, and public service requirements. Based on my review of the application, the County Code, applicable environmental regulations, and the Subregion 5 Master Plan, the application is premature, procedurally incomplete, and legally deficient.

For these reasons, approval at this time would expose the County to avoidable legal, environmental, and administrative risk. I respectfully request denial of the application or, at minimum, deferral until all deficiencies are corrected.

**I. Parcel Identification**

Subject Property: The Grove at Hyde Landing

- Approx. 126.16 acres
- Location: Steed Road, Clinton, Maryland 20735
- County Tax Map/Grid: Generally located on Tax Map 132, Grid E1, in the Hyde Field vicinity
- Current Zoning: Residential-Estate (RE)
- Requested Zoning: Residential–Planned Development (R-PD)
- Watershed: Tinkers Creek (Tier II High-Quality Watershed)

Environmental Characteristics include:

- 22.22 acres of FEMA-mapped 100-year floodplain
- Wetlands and wetland buffers
- Perennial and intermittent streams
- Primary Management Areas (PMAs)
- Marlboro clay, steep slopes, and geologic instability

**II. Mandatory Zoning Requirements Not Met**

**A. Change or Mistake Rule – PGCC §27-3601(e)**

A zoning map amendment may not be approved unless the applicant demonstrates either:

1. A substantial change in the character of the neighborhood; or
2. A mistake in the existing zoning.

The applicant has demonstrated neither. There is no evidence of changed conditions or zoning error. Failure to meet this standard requires denial.

#### B. Incomplete Application – PGCC §§27-3601(c)(5)(B); 27-3602(a)(5)(B)

The County Code requires signed and sealed engineering plans. The submitted materials are unsigned and unsealed, rendering the application incomplete and ineligible for approval.

#### C. Planned Development Standards Are Additive – PGCC §27-3602

Planned Development zoning does not override or replace the Change or Mistake Rule. Mandatory findings must still be satisfied.

#### III. Public Benefits Requirement Is Not Satisfied

Under PGCC §27-4301(d)(3)(A), R-PD zoning requires public benefits that are significantly greater than those required under base zoning and proportional to the requested density increase.

The applicant's listed items—minimum woodland conservation, required trails, stream valley dedication, and roadway contributions—are baseline legal requirements, not qualifying public benefits. As such, the application cannot legally qualify for R-PD zoning.

#### IV. Adequate Public Facilities Have Not Been Demonstrated

Subdivision approval requires demonstration of adequate:

- Roads (§24-122.01)
- Schools (§24-122.02)
- Fire/EMS services (§24-130)
- Police services
- Water and sewer capacity

Clinton already experiences roadway congestion, schools operating near or above capacity, and public safety service pressures. The application does not provide sufficient evidence to demonstrate APF compliance. Approval without such findings would be a reversible administrative error.

#### V. Environmental Protections Are Not Addressed

##### Tier II Watershed Protections – COMAR 26.08.02.04-1

Development in Tier II watersheds must not degrade water quality and must include enhanced storm water protections and alternatives analysis. These requirements are not adequately address in the record.

County Environmental Standards – PGCC §27-6501 et seq.

Required protections for PMAs, stream buffers, Marlboro clay hazards, and storm water compliance with the Countywide Green Infrastructure Plan have not been demonstrated.

#### VI. Conflict with the Sub region 5 Master Plan

The Master Plan calls for context-sensitive development, limited impervious surfaces, and preservation of open space in sensitive watersheds. Planning staff have already concluded that the proposed density was not anticipated and exceeds what may be reasonably achievable. Applications inconsistent with the Master Plan may not be approved.

#### Conclusion

Based on the County Code and State requirements, ZMA-2024-004 is:

- Incomplete under law
- Non-compliant with mandatory zoning standards
- Unsupported by Adequate Public Facilities findings
- In conflict with Tier II watershed protections
- Inconsistent with the Sub region 5 Master Plan
- Unsupported by qualifying public benefits

For these reasons, I respectfully request that the Planning Board and District Council deny the application or defer action and allow development to proceed under the existing Residential-Estate zoning, permitting approximately 93 homes.

This request is not anti-growth. It is a request for development that is lawful, appropriately scaled, and responsible for the Clinton community.

Respectfully submitted,

Paul Beasley

## Ford, Ronda

---

**From:** Jerome Tidwell <jerome.tidwell@gmail.com>  
**Sent:** Monday, December 15, 2025 9:52 AM  
**To:** PPD-PGCPB  
**Subject:** ZMA-2024-004  
**Attachments:** The Grove at Hyde Landing Letter.docx; ZMA-2024-004.docx

**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Good morning,

My name is Jerome Tidwell. I am a United States Army veteran who has lived in the Clinton Branch Hill community the last 13+ years. I am submitting these documents for the planning board hearing in regard to ZMA-2024-004.

Best regards,  
Jerome Tidwell  
President  
Branch Hill Community

**LETTER RE: ZMA-2024-004 (The Grove at Hyde Landing)**  
**Request for Denial or Deferral**

To the Honorable Members of the Prince George’s County Planning Board and District Council:

My name is Jerome Tidwell, and I am a homeowner in the Clinton community. I am writing regarding Zoning Map Amendment ZMA-2024-004, The Grove at Hyde Landing.

My concern is with the request to significantly increase density without meeting the County’s mandatory legal, environmental, and public service requirements. Based on my review of the application, the County Code, applicable environmental regulations, and the Subregion 5 Master Plan, the application is premature, procedurally incomplete, and legally deficient.

For these reasons, approval at this time would expose the County to avoidable legal, environmental, and administrative risk. I respectfully request denial of the application or, at minimum, deferral until all deficiencies are corrected.

**I. Parcel Identification**

Subject Property: The Grove at Hyde Landing

- Approx. 126.16 acres
- Location: Steed Road, Clinton, Maryland 20735
- County Tax Map/Grid: Generally located on Tax Map 132, Grid E1, in the Hyde Field vicinity
- Current Zoning: Residential-Estate (RE)
- Requested Zoning: Residential–Planned Development (R-PD)
- Watershed: Tinkers Creek (Tier II High-Quality Watershed)

Environmental Characteristics include:

- 22.22 acres of FEMA-mapped 100-year floodplain
- Wetlands and wetland buffers
- Perennial and intermittent streams
- Primary Management Areas (PMAs)
- Marlboro clay, steep slopes, and geologic instability

**II. Mandatory Zoning Requirements Not Met**

**A. Change or Mistake Rule – PGCC §27-3601(e)**

A zoning map amendment may not be approved unless the applicant demonstrates either:

1. A substantial change in the character of the neighborhood; or
2. A mistake in the existing zoning.

The applicant has demonstrated neither. There is no evidence of changed conditions or zoning error. Failure to meet this standard requires denial.

#### B. Incomplete Application – PGCC §§27-3601(c)(5)(B); 27-3602(a)(5)(B)

The County Code requires signed and sealed engineering plans. The submitted materials are unsigned and unsealed, rendering the application incomplete and ineligible for approval.

#### C. Planned Development Standards Are Additive – PGCC §27-3602

Planned Development zoning does not override or replace the Change or Mistake Rule. Mandatory findings must still be satisfied.

#### III. Public Benefits Requirement Is Not Satisfied

Under PGCC §27-4301(d)(3)(A), R-PD zoning requires public benefits that are significantly greater than those required under base zoning and proportional to the requested density increase.

The applicant’s listed items—minimum woodland conservation, required trails, stream valley dedication, and roadway contributions—are baseline legal requirements, not qualifying public benefits. As such, the application cannot legally qualify for R-PD zoning.

#### IV. Adequate Public Facilities Have Not Been Demonstrated

Subdivision approval requires demonstration of adequate:

- Roads (§24-122.01)
- Schools (§24-122.02)
- Fire/EMS services (§24-130)
- Police services
- Water and sewer capacity

Clinton already experiences roadway congestion, schools operating near or above capacity, and public safety service pressures. The application does not provide sufficient evidence to demonstrate APF compliance. Approval without such findings would be a reversible administrative error.

#### V. Environmental Protections Are Not Addressed

##### Tier II Watershed Protections – COMAR 26.08.02.04-1

Development in Tier II watersheds must not degrade water quality and must include enhanced storm water protections and alternatives analysis. These requirements are not adequately address in the record.

County Environmental Standards – PGCC §27-6501 et seq.

Required protections for PMAs, stream buffers, Marlboro clay hazards, and storm water compliance with the Countywide Green Infrastructure Plan have not been demonstrated.

#### VI. Conflict with the Sub region 5 Master Plan

The Master Plan calls for context-sensitive development, limited impervious surfaces, and preservation of open space in sensitive watersheds. Planning staff have already concluded that the proposed density was not anticipated and exceeds what may be reasonably achievable. Applications inconsistent with the Master Plan may not be approved.

#### Conclusion

Based on the County Code and State requirements, ZMA-2024-004 is:

- Incomplete under law
- Non-compliant with mandatory zoning standards
- Unsupported by Adequate Public Facilities findings
- In conflict with Tier II watershed protections
- Inconsistent with the Sub region 5 Master Plan
- Unsupported by qualifying public benefits

For these reasons, I respectfully request that the Planning Board and District Council deny the application or defer action and allow development to proceed under the existing Residential-Estate zoning, permitting approximately 93 homes.

This request is not anti-growth. It is a request for development that is lawful, appropriately scaled, and responsible for the Clinton community.

Respectfully submitted,

ADD Name

## ZMA-2024-004 – The Grove at Hyde Landing

My name is **Mr. Jerome Tidwell**, and I am speaking as a homeowner and community representative from Clinton.

I want to be clear: **I am not opposed to development**. I support development of this property **as it is currently zoned**, which allows for approximately **93 homes** under the Residential-Estate designation. That level of development aligns with our community's character, infrastructure capacity, and the County's adopted plans.

What concerns me is a proposal to increase density more than **fivefold**, to 300 homes, **without meeting mandatory legal standards** and without demonstrating impacts to **emergency services, schools, roads, and infrastructure** in an area already under strain.

County Code **§27-3601(e)** requires proof of either a change in neighborhood conditions or a mistake in the existing zoning. **Neither has been demonstrated**. This is a threshold legal requirement. Proceeding without it would be indefensible.

The application is also **procedurally incomplete**. Required engineering documents are **unsigned and unsealed**. Approving an incomplete application would place a clear defect into the record.

Planned Development zoning does **not** fix these problems. Those standards are additive. They do not override mandatory zoning requirements.

The claimed public benefits are not benefits at all. Minimum woodland conservation, required trails, stream valley dedication, and roadway contributions are baseline obligations—not justification for higher density.

This site lies within the **Tinkers Creek Tier II watershed** and includes more than **22 acres of floodplain**. State law requires enhanced protections, yet the necessary analyses are missing.

Finally, Planning staff have already stated that this density **was not anticipated by the Master Plan** and exceeds what is reasonably achievable.

Approval today would not resolve these issues—it would **lock them into the record**. If flooding, service failures, or infrastructure shortfalls occur later, the question will not be whether the County was warned.

My request is simple: **deny or defer this rezoning** and allow development to proceed **as currently zoned—at approximately 93 homes**.

This is not anti-growth.  
This is responsible governance.

# Key Points for the Record (Why This Requires Immediate or Denial)

## 1. A Mandatory Legal Standard Has Not Been Met

- County Code **§27-3601(e)** requires proof of either a **change in neighborhood conditions** or a **mistake in the existing zoning**.
- The applicant has demonstrated **neither**.
- This is not a policy preference; it is a **threshold legal requirement**.
- Approving a rezoning without meeting this standard is **legally indefensible**.

## 2. The Application Is Procedurally Incomplete

- County Code requires **signed and sealed engineering plans**.
- The submission contains **unsigned and unsealed documents**.
- Proceeding anyway would mean approving an **incomplete application**, which is a clear procedural defect and grounds for appeal.

## 3. Planned Development Zoning Does Not Fix These Problems

- Planned Development standards are **additive**, not a workaround.
- Even if PD criteria were arguable, the **change-or-mistake requirement still applies**.
- PD zoning cannot be used to bypass mandatory findings.

## 4. The Claimed “Public Benefits” Are Not Public Benefits

- Public benefits must be **significantly greater than base zoning** and proportional to the density increase.
- Minimum woodland conservation, required trails, stream valley dedication, and roadway contributions are **baseline obligations**.
- Without qualifying public benefits, this rezoning **fails as a matter of law**.

## 5. Impacts to Emergency Services, Schools, and Infrastructure Were Not Demonstrated

- The application does **not** adequately analyze impacts to:
  - Fire and EMS response capacity
  - Police services
  - School enrollment and capacity
  - Road congestion and supporting infrastructure
- These are not secondary issues. They go directly to **public safety and Adequate Public Facilities compliance**.

## 6. APF Compliance Has Not Been Established

- Roads, schools, and emergency services in Clinton are already under strain.
- Approving this rezoning without clear APF findings is a **reversible administrative error**.
- If services fail later, the burden shifts to taxpayers—not the applicant.

## 7. The Environmental Risk Is Foreseeable

- This property sits within the **Tinkers Creek Tier II watershed** and includes **over 22 acres of FEMA-mapped floodplain**.
- State law requires enhanced protections to prevent degradation.
- The required analyses are **not in the record**.
- This is not speculative risk—it is known and documented.

## 8. The Proposal Conflicts with the Master Plan

- The Subregion 5 Master Plan calls for **context-sensitive development** and protection of sensitive watersheds.
- Planning staff have already stated that the proposed density:
  - **Was not anticipated**, and
  - **Exceeds what may be reasonably achievable**.
- Inconsistent applications **cannot be approved** under County Code.

## 9. Cumulative Impacts Were Not Properly Considered

- This project cannot be evaluated in isolation.
- Multiple developments are already approved or pending in the Clinton corridor.
- Ignoring cumulative impacts to traffic, schools, stormwater, and emergency services creates **avoidable governance failure**.

## 10. Approval Creates a Permanent and Risky Record

- Approval does not solve these problems—it **locks them into the official record**.
- If flooding, infrastructure failure, or service shortfalls occur later, the question will not be whether the County was warned.
- The question will be **why it proceeded anyway**.

## My Clear Request to the Council

- **Deny or defer** ZMA-2024-004 until all legal, environmental, and APF requirements are fully met.
- Allow development to proceed **under the existing RE zoning**, permitting approximately **93 homes**, which:
  - Preserves community character

- Aligns with infrastructure capacity
- Complies with the Master Plan
- Protects the County from unnecessary risk

This is not anti-growth.

This is responsible governance—and it requires action **now**, not after approval.

Thank you for hearing me.

## Ford, Ronda

---

**From:** Trinesha Longley <trinesha.longley@gmail.com>  
**Sent:** Monday, December 15, 2025 12:00 PM  
**To:** PPD-PGCPB  
**Subject:** ZMA-2024-004 (The Grove at Hyde Landing) — Request for Denial or Deferral

**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Dear Members of the Prince George's County Planning Board and District Council,

My name is **Trinesha Longley**, and I am a homeowner in the Clinton community. I am writing regarding **Zoning Map Amendment ZMA-2024-004, The Grove at Hyde Landing**, to respectfully request **denial or deferral** of this application.

This request seeks to rezone approximately **126.16 acres** from **Residential-Estate (RE)** to **Residential-Planned Development (R-PD)**, resulting in a significant increase in density. Based on my review and understanding of the application, applicable County Code provisions, environmental regulations, and the **Subregion 5 Master Plan**, the application is **procedurally incomplete and legally deficient**.

The applicant has not satisfied the **Change or Mistake Rule** required under County Code, nor demonstrated a substantial change in neighborhood character or an error in the existing zoning. Additionally, required signed and sealed engineering documents have not been provided, rendering the application incomplete.

The proposed R-PD zoning also fails to meet the **public benefits requirement**, as the items cited by the applicant constitute baseline legal obligations rather than benefits significantly greater than those required under existing zoning. Furthermore, the application does not adequately demonstrate **Adequate Public Facilities** for roads, schools, and public safety services in an area already experiencing capacity constraints.

The subject property lies within the **Tier II Tinkers Creek watershed** and includes floodplain, wetlands, streams, Primary Management Areas, and areas with Marlboro clay and geologic instability. Enhanced environmental protections required under State and County law have not been sufficiently addressed.

Finally, the proposal is inconsistent with the **Subregion 5 Master Plan**, which calls for context-sensitive development and preservation of open space in environmentally sensitive areas. Planning staff have already indicated that the proposed density was not anticipated and exceeds what is reasonably achievable.

For these reasons, approval at this time would expose the County to avoidable legal, environmental, and administrative risk. I respectfully request that the Planning Board and District Council **deny the application or defer action** until all deficiencies are fully corrected and demonstrated on the record.

This request is not anti-growth. It is a request for **lawful, appropriately scaled, and responsible development** for the Clinton community.

Thank you for your time and consideration.

Respectfully submitted,

**Trinesha Longley**

**[Ethan Thomas Drive, Steed Subdivision, Clinton, MD]**

**LETTER RE: ZMA-2024-004 (The Grove at Hyde Landing)**

**Request for Denial or Deferral**

To the Honorable Members of the Prince George’s County Planning Board and District Council:

My name is Darryl Jenkins, and I am a homeowner in the Clinton community. I am writing regarding Zoning Map Amendment ZMA-2024-004, The Grove at Hyde Landing.

My concern is with the request to significantly increase density without meeting the County’s mandatory legal, environmental, and public service requirements. Based on my review of the application, the County Code, applicable environmental regulations, and the Subregion 5 Master Plan, the application is premature, procedurally incomplete, and legally deficient.

For these reasons, approval at this time would expose the County to avoidable legal, environmental, and administrative risk. I respectfully request denial of the application or, at least, deferral until all deficiencies are corrected.

**I. Parcel Identification**

Subject Property: The Grove at Hyde Landing

- Approx. 126.16 acres
- Location: Steed Road, Clinton, Maryland 20735
- County Tax Map/Grid: Generally located on Tax Map 132, Grid E1, in the Hyde Field vicinity
- Current Zoning: Residential-Estate (RE)
- Requested Zoning: Residential–Planned Development (R-PD)
- Watershed: Tinkers Creek (Tier II High-Quality Watershed)

Environmental Characteristics include:

- 22.22 acres of FEMA-mapped 100-year floodplain
- Wetlands and wetland buffers
- Perennial and intermittent streams
- Primary Management Areas (PMAs)
- Marlboro clay, steep slopes, and geologic instability

**II. Mandatory Zoning Requirements Not Met**

**A. Change or Mistake Rule – PGCC §27-3601(e)**

A zoning map amendment may not be approved unless the applicant demonstrates either:

1. A substantial change in the character of the neighborhood; or
2. A mistake in the existing zoning.

The applicant has demonstrated neither. There is no evidence of changed conditions or zoning error. Failure to meet this standard requires denial.

#### B. Incomplete Application – PGCC §§27-3601(c)(5)(B); 27-3602(a)(5)(B)

The County Code requires signed and sealed engineering plans. The submitted materials are unsigned and unsealed, rendering the application incomplete and ineligible for approval.

#### C. Planned Development Standards Are Additive – PGCC §27-3602

Planned Development zoning does not override or replace the Change or Mistake Rule. Mandatory findings must still be satisfied.

#### III. Public Benefits Requirement Is Not Satisfied

Under PGCC §27-4301(d)(3)(A), R-PD zoning requires public benefits that are significantly greater than those required under base zoning and proportional to the requested density increase.

The applicant’s listed items—minimum woodland conservation, required trails, stream valley dedication, and roadway contributions—are baseline legal requirements, not qualifying public benefits. As such, the application cannot legally qualify for R-PD zoning.

#### IV. Adequate Public Facilities Have Not Been Demonstrated

Subdivision approval requires demonstration of adequate:

- Roads (§24-122.01)
- Schools (§24-122.02)
- Fire/EMS services (§24-130)
- Police services
- Water and sewer capacity

Clinton already experiences roadway congestion, schools operating near or above capacity, and public safety service pressures. The application does not provide sufficient evidence to demonstrate APF compliance. Approval without such findings would be a reversible administrative error.

#### V. Environmental Protections Are Not Addressed

##### Tier II Watershed Protections – COMAR 26.08.02.04-1

Development in Tier II watersheds must not degrade water quality and must include enhanced storm water protections and alternatives analysis. These requirements are not adequately address in the record.

County Environmental Standards – PGCC §27-6501 et seq.

Required protections for PMAs, stream buffers, Marlboro clay hazards, and storm water compliance with the Countywide Green Infrastructure Plan have not been demonstrated.

#### VI. Conflict with the Sub region 5 Master Plan

The Master Plan calls for context-sensitive development, limited impervious surfaces, and preservation of open space in sensitive watersheds. Planning staff have already concluded that the proposed density was not anticipated and exceeds what may be reasonably achievable. Applications inconsistent with the Master Plan may not be approved.

#### Conclusion

Based on the County Code and State requirements, ZMA-2024-004 is:

- Incomplete under law
- Non-compliant with mandatory zoning standards
- Unsupported by Adequate Public Facilities findings
- In conflict with Tier II watershed protections
- Inconsistent with the Sub region 5 Master Plan
- Unsupported by qualifying public benefits

For these reasons, I respectfully request that the Planning Board and District Council deny the application or defer action and allow development to proceed under the existing Residential-Estate zoning, permitting approximately 93 homes.

This request is not anti-growth. It is a request for development that is lawful, appropriately scaled, and responsible for the Clinton community.

Respectfully submitted,

Darryl Jenkins

## OPPOSITION TO ZMA-2024-004

ZMA-2024-004 fails to meet the requirements set forth in the Zoning Ordinance (“ZO”) including, but not limited to ZO Sections 27-3601, 27-3602, 27-4105, 27-4301, 27-4302, and the development standards in ZO Section 27-6. Moreover, the application is not compatible with the surrounding area nor does it promote the general welfare of the neighborhood and the public. Some of the reasons the application fails to meet the requirements of the ZO are as follows:

### **I. As a threshold matter, ZMA-2024-004 is inadequate.**

As a threshold matter, ZMA-2024-004 is deficient because it fails to include a plat of the existing features signed and sealed by a registered engineer. *See e.g.*, ZO § 27-3601(c)(5)(B); ZO § 27-3602(a)(5)(b). The drawings provided by the Applicant do not have a signature or seal of a registered engineer. On this basis alone, the Planning Board should delay consideration of the application and require the Applicant to submit sufficient plans.

### **II. ZMA-2024-004 must be denied because the Applicant cannot demonstrate a change in circumstances or a mistake in the existing zoning.**

ZO Section 27-3601 states that the procedures and standards of Section 27-3601 “apply to **any** amendment to the Official Zoning Map that involves a specific parcel of land.” ZO § 27-3601(b). ZMA-2024-004 is a zoning map amendment to the Official Zoning Map that involves a specific parcel of land—the Subject Property. Therefore, ZO Section 27-3601 applies to this application.

ZO Section 27-3601 provides that ZMA applications shall not be granted without the applicant demonstrating either a substantial change in the neighborhood or a mistake in the zoning for the Subject Property. *See* ZO § 27-3601(e). Here, the Applicant has failed to demonstrate that there has been a substantial change in the neighborhood or that there was a mistake in the rezoning. Moreover, the Applicant could not demonstrate a substantial change nor could the Applicant demonstrate a mistake because neither have occurred in this case. Therefore, the Planning Board must recommend disapproval of the application.

Although ZO Section 27-3602 sets forth decision standards for Planned Development (PD) rezoning applications, the plain language of ZO Section 27-3601 mandates that the PD decision standards be considered in addition to the minimum requirements set forth in ZO Section 27-3601(e). The minimum requirements set forth in ZO Section 27-3601(e) apply to **all** rezoning applications—including ZMA-2024-004.

### **III. ZMA-2024-004 must be denied because it fails to propose adequate public benefits.**

Planned Development applications are required to provide “specific public benefits and project amenities in accordance with Section 27-4301(d)(3).” ZO § 27-4301(d)(1)(P). Public benefits must be features that are superior to a significantly greater extent than would likely result from development of the site under the base zone. ZO § 27-4301(d)(3)(A). As such, the public benefits proposed by the Applicant here, must propose features that are “significantly greater than would likely result from development of the site under” the Residential Estate (RE) Zone. ZO § 27-4301(d)(3)(A).

Here, the Applicant proposes six alleged public benefits—woodland conservation, interpretive signage, funding towards Cosca Regional Park Playground, Tinkers Creek Stream Valley dedication, trail link connectivity, and Steed Road Improvements. None of these proposed public benefits significantly exceed what would already be required in the RE zone. *See e.g.*, Backup 109.

**1. The Applicant proposes to provide only the minimum woodland conservation required for the RE Zone.**

The RE base zone requires a woodland conservation threshold of 25 percent which would be 25.23 acres for the Subject Property. Staff Report 23. The Applicant proposes to provide only 25.23 acres of woodland preservation on-site. *See id.* The Applicant asserts that this woodland conservation is a public benefit because the R-PD Zone would only require a woodland conservation threshold of 20 percent.

The Applicant’s justification is legally incorrect. As previous established, public benefits must be “significantly greater than would likely result from development of the site under” the RE Zone. *See* ZO § 27-4301(d)(3)(A). Moreover, “[p]ublic benefits should generally be commensurate with the benefit to the applicant of the planned development zoning.” Staff Report 17.

Here, the proposed woodland conservation is not greater than would be required under the RE Zone—the public benefit is merely equal to what would otherwise be required. Meanwhile, the Applicant is increasing the density permitted by the RE zone fivefold. Backup 105. The Applicant is also proposing townhouses (or single-family attached housing) which are substantially more profitable for developers than the single-

family housing permitted by the RE zone. Accordingly, the proposed woodland conservation is not a benefit that is commensurate with the substantial benefit generated by the increase in density under the R-PD rezoning. Therefore, the proposed woodland conservation does not, and cannot, qualify as a public benefit.

**2. The Applicant proposes to provide interpretive signage that would be required for any development of the Subject Property.**

The applicant proposes to provide educational signage along the proposed trails as a proposed public benefit. Staff Report 23. However, Staff found that the interpretive signage is “a basic requirement that would be applicable for any development of the site and, therefore, not a public benefit feature.” Staff Report 24.

**3. The Applicant does not proffer to complete or arrange the improvements to the Cosca Regional Park Playground within the time required for public benefits.**

The Applicant proposes to provide \$150,000 towards the group pavilion playground renovation at the Cosca Regional Park Playground. Staff Report 23. However, public benefit features must be able to be completed or arranged prior to issuance of the first certificate of use and occupancy. *See* ZO § 27-4301(d)(3)(B)(ii). Here, however, the Applicant does not proffer to construct the playground improvements. Staff Report 23. As a result, Staff found that “With the exclusion of construction to the applicant’s proffer, the feature cannot fulfill the requirement for the feature to be completed. Therefore, staff does not find the proposed funding to be an acceptable public benefit feature in support of this application.” Staff Report 23.

**4. The Tinkers Creek Stream Valley dedication does provide a benefit significantly greater than what would already be required by the RE zone.**

The Applicant proposes to dedicate 52 acres of land as park land. This is not an adequate public benefit because that land would be required to be dedicated or permanently preserved under the RE Zone.

The RE zone requires the Applicant to dedicate 6.3 acres for parkland. *See* SR § 24-4601(b)(4)(A). The parkland dedication must come from usable land outside the Primary Management Areas and other conservation areas. Staff Report 18. If the Applicant is not able to dedicate parkland outside the PMA or other conservation areas, the Applicant can dedicate a stream valley park identified in the master plan if the master plan trail is constructed. *See* SR § 24-4601(b)(4)(A).

Here, the Applicant asserts that the 52 acres of dedicated park land consists of 45 acres in addition to the 6.3 acres of required parkland dedication. *See* Staff Report 18. However, the area the Applicant designates as the 6.3 acres of required parkland dedication is within a woodland preservation area. *Id.* Thus, the Applicant is not in fact providing the minimum required parkland dedication. *Id.*

Instead, the Applicant is satisfying the base requirements for the RE zone by dedicating a stream valley park and constructing the required master plan trail. *Id.* As such, the Applicant's proposed dedication does not even exceed the RE Zone's minimum requirements. Furthermore, the areas the Applicant proposes to dedicate as parkland consists of primary management areas and conservation areas that the Applicant would be required to preserve as a base requirement. *Id.* For example, the Applicant already proposes to preserve woodland, at the minimum amount required by the RE zone, as a separate

public benefit. In effect, the Applicant is attempting to double count its woodland preservation in its proposed public benefits.

The proposed parkland dedication does not significantly exceed features that would likely be anticipated if the Subject Property was developed under the RE Zone. Therefore, the proposed parkland dedication cannot be considered a public benefit.

**5. The proposed trail link connectivity does not significantly exceed features that would be anticipated under the RE Zone.**

The Applicant proposes two trails—the Tinkers Creek Stream Valley trail and a multimodal trail. Staff Report 18. Staff explained that the Tinkers Creek Stream Valley trail is a base requirement. *See, e.g.*, Backup 82; Staff Report 18. Thus, the only additional trail proposed is the proposed multimodal trail. Given the substantial increase in density proposed by ZMA-2024-004, the proposed multimodal trail is not a feature commensurate with the benefit gained by the Applicant with the increased development.

**6. The proposed Steed Road improvements do not qualify as a public benefit because the Applicant proposes to construct the improvements in lieu of contributing CIP funds.**

As a proposed benefit, the Applicant proposes to expand Steed Road from a nearby bridge west of the Subject Property to the eastern edge of the Subject Property. Staff Report 22. However, the Applicant proposes to use any CIP contribution that may be required of the project to construct the proposed improvements. *Id.* However, road improvements in front of the Subject Property and COP contributions are base requirements. *Id.* Therefore, the proposed improvements to Steed Road west of the Subject Property do not qualify as a public benefit because they are being offered in lieu of the Applicant's required CIP

contribution. As a result, these proposed improvements are not significantly more than would likely result if the Subject Property were developed under the RE zone.

**IV. ZMA-2024-004 must be denied because it will adversely impact the surrounding properties.**

Zoning Map Amendments cannot be approved if they will adversely impact surrounding properties. *See* ZO § 27-3602(c)(4). The properties surrounding the Subject Property consist of single-family detached properties and parkland. Staff Report 5. Recent development in the area has already overburdened the public infrastructure including the roads, emergency services, and schools. As staff explained, two adjacent properties are in the development process for higher density housing developments. *See id.* With the already approved developments, the burden on local resources will be exacerbated. Simply put, the community cannot handle 300 additional dwelling units on top of what has already been approved in the area.

Furthermore, the environmental impacts associated with the proposed development will harm surrounding properties. Clinton, as well as other communities in Southern Prince George's County, have experienced damaging and dangerous flooding in recent years caused by stormwater that overwhelms the existing stormwater systems. With the two new R-PD developments adjacent to the Subject Property, stormwater runoff, and therefore, flooding issues will be exacerbated.

Here, the Subject Property includes numerous important and sensitive hydrological resources including 22.22 acres in the 100-year floodplain, Staff Report 6, one perennial

stream (known as Tinkers Creek) which is part of the Piscataway Creek Watershed, a Teir II watershed, Staff Report 4, five intermittent streams, Backup 65, two ephemeral channels, Backup 65, Marlboro Clay, Staff Report 36, wetlands and wetlands buffers, Backup 60, and steep slopes. Backup 60. The combination of these resources on the Subject Property means the risk of flood damage on and near the Subject Property is extremely high. As is well known, increasing impervious surface cover through development exacerbates stormwater management and flood issues significantly.

ZMA-2024-004 will “permit the construction of 300 attached and detached single-family dwellings and related facilities, driveways, sidewalks, and site improvements, a fivefold residential population increase under the Base zone.” Backup 105. The increases development “was not anticipated by the master plan” and the “added density would negatively affect the natural hydraulic patterns post development.” Staff Report 11. The Applicant does not proffer that the proposed development will be designed to ensure that the Subject Property will be able to handle stormwater without causing damage to the proposed properties or surrounding properties. There is no promise to treat all anticipated stormwater within the boundaries of the Subject Property nor is there a promise that any proposed stormwater management facility will be designed to handle the amount of stormwater anticipated based on climate change projections. The Applicant only proposes to meet the minimum stormwater requirements set by the state which do not currently incorporate climate change projections. The applicant also proposes to remove significant amounts of woodland which will further exacerbate stormwater flooding issues in the area.

For all of these reasons, ZMA-2024-004 will adversely impact surrounding properties. The Planning Board should either recommend disapproval of the application.

**V. At minimum, the Planning Board should condition any recommendation of approval on a significant decrease in the number of dwelling units.**

A Zoning Map Amendment cannot be approved if the proposed amendment do not conform with the General Plan, the applicable Area Master Plan, or any Functional Master Plan or if the proposed amendment does not meet the purposes and requirements of the proposed PD zone. *See* ZR § 27-3602(c)(1), (2).

Here, the density proposed by the Applicant makes it impossible for the proposed ZMA to conform with the Master Plan, Functional Master Plan, and the purposes and requirements of the PD zone. For example, Staff described that that “[t]he density and dimensional standards proposed particularly the reduced lot sizes, increased lot coverage, and minimal setbacks, are far more intense than those found in nearby residential areas and even exceed the thresholds permitted in the Residential, Multi-Family-20 (RMF-20) Zone, the densest base zone allowing single-family detached dwellings.” Staff Report 7. AS a result, Staff concluded that “the proposed dimensional standards exceed what may be reasonably achievable while conforming to other Code requirements.” *Id.*

Staff also found that:

If approved, the projected residential population for the Planned Development Grove at Hyde Landing is five times more than the Base Zone population projection. This increase will significantly elevate demand for recreational amenities, especially in an area where population growth is already outpacing the availability of parkland and facilities. According to the Subregion 5 Master Plan, Clinton is expected to need 730 acres of local parkland by 2030, compared to the existing 389 acres, indicating a shortfall of over 340 acres (pg. 138).

Backup 105.

The General Plan calls for “context-sensitive” development. Staff Report 9. Furthermore, ZMA-2024-004 “proposes an increase of development, which was not anticipated with the master plan.” Staff Report 11. The density of the proposed development does not conform with the General Plan and Master Plan because the density is not context sensitive and is not anticipated with the master plan. These plans also set forth goals to “conserve as much land as possible, in the Rural Tier portion of the watershed, as natural resource land” and to “minimize impervious surfaces in the Developing Tier portion of the watershed.” Backup 66.

The Green Infrastructure Plan sets forth policies to “improve water quality through stream restoration, stormwater management, water resource protection, and strategic conservation of natural lands” by limiting “the placement of stormwater structures within the boundaries of regulated environmental features and their buffers to outfall pipes or other features that cannot be located elsewhere.” Backup 73. The level of development proposed by ZMA-2024-004 makes that virtually impossible.

For all of these reasons, if the Planning Board is going to recommend approval of ZMA-2024-004, the Planning Board should impose a condition of approval limiting the number of dwelling units allowed to the number of dwelling units permitted under the base zone—93 dwelling units. The use of the R-PD zoning would still allow the Applicant to provide a wide range of lot types and sizes while the limit on the number of dwelling units would better align ZMA-2024-004 with the General Plan, Master Plan, and the PD zone

requirements and purposes. This would also decrease the impact on the neighboring properties by significantly decreasing the burden on public facilities and stormwater management facilities.

## OPPOSITION TO ZMA-2024-004

ZMA-2024-004 fails to meet the requirements set forth in the Zoning Ordinance (“ZO”) including, but not limited to ZO Sections 27-3601, 27-3602, 27-4105, 27-4301, 27-4302, and the development standards in ZO Section 27-6. Moreover, the application is not compatible with the surrounding area nor does it promote the general welfare of the neighborhood and the public. Some of the reasons the application fails to meet the requirements of the ZO are as follows:

### **I. As a threshold matter, ZMA-2024-004 is inadequate.**

As a threshold matter, ZMA-2024-004 is deficient because it fails to include a plat of the existing features signed and sealed by a registered engineer. *See e.g.*, ZO § 27-3601(c)(5)(B); ZO § 27-3602(a)(5)(b). The drawings provided by the Applicant do not have a signature or seal of a registered engineer. On this basis alone, the Planning Board should delay consideration of the application and require the Applicant to submit sufficient plans.

### **II. ZMA-2024-004 must be denied because the Applicant cannot demonstrate a change in circumstances or a mistake in the existing zoning.**

ZO Section 27-3601 states that the procedures and standards of Section 27-3601 “apply to **any** amendment to the Official Zoning Map that involves a specific parcel of land.” ZO § 27-3601(b). ZMA-2024-004 is a zoning map amendment to the Official Zoning Map that involves a specific parcel of land—the Subject Property. Therefore, ZO Section 27-3601 applies to this application.

ZO Section 27-3601 provides that ZMA applications shall not be granted without the applicant demonstrating either a substantial change in the neighborhood or a mistake in the zoning for the Subject Property. *See* ZO § 27-3601(e). Here, the Applicant has failed to demonstrate that there has been a substantial change in the neighborhood or that there was a mistake in the rezoning. Moreover, the Applicant could not demonstrate a substantial change nor could the Applicant demonstrate a mistake because neither have occurred in this case. Therefore, the Planning Board must recommend disapproval of the application.

Although ZO Section 27-3602 sets forth decision standards for Planned Development (PD) rezoning applications, the plain language of ZO Section 27-3601 mandates that the PD decision standards be considered in addition to the minimum requirements set forth in ZO Section 27-3601(e). The minimum requirements set forth in ZO Section 27-3601(e) apply to **all** rezoning applications—including ZMA-2024-004.

### **III. ZMA-2024-004 must be denied because it fails to propose adequate public benefits.**

Planned Development applications are required to provide “specific public benefits and project amenities in accordance with Section 27-4301(d)(3).” ZO § 27-4301(d)(1)(P). Public benefits must be features that are superior to a significantly greater extent than would likely result from development of the site under the base zone. ZO § 27-4301(d)(3)(A). As such, the public benefits proposed by the Applicant here, must propose features that are “significantly greater than would likely result from development of the site under” the Residential Estate (RE) Zone. ZO § 27-4301(d)(3)(A).

Here, the Applicant proposes six alleged public benefits—woodland conservation, interpretive signage, funding towards Cosca Regional Park Playground, Tinkers Creek Stream Valley dedication, trail link connectivity, and Steed Road Improvements. None of these proposed public benefits significantly exceed what would already be required in the RE zone. *See e.g.*, Backup 109.

**1. The Applicant proposes to provide only the minimum woodland conservation required for the RE Zone.**

The RE base zone requires a woodland conservation threshold of 25 percent which would be 25.23 acres for the Subject Property. Staff Report 23. The Applicant proposes to provide only 25.23 acres of woodland preservation on-site. *See id.* The Applicant asserts that this woodland conservation is a public benefit because the R-PD Zone would only require a woodland conservation threshold of 20 percent.

The Applicant’s justification is legally incorrect. As previous established, public benefits must be “significantly greater than would likely result from development of the site under” the RE Zone. *See* ZO § 27-4301(d)(3)(A). Moreover, “[p]ublic benefits should generally be commensurate with the benefit to the applicant of the planned development zoning.” Staff Report 17.

Here, the proposed woodland conservation is not greater than would be required under the RE Zone—the public benefit is merely equal to what would otherwise be required. Meanwhile, the Applicant is increasing the density permitted by the RE zone fivefold. Backup 105. The Applicant is also proposing townhouses (or single-family attached housing) which are substantially more profitable for developers than the single-

family housing permitted by the RE zone. Accordingly, the proposed woodland conservation is not a benefit that is commensurate with the substantial benefit generated by the increase in density under the R-PD rezoning. Therefore, the proposed woodland conservation does not, and cannot, qualify as a public benefit.

**2. The Applicant proposes to provide interpretive signage that would be required for any development of the Subject Property.**

The applicant proposes to provide educational signage along the proposed trails as a proposed public benefit. Staff Report 23. However, Staff found that the interpretive signage is “a basic requirement that would be applicable for any development of the site and, therefore, not a public benefit feature.” Staff Report 24.

**3. The Applicant does not proffer to complete or arrange the improvements to the Cosca Regional Park Playground within the time required for public benefits.**

The Applicant proposes to provide \$150,000 towards the group pavilion playground renovation at the Cosca Regional Park Playground. Staff Report 23. However, public benefit features must be able to be completed or arranged prior to issuance of the first certificate of use and occupancy. *See* ZO § 27-4301(d)(3)(B)(ii). Here, however, the Applicant does not proffer to construct the playground improvements. Staff Report 23. As a result, Staff found that “With the exclusion of construction to the applicant’s proffer, the feature cannot fulfill the requirement for the feature to be completed. Therefore, staff does not find the proposed funding to be an acceptable public benefit feature in support of this application.” Staff Report 23.

**4. The Tinkers Creek Stream Valley dedication does provide a benefit significantly greater than what would already be required by the RE zone.**

The Applicant proposes to dedicate 52 acres of land as park land. This is not an adequate public benefit because that land would be required to be dedicated or permanently preserved under the RE Zone.

The RE zone requires the Applicant to dedicate 6.3 acres for parkland. *See* SR § 24-4601(b)(4)(A). The parkland dedication must come from usable land outside the Primary Management Areas and other conservation areas. Staff Report 18. If the Applicant is not able to dedicate parkland outside the PMA or other conservation areas, the Applicant can dedicate a stream valley park identified in the master plan if the master plan trail is constructed. *See* SR § 24-4601(b)(4)(A).

Here, the Applicant asserts that the 52 acres of dedicated park land consists of 45 acres in addition to the 6.3 acres of required parkland dedication. *See* Staff Report 18. However, the area the Applicant designates as the 6.3 acres of required parkland dedication is within a woodland preservation area. *Id.* Thus, the Applicant is not in fact providing the minimum required parkland dedication. *Id.*

Instead, the Applicant is satisfying the base requirements for the RE zone by dedicating a stream valley park and constructing the required master plan trail. *Id.* As such, the Applicant's proposed dedication does not even exceed the RE Zone's minimum requirements. Furthermore, the areas the Applicant proposes to dedicate as parkland consists of primary management areas and conservation areas that the Applicant would be required to preserve as a base requirement. *Id.* For example, the Applicant already proposes to preserve woodland, at the minimum amount required by the RE zone, as a separate

public benefit. In effect, the Applicant is attempting to double count its woodland preservation in its proposed public benefits.

The proposed parkland dedication does not significantly exceed features that would likely be anticipated if the Subject Property was developed under the RE Zone. Therefore, the proposed parkland dedication cannot be considered a public benefit.

**5. The proposed trail link connectivity does not significantly exceed features that would be anticipated under the RE Zone.**

The Applicant proposes two trails—the Tinkers Creek Stream Valley trail and a multimodal trail. Staff Report 18. Staff explained that the Tinkers Creek Stream Valley trail is a base requirement. *See, e.g.*, Backup 82; Staff Report 18. Thus, the only additional trail proposed is the proposed multimodal trail. Given the substantial increase in density proposed by ZMA-2024-004, the proposed multimodal trail is not a feature commensurate with the benefit gained by the Applicant with the increased development.

**6. The proposed Steed Road improvements do not qualify as a public benefit because the Applicant proposes to construct the improvements in lieu of contributing CIP funds.**

As a proposed benefit, the Applicant proposes to expand Steed Road from a nearby bridge west of the Subject Property to the eastern edge of the Subject Property. Staff Report 22. However, the Applicant proposes to use any CIP contribution that may be required of the project to construct the proposed improvements. *Id.* However, road improvements in front of the Subject Property and COP contributions are base requirements. *Id.* Therefore, the proposed improvements to Steed Road west of the Subject Property do not qualify as a public benefit because they are being offered in lieu of the Applicant's required CIP

contribution. As a result, these proposed improvements are not significantly more than would likely result if the Subject Property were developed under the RE zone.

**IV. ZMA-2024-004 must be denied because it will adversely impact the surrounding properties.**

Zoning Map Amendments cannot be approved if they will adversely impact surrounding properties. *See* ZO § 27-3602(c)(4). The properties surrounding the Subject Property consist of single-family detached properties and parkland. Staff Report 5. Recent development in the area has already overburdened the public infrastructure including the roads, emergency services, and schools. As staff explained, two adjacent properties are in the development process for higher density housing developments. *See id.* With the already approved developments, the burden on local resources will be exacerbated. Simply put, the community cannot handle 300 additional dwelling units on top of what has already been approved in the area.

Furthermore, the environmental impacts associated with the proposed development will harm surrounding properties. Clinton, as well as other communities in Southern Prince George's County, have experienced damaging and dangerous flooding in recent years caused by stormwater that overwhelms the existing stormwater systems. With the two new R-PD developments adjacent to the Subject Property, stormwater runoff, and therefore, flooding issues will be exacerbated.

Here, the Subject Property includes numerous important and sensitive hydrological resources including 22.22 acres in the 100-year floodplain, Staff Report 6, one perennial

stream (known as Tinkers Creek) which is part of the Piscataway Creek Watershed, a Teir II watershed, Staff Report 4, five intermittent streams, Backup 65, two ephemeral channels, Backup 65, Marlboro Clay, Staff Report 36, wetlands and wetlands buffers, Backup 60, and steep slopes. Backup 60. The combination of these resources on the Subject Property means the risk of flood damage on and near the Subject Property is extremely high. As is well known, increasing impervious surface cover through development exacerbates stormwater management and flood issues significantly.

ZMA-2024-004 will “permit the construction of 300 attached and detached single-family dwellings and related facilities, driveways, sidewalks, and site improvements, a fivefold residential population increase under the Base zone.” Backup 105. The increases development “was not anticipated by the master plan” and the “added density would negatively affect the natural hydraulic patterns post development.” Staff Report 11. The Applicant does not proffer that the proposed development will be designed to ensure that the Subject Property will be able to handle stormwater without causing damage to the proposed properties or surrounding properties. There is no promise to treat all anticipated stormwater within the boundaries of the Subject Property nor is there a promise that any proposed stormwater management facility will be designed to handle the amount of stormwater anticipated based on climate change projections. The Applicant only proposes to meet the minimum stormwater requirements set by the state which do not currently incorporate climate change projections. The applicant also proposes to remove significant amounts of woodland which will further exacerbate stormwater flooding issues in the area.

For all of these reasons, ZMA-2024-004 will adversely impact surrounding properties. The Planning Board should either recommend disapproval of the application.

**V. At minimum, the Planning Board should condition any recommendation of approval on a significant decrease in the number of dwelling units.**

A Zoning Map Amendment cannot be approved if the proposed amendment do not conform with the General Plan, the applicable Area Master Plan, or any Functional Master Plan or if the proposed amendment does not meet the purposes and requirements of the proposed PD zone. *See* ZR § 27-3602(c)(1), (2).

Here, the density proposed by the Applicant makes it impossible for the proposed ZMA to conform with the Master Plan, Functional Master Plan, and the purposes and requirements of the PD zone. For example, Staff described that that “[t]he density and dimensional standards proposed particularly the reduced lot sizes, increased lot coverage, and minimal setbacks, are far more intense than those found in nearby residential areas and even exceed the thresholds permitted in the Residential, Multi-Family-20 (RMF-20) Zone, the densest base zone allowing single-family detached dwellings.” Staff Report 7. AS a result, Staff concluded that “the proposed dimensional standards exceed what may be reasonably achievable while conforming to other Code requirements.” *Id.*

Staff also found that:

If approved, the projected residential population for the Planned Development Grove at Hyde Landing is five times more than the Base Zone population projection. This increase will significantly elevate demand for recreational amenities, especially in an area where population growth is already outpacing the availability of parkland and facilities. According to the Subregion 5 Master Plan, Clinton is expected to need 730 acres of local parkland by 2030, compared to the existing 389 acres, indicating a shortfall of over 340 acres (pg. 138).

Backup 105.

The General Plan calls for “context-sensitive” development. Staff Report 9. Furthermore, ZMA-2024-004 “proposes an increase of development, which was not anticipated with the master plan.” Staff Report 11. The density of the proposed development does not conform with the General Plan and Master Plan because the density is not context sensitive and is not anticipated with the master plan. These plans also set forth goals to “conserve as much land as possible, in the Rural Tier portion of the watershed, as natural resource land” and to “minimize impervious surfaces in the Developing Tier portion of the watershed.” Backup 66.

The Green Infrastructure Plan sets forth policies to “improve water quality through stream restoration, stormwater management, water resource protection, and strategic conservation of natural lands” by limiting “the placement of stormwater structures within the boundaries of regulated environmental features and their buffers to outfall pipes or other features that cannot be located elsewhere.” Backup 73. The level of development proposed by ZMA-2024-004 makes that virtually impossible.

For all of these reasons, if the Planning Board is going to recommend approval of ZMA-2024-004, the Planning Board should impose a condition of approval limiting the number of dwelling units allowed to the number of dwelling units permitted under the base zone—93 dwelling units. The use of the R-PD zoning would still allow the Applicant to provide a wide range of lot types and sizes while the limit on the number of dwelling units would better align ZMA-2024-004 with the General Plan, Master Plan, and the PD zone

requirements and purposes. This would also decrease the impact on the neighboring properties by significantly decreasing the burden on public facilities and stormwater management facilities.

Prince George's County Planning Board  
Maryland-National Capital Park and Planning Commission  
14741 Governor Oden Bowie Drive  
Upper Marlboro, MD 20772

Prince George's County Council  
Acting as District Council  
14741 Governor Oden Bowie Drive  
Upper Marlboro, MD 20772

LETTER RE: ZMA-2024-004 (The Grove at Hyde Landing)

Parcel Identification, Legal Authority, and Basis for Denial or Deferral

To the Honorable Members of Prince George's County Planning Board and District Council:

On behalf of the homeowners residing in the Clinton community, this letter is submitted to provide the factual record, parcel identification, and the controlling statutory and regulatory requirements governing Zoning Map Amendment ZMA-2024-004, known as The Grove at Hyde Landing. After thorough analysis of the application, the County Code governing environmental regulations, and master planning framework, we respectfully assert that the application is premature, procedurally deficient, incomplete under law, and in conflict with both County and State requirements.

For these reasons, approval at this time would expose the County to significant legal, environmental, and administrative risk. A denial—or, at minimum, a deferral pending correction of deficiencies—is warranted.

#### I. Parcel Identification

Subject Property: *The Grove at Hyde Landing*

- Approx. 126.16 acres
- Location: Steed Road, Clinton, Maryland 20735
- County Tax Map/Grid: Located generally on Tax Map 132, Grid E1, encompassing parcels historically associated with the Hyde Field vicinity
- Current Zoning: Residential-Estate (RE)
- Requested Zoning: Residential–Planned Development (R-PD)
- Watershed: Tinkers Creek (Tier II High-Quality Watershed)
- Environmental Characteristics:
  - 22.22 acres of FEMA 100-year floodplain
  - Multiple wetlands and wetland buffers
  - Perennial and intermittent streams
  - Primary Management Area (PMA) features requiring protection
  - Presence of Marlboro clay, steep slopes, and geologic instability

(Note: Exact SDAT parcel IDs will be appended once confirmed in the County Parcel Database; the applicant already references these in its Conceptual Plan and associated filings.)

#### II. Applicable Zoning Ordinance Requirements

These are the legally controlling standards the County must apply in reviewing ZMA-2024-004.

#### A. “Change or Mistake Rule” — Mandatory Basis for Any Zoning Map Amendment

PGCC § 27-3601(e)

A Zoning Map Amendment may not be approved unless the applicant proves one of the following:

1. A substantial change in the character of the neighborhood since the last comprehensive zoning; or
2. A mistake in the existing zoning classification.

The applicant has demonstrated neither.

There have been no substantial physical, infrastructural, or land-use changes to justify rezoning, nor evidence that the current RE zoning was ever incorrect.

Failure to satisfy §27-3601(e) requires denial.

#### B. Required Materials for a Legally Complete Application

PGCC §§ 27-3601(c)(5)(B); 27-3602(a)(5)(B)

A ZMA application must include:

- A plat of existing site features
- Signed and sealed by a licensed professional engineer

The applicant’s submission contains unsigned and unsealed engineering documents, rendering the application legally incomplete and ineligible for substantive approval.

Proceeding despite an incomplete submission would violate the County Code and undermine administrative due process.

#### C. PD Zone Standards Are Additive — Not Substitutes for §27-3601(e)

PGCC § 27-3602

Even if the project met PD standards (it does not), the applicant must still satisfy the Change or Mistake Rule.

Maryland case law is clear: Planned Development zoning cannot bypass §27-3601(e).

#### III. Public Benefits Requirement — Not Met

PGCC § 27-4301(d)(3)(A) requires that applicants requesting R-PD zoning must provide:

- Significantly greater public benefits than achievable under base RE zoning
- Amenities proportionate to the density increase requested

The applicant lists measures such as:

- Minimum woodland conservation
- Stream valley dedication
- Trail segments already required
- Roadway contributions (not construction)

These are not voluntary benefits; they are baseline legal obligations.

Therefore, they do not satisfy §27-4301(d)(3)(A), and the application cannot legally qualify as an R-PD.

#### IV. Adequate Public Facilities (APF) — Burden Not Met

Under PGCC Subtitle 24, subdivision approval requires demonstration of adequate:

- Road capacity (§24-122.01)
- School capacity (§24-122.02)
- Fire/EMS service (§24-130)
- Police response
- Water/sewer capacity

Documented issues in the Clinton area include:

- Severe congestion on MD-223, Steed Road, and Piscataway corridors
- Schools operating at or near 100% utilization
- Fire and EMS response time concerns

The applicant has not provided sufficient evidence to demonstrate compliance with APF standards.

Approval without APF findings is a reversible administrative error and creates exposure to judicial challenge.

#### V. Environmental Protection Requirements — Not Met

##### A. Tier II Watershed Protections (State Law)

COMAR 26.08.02.04-1

In Tier II waters:

- Development must not degrade water quality
- Applicant must provide alternatives analysis and enhanced stormwater protections

These requirements are absent from the current record.

##### B. County Resource Protection Requirements

PGCC § 27-6501 et seq.

The applicant must:

- Protect Primary Management Areas
- Preserve stream buffers
- Provide geotechnical analysis for Marlboro clay hazards
- Demonstrate stormwater compliance with the Countywide Green Infrastructure Plan

The record does not contain the necessary analyses.

#### VI. Master Plan Conflicts

The Subregion 5 Master Plan mandates:

- Context-sensitive development
- Limited impervious surfaces in sensitive watersheds
- Preservation of rural/open space character

Planning staff have already concluded:

- The proposed density “was not anticipated by the master plan”
- The development standards “exceed what may be reasonably achievable”

Under PGCC §27-3602(c)(1)–(2), inconsistent applications cannot be approved.

Conclusion

Based on the legally required standards in the Prince George’s County Code, the application for ZMA-2024-004 is:

- Incomplete under law
- Non-compliant with mandatory zoning requirements
- Unsupported by APF findings
- In conflict with State Tier II watershed protections
- Inconsistent with the Subregion 5 Master Plan
- Unable to qualify for PD zoning due to lack of meaningful public benefits

For these reasons, approval at this stage would result in a record susceptible to:

- Judicial appeal
- State environmental intervention
- Administrative reversal

Respectfully, the homeowners request that the Planning Board and District Council deny the application or defer it until all legal deficiencies are addressed.

**Re: ZMA-2024-004 – The Grove at Hyde Landing**

Request for Denial or Deferral Pending Compliance with Legal and Environmental Requirements

Dear Chair Barnes, Members of the Planning Board, and Honorable Members of the District Council:

On behalf of the undersigned homeowners in Clinton, Maryland, we submit this letter to respectfully urge the Planning Board and District Council to deny, or at minimum defer, Zoning Map Amendment ZMA-2024-004 (The Grove at Hyde Landing) until the applicant has satisfied all procedural, environmental, and Adequate Public Facilities requirements of Prince George’s County and applicable state law.

Our concerns are not speculative. Over the past decade, local governments in this region have confronted devastating consequences when development was approved in sensitive locations without robust stormwater management, infrastructure capacity, or strict adherence to master plans and zoning procedures. Those cases provide a clear, public record of what happens when these issues are not fully addressed before approval.

I. Regional Precedent Demonstrates the Consequences of Insufficient Review

1. Ellicott City Floods (Howard County, MD – 2016 & 2018)  
Two extreme storm events caused catastrophic flooding in historic Ellicott City, resulting in loss of life and extensive property damage. Case studies commissioned by Howard County and analyses by the U.S. Geological Survey document that upstream development and inadequate stormwater infrastructure significantly exacerbated downstream flooding in the narrow, urbanized watershed. [Howard County+2U.S. Geological Survey+2](#) The county has since committed over \$100 million to flood mitigation and imposed stricter controls on development in the affected area. [GovTech+1](#)
2. Severn Stormwater Litigation (Anne Arundel County, MD – 2019)  
In Severn, Maryland, homeowner Michael Hardee filed suit against Anne Arundel County and a developer after new uphill subdivisions allegedly redirected stormwater, turning his property into what he described as a “water collection site” after major rainfall, with chronic yard flooding, standing water, and associated health concerns. [WBAL+1](#) The complaint alleges that storm drains and conveyance systems were inadequate for the increased runoff, raising questions about the county’s approval and oversight of the projects.
3. Fort Washington Slope Failure (Prince George’s County, MD – 2014)  
A 2014 slope failure in the Piscataway Hills neighborhood forced evacuation of 28 homes after heavy rain and infrastructure failure along a steep slope. News reports and technical assessments noted that saturated soils and utility failures contributed to the landslide, displacing residents and triggering prolonged stabilization efforts. [piscatawayhills.org+3AFRO American Newspapers+3NBC4 Washington+3](#)

These Maryland cases, taken together, establish that local governments face real legal and financial exposure when development intensifies stormwater and geotechnical risks without adequate mitigation.

## II. Courts Have Reversed or Restricted Projects Approved Without Proper Plan and Impact Analysis

1. Friends of McMillan Park v. D.C. Zoning Commission (2016)  
In litigation regarding the McMillan Park redevelopment, the District of Columbia Court of Appeals vacated a major zoning approval, holding that the Zoning Commission failed to adequately explain how the project complied with the Comprehensive Plan and failed to meaningfully address asserted adverse impacts, including environmental and neighborhood effects. [Justia Law+2CaseLaw+2](#) This decision halted demolition and construction for years and forced significant revisions.
2. Rescue Reston / Reston National Golf Course (Fairfax County, VA – 2015)  
In Fairfax County, citizen group “Rescue Reston” successfully challenged a developer’s effort to treat a long-designated open-space golf course as by-right residential land. The Circuit Court required the owner to proceed through the full comprehensive plan and rezoning process, affirming the binding nature of open-space designations and the need for public process. [rescuereston.org+2rescuereston.org+2](#)

These decisions illustrate that when agencies sidestep plan language, procedural requirements, or impact analysis, the courts have not hesitated to intervene, vacate approvals, and require more rigorous review.

## III. Implications for ZMA-2024-004

The Grove at Hyde Landing proposal presents the same categories of concern:

- The site is located within a sensitive watershed and mapped floodplain, with known hydrologic and geotechnical constraints similar in kind (though not degree) to the situations in Ellicott City and Fort Washington. [piscatawayhills.org+1](#)
- The rezoning would increase density by approximately five times over the existing Residential-Estate base zone, significantly increasing impervious surface and stormwater generation in a Tier II watershed.

- The public record reflects unresolved questions about stormwater design (particularly under climate-adjusted storm scenarios), woodland and stream valley protection, traffic and school capacity, and consistency with the Subregion 5 Master Plan and county green infrastructure policies.

Approving a major upzoning under these conditions, without complete engineering documentation, without clear demonstration of Adequate Public Facilities, and without a record showing that environmental risks have been mitigated, would place Prince George's County in a fact pattern strikingly similar to those in which other jurisdictions have faced lawsuits, state and federal scrutiny, and costly remedial projects.

#### IV. Request

In light of the above, we respectfully request that:

1. The Planning Board recommend disapproval of ZMA-2024-004, or in the alternative,
2. The Planning Board and District Council defer any approval until the applicant has:
  - Submitted sealed and certified engineering plans;
  - Demonstrated, through credible modeling, that post-development stormwater will not increase downstream flood risk under current and projected climate conditions;
  - Shown compliance with Adequate Public Facilities requirements for roads, schools, and emergency services; and
  - Established clear consistency with the Subregion 5 Master Plan, county watershed and green infrastructure policies, and applicable state Tier II antidegradation protections.

Given the documented experience of neighboring jurisdictions, proceeding with approval in the absence of these protections would not only be imprudent—it would create a record in which foreseeable harm was placed squarely before the County and nevertheless disregarded.

We thank you for your consideration and for your duty to safeguard both present and future residents of Prince George's County.

Jaelin Tidwell

Respectfully submitted  
The Home Owners Association  
At Branch Hill

## OPPOSITION TO ZMA-2024-004

ZMA-2024-004 fails to meet the requirements set forth in the Zoning Ordinance (“ZO”) including, but not limited to ZO Sections 27-3601, 27-3602, 27-4105, 27-4301, 27-4302, and the development standards in ZO Section 27-6. Moreover, the application is not compatible with the surrounding area nor does it promote the general welfare of the neighborhood and the public. Some of the reasons the application fails to meet the requirements of the ZO are as follows:

### **I. As a threshold matter, ZMA-2024-004 is inadequate.**

As a threshold matter, ZMA-2024-004 is deficient because it fails to include a plat of the existing features signed and sealed by a registered engineer. *See e.g.*, ZO § 27-3601(c)(5)(B); ZO § 27-3602(a)(5)(b). The drawings provided by the Applicant do not have a signature or seal of a registered engineer. On this basis alone, the Planning Board should delay consideration of the application and require the Applicant to submit sufficient plans.

### **II. ZMA-2024-004 must be denied because the Applicant cannot demonstrate a change in circumstances or a mistake in the existing zoning.**

ZO Section 27-3601 states that the procedures and standards of Section 27-3601 “apply to **any** amendment to the Official Zoning Map that involves a specific parcel of land.” ZO § 27-3601(b). ZMA-2024-004 is a zoning map amendment to the Official Zoning Map that involves a specific parcel of land—the Subject Property. Therefore, ZO Section 27-3601 applies to this application.

ZO Section 27-3601 provides that ZMA applications shall not be granted without the applicant demonstrating either a substantial change in the neighborhood or a mistake in the zoning for the Subject Property. *See* ZO § 27-3601(e). Here, the Applicant has failed to demonstrate that there has been a substantial change in the neighborhood or that there was a mistake in the rezoning. Moreover, the Applicant could not demonstrate a substantial change nor could the Applicant demonstrate a mistake because neither have occurred in this case. Therefore, the Planning Board must recommend disapproval of the application.

Although ZO Section 27-3602 sets forth decision standards for Planned Development (PD) rezoning applications, the plain language of ZO Section 27-3601 mandates that the PD decision standards be considered in addition to the minimum requirements set forth in ZO Section 27-3601(e). The minimum requirements set forth in ZO Section 27-3601(e) apply to **all** rezoning applications—including ZMA-2024-004.

### **III. ZMA-2024-004 must be denied because it fails to propose adequate public benefits.**

Planned Development applications are required to provide “specific public benefits and project amenities in accordance with Section 27-4301(d)(3).” ZO § 27-4301(d)(1)(P). Public benefits must be features that are superior to a significantly greater extent than would likely result from development of the site under the base zone. ZO § 27-4301(d)(3)(A). As such, the public benefits proposed by the Applicant here, must propose features that are “significantly greater than would likely result from development of the site under” the Residential Estate (RE) Zone. ZO § 27-4301(d)(3)(A).

Here, the Applicant proposes six alleged public benefits—woodland conservation, interpretive signage, funding towards Cosca Regional Park Playground, Tinkers Creek Stream Valley dedication, trail link connectivity, and Steed Road Improvements. None of these proposed public benefits significantly exceed what would already be required in the RE zone. *See e.g.*, Backup 109.

**1. The Applicant proposes to provide only the minimum woodland conservation required for the RE Zone.**

The RE base zone requires a woodland conservation threshold of 25 percent which would be 25.23 acres for the Subject Property. Staff Report 23. The Applicant proposes to provide only 25.23 acres of woodland preservation on-site. *See id.* The Applicant asserts that this woodland conservation is a public benefit because the R-PD Zone would only require a woodland conservation threshold of 20 percent.

The Applicant’s justification is legally incorrect. As previously established, public benefits must be “significantly greater than would likely result from development of the site under” the RE Zone. *See* ZO § 27-4301(d)(3)(A). Moreover, “[p]ublic benefits should generally be commensurate with the benefit to the applicant of the planned development zoning.” Staff Report 17.

Here, the proposed woodland conservation is not greater than would be required under the RE Zone—the public benefit is merely equal to what would otherwise be required. Meanwhile, the Applicant is increasing the density permitted by the RE zone fivefold. Backup 105. The Applicant is also proposing townhouses (or single-family attached housing) which are substantially more profitable for developers than the single-

family housing permitted by the RE zone. Accordingly, the proposed woodland conservation is not a benefit that is commensurate with the substantial benefit generated by the increase in density under the R-PD rezoning. Therefore, the proposed woodland conservation does not, and cannot, qualify as a public benefit.

**2. The Applicant proposes to provide interpretive signage that would be required for any development of the Subject Property.**

The applicant proposes to provide educational signage along the proposed trails as a proposed public benefit. Staff Report 23. However, Staff found that the interpretive signage is “a basic requirement that would be applicable for any development of the site and, therefore, not a public benefit feature.” Staff Report 24.

**3. The Applicant does not proffer to complete or arrange the improvements to the Cosca Regional Park Playground within the time required for public benefits.**

The Applicant proposes to provide \$150,000 towards the group pavilion playground renovation at the Cosca Regional Park Playground. Staff Report 23. However, public benefit features must be able to be completed or arranged prior to issuance of the first certificate of use and occupancy. *See* ZO § 27-4301(d)(3)(B)(ii). Here, however, the Applicant does not proffer to construct the playground improvements. Staff Report 23. As a result, Staff found that “With the exclusion of construction to the applicant’s proffer, the feature cannot fulfill the requirement for the feature to be completed. Therefore, staff does not find the proposed funding to be an acceptable public benefit feature in support of this application.” Staff Report 23.

**4. The Tinkers Creek Stream Valley dedication does provide a benefit significantly greater than what would already be required by the RE zone.**

The Applicant proposes to dedicate 52 acres of land as park land. This is not an adequate public benefit because that land would be required to be dedicated or permanently preserved under the RE Zone.

The RE zone requires the Applicant to dedicate 6.3 acres for parkland. *See* SR § 24-4601(b)(4)(A). The parkland dedication must come from usable land outside the Primary Management Areas and other conservation areas. Staff Report 18. If the Applicant is not able to dedicate parkland outside the PMA or other conservation areas, the Applicant can dedicate a stream valley park identified in the master plan if the master plan trail is constructed. *See* SR § 24-4601(b)(4)(A).

Here, the Applicant asserts that the 52 acres of dedicated park land consists of 45 acres in addition to the 6.3 acres of required parkland dedication. *See* Staff Report 18. However, the area the Applicant designates as the 6.3 acres of required parkland dedication is within a woodland preservation area. *Id.* Thus, the Applicant is not in fact providing the minimum required parkland dedication. *Id.*

Instead, the Applicant is satisfying the base requirements for the RE zone by dedicated a stream valley park and constructing the required master plan trail. *Id.* As such, the Applicant's proposed dedication does not even exceed the RE Zone's minimum requirements. Furthermore, the areas the Applicant proposes to dedicate as parkland consists of primary management areas and conservation areas that the Applicant would be required to preserve as a base requirement. *Id.* For example, the Applicant already proposes to preserve woodland, at the minimum amount required by the RE zone, as a separate

public benefit. In effect, the Applicant is attempting to double count its woodland preservation in its proposed public benefits.

The proposed parkland dedication does not significantly exceed features that would likely be anticipated if the Subject Property was developed under the RE Zone. Therefore, the proposed parkland dedication cannot be considered a public benefit.

**5. The proposed trail link connectivity does not significantly exceed features that would be anticipated under the RE Zone.**

The Applicant proposes two trails—the Tinkers Creek Stream Valley trail and a multimodal trail. Staff Report 18. Staff explained that the Tinkers Creek Stream Valley trail is a base requirement. *See, e.g.*, Backup 82; Staff Report 18. Thus, the only additional trail proposed is the proposed multimodal trail. Given the substantial increase in density proposed by ZMA-2024-004, the proposed multimodal trail is not a feature commensurate with the benefit gained by the Applicant with the increased development.

**6. The proposed Steed Road improvements do not qualify as a public benefit because the Applicant proposes to construct the improvements in lieu of contributing CIP funds.**

As a proposed benefit, the Applicant proposes to expand Steed Road from a nearby bridge west of the Subject Property to the eastern edge of the Subject Property. Staff Report 22. However, the Applicant proposes to use any CIP contribution that may be required of the project to construct the proposed improvements. *Id.* However, road improvements in front of the Subject Property and COP contributions are base requirements. *Id.* Therefore, the proposed improvements to Steed Road west of the Subject Property do not qualify as a public benefit because they are being offered in lieu of the Applicant's required CIP

contribution. As a result, these proposed improvements are not significantly more than would likely result if the Subject Property were developed under the RE zone.

**IV. ZMA-2024-004 must be denied because it will adversely impact the surrounding properties.**

Zoning Map Amendments cannot be approved if they will adversely impact surrounding properties. *See* ZO § 27-3602(c)(4). The properties surrounding the Subject Property consist of single-family detached properties and parkland. Staff Report 5. Recent development in the area has already overburdened the public infrastructure including the roads, emergency services, and schools. As staff explained, two adjacent properties are in the development process for higher density housing developments. *See id.* With the already approved developments, the burden on local resources will be exacerbated. Simply put, the community cannot handle 300 additional dwelling units on top of what has already been approved in the area.

Furthermore, the environmental impacts associated with the proposed development will harm surrounding properties. Clinton, as well as other communities in Southern Prince George's County, have experienced damaging and dangerous flooding in recent years caused by stormwater that overwhelms the existing stormwater systems. With the two new R-PD developments adjacent to the Subject Property, stormwater runoff, and therefore, flooding issues will be exacerbated.

Here, the Subject Property includes numerous important and sensitive hydrological resources including 22.22 acres in the 100-year floodplain, Staff Report 6, one perennial

stream (known as Tinkers Creek) which is part of the Piscataway Creek Watershed, a Teir II watershed, Staff Report 4, five intermittent streams, Backup 65, two ephemeral channels, Backup 65, Marlboro Clay, Staff Report 36, wetlands and wetlands buffers, Backup 60, and steep slopes. Backup 60. The combination of these resources on the Subject Property means the risk of flood damage on and near the Subject Property is extremely high. As is well known, increasing impervious surface cover through development exacerbates stormwater management and flood issues significantly.

ZMA-2024-004 will “permit the construction of 300 attached and detached single-family dwellings and related facilities, driveways, sidewalks, and site improvements, a fivefold residential population increase under the Base zone.” Backup 105. The increases development “was not anticipated by the master plan” and the “added density would negatively affect the natural hydraulic patterns post development.” Staff Report 11. The Applicant does not proffer that the proposed development will be designed to ensure that the Subject Property will be able to handle stormwater without causing damage to the proposed properties or surrounding properties. There is no promise to treat all anticipated stormwater within the boundaries of the Subject Property nor is there a promise that any proposed stormwater management facility will be designed to handle the amount of stormwater anticipated based on climate change projections. The Applicant only proposes to meet the minimum stormwater requirements set by the state which do not currently incorporate climate change projections. The applicant also proposes to remove significant amounts of woodland which will further exacerbate stormwater flooding issues in the area.

For all of these reasons, ZMA-2024-004 will adversely impact surrounding properties. The Planning Board should either recommend disapproval of the application.

**V. At minimum, the Planning Board should condition any recommendation of approval on a significant decrease in the number of dwelling units.**

A Zoning Map Amendment cannot be approved if the proposed amendment do not conform with the General Plan, the applicable Area Master Plan, or any Functional Master Plan or if the proposed amendment does not meet the purposes and requirements of the proposed PD zone. *See* ZR § 27-3602(c)(1), (2).

Here, the density proposed by the Applicant makes it impossible for the proposed ZMA to conform with the Master Plan, Functional Master Plan, and the purposes and requirements of the PD zone. For example, Staff described that that “[t]he density and dimensional standards proposed particularly the reduced lot sizes, increased lot coverage, and minimal setbacks, are far more intense than those found in nearby residential areas and even exceed the thresholds permitted in the Residential, Multi-Family-20 (RMF-20) Zone, the densest base zone allowing single-family detached dwellings.” Staff Report 7. AS a result, Staff concluded that “the proposed dimensional standards exceed what may be reasonably achievable while conforming to other Code requirements.” *Id.*

Staff also found that:

If approved, the projected residential population for the Planned Development Grove at Hyde Landing is five times more than the Base Zone population projection. This increase will significantly elevate demand for recreational amenities, especially in an area where population growth is already outpacing the availability of parkland and facilities. According to the Subregion 5 Master Plan, Clinton is expected to need 730 acres of local parkland by 2030, compared to the existing 389 acres, indicating a shortfall of over 340 acres (pg. 138).

Backup 105.

The General Plan calls for “context-sensitive” development. Staff Report 9. Furthermore, ZMA-2024-004 “proposes an increase of development, which was not anticipated with the master plan.” Staff Report 11. The density of the proposed development does not conform with the General Plan and Master Plan because the density is not context sensitive and is not anticipated with the master plan. These plans also set forth goals to “conserve as much land as possible, in the Rural Tier portion of the watershed, as natural resource land” and to “minimize impervious surfaces in the Developing Tier portion of the watershed.” Backup 66.

The Green Infrastructure Plan sets forth policies to “improve water quality through stream restoration, stormwater management, water resource protection, and strategic conservation of natural lands” by limiting “the placement of stormwater structures within the boundaries of regulated environmental features and their buffers to outfall pipes or other features that cannot be located elsewhere.” Backup 73. The level of development proposed by ZMA-2024-004 makes that virtually impossible.

For all of these reasons, if the Planning Board is going to recommend approval of ZMA-2024-004, the Planning Board should impose a condition of approval limiting the number of dwelling units allowed to the number of dwelling units permitted under the base zone—93 dwelling units. The use of the R-PD zoning would still allow the Applicant to provide a wide range of lot types and sizes while the limit on the number of dwelling units would better align ZMA-2024-004 with the General Plan, Master Plan, and the PD zone

requirements and purposes. This would also decrease the impact on the neighboring properties by significantly decreasing the burden on public facilities and stormwater management facilities.