



THE PRINCE GEORGE'S COUNTY GOVERNMENT

Office of the Clerk of the Council
301-952-3600

November 26, 2024

RE: ZMA-2022-005-C (Hyde Landing)
Hyde Field Acquisition, LLC, Applicant

NOTICE OF FINAL DECISION OF THE DISTRICT COUNCIL

Pursuant to the provisions of Section 27-3416 of the Zoning Ordinance of Prince George's County, Maryland requiring notice of decision of the District Council, you will find enclosed a copy of Zoning Ordinance No. 5 - 2024 setting forth the action taken by the District Council in this case on November 18, 2024.

CERTIFICATE OF SERVICE

This is to certify that on November 26, 2024 this notice and attached Council order were mailed, postage prepaid, to all persons of record.

A handwritten signature in cursive script, reading "Donna J. Brown".

Donna J. Brown
Clerk of the Council

**Wayne K. Curry Administration Building
1301 McCormick Drive Largo, MD 20774**

Case No.: ZMA-2022-005-C
Hyde Landing

Applicant: Hyde Field Acquisition, LLC

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND,
SITTING AS THE DISTRICT COUNCIL

FINAL CONDITIONAL ZONING APPROVAL

AN ORDINANCE to incorporate the Applicant's acceptance of conditional zoning approved in Zoning Ordinance No. 5 -2024, and to grant final conditional zoning approval in Application No. ZMA-2022-005-C.

WHEREAS, the District Council in enacting Zoning Ordinance 5 -2024, approved the Applicant's request to rezone approximately 425.45 acres of land in the Legacy Comprehensive Design (LCD) Zone to the Residential Planned Development (R-PD) Zone for the development of a maximum of 1,288 single-family attached and two-family dwelling units, on the subject property located on the Northwest side of Piscataway Road, also identified as 10051 Piscataway Road, 10625 Piscataway Road, 10651 Piscataway Road, Clinton, Maryland; and

WHEREAS, the District Council, pursuant to its decision in Zoning Ordinance 5 -2024, deems it appropriate to accept Applicant's consent to the conditions in Zoning Ordinance 5 -2024; and approve final conditional zoning.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED:

SECTION 1. Final conditional zoning approval of Zoning Ordinance 5 -2024, is hereby granted. Applicant's written acceptance of the conditions in Zoning Ordinance 5 -2024, is hereby incorporated into this amendment of the Zoning Map for the Maryland-Washington Regional District in Prince George's County, Maryland.

SECTION 2. Use of the subject property, as conditionally reclassified, shall be subject to all requirements in the applicable zone and conditions referenced above. Failure to comply with the conditions of rezoning shall constitute a zoning violation and shall constitute sufficient grounds for the District Council to annul the rezoning approved herein; to revoke use and occupancy permits; to institute appropriate civil or criminal proceedings; and/or to take any other action deemed necessary to obtain compliance.

SECTION 3. This Ordinance is effective November 25, 2024, the date of receipt of the Applicant's acceptance of the conditions in Zoning Ordinance 5 -2024.

COUNTY COUNCIL OF PRINCE GEORGE'S
COUNTY, MARYLAND, SITTING AS THE
DISTRICT COUNCIL FOR THAT PART OF THE
MARYLAND-WASHINGTON REGIONAL
DISTRICT IN PRINCE GEORGE'S COUNTY,
MARYLAND

By: *Jolene Ivey*
Jolene Ivey, Chair

ATTEST:

Donna J. Brown

Donna J. Brown
Clerk of the Council



THE PRINCE GEORGE'S COUNTY GOVERNMENT

Office of the Clerk of the Council
301-952-3600

November 22, 2024

DISTRICT COUNCIL PRELIMINARY NOTICE OF CONDITIONAL ZONING APPROVAL

Pursuant to the provisions of Section 27-3416 of the Zoning Ordinance of Prince George's County, Maryland, requiring notice of decision of the District Council, a copy of Zoning Ordinance No. 5 - 2024 granting preliminary conditional zoning approval of ZMA-2022-005- Hyde Landing, is attached.

In compliance with the provisions of Section 27-3601(d)(9) of the Zoning Ordinance, the applicant must file a written acceptance or rejection of the land use classification as conditionally approved within ninety (90) days from the date of approval by the District Council. Upon receipt by the Clerk's Office of a written acceptance by the applicant, a final Order will be issued with an effective date for conditional approval shown as the date written acceptance was received by the Clerk's Office.

The failure to accept the conditions in writing within ninety (90) days from the date of approval shall be deemed a rejection. Rejection shall void the Map Amendment and revert the property to its prior zoning classification.

Written approval or rejection of conditions must be received by the Clerk's Office no later than the close of business (5:00 p.m.) on February 18, 2025.

CERTIFICATE OF SERVICE

This is to certify that on November 22, 2024, this notice and attached Order were mailed, postage prepaid, to the attorney/correspondent and applicant(s). Notice of final approval will be sent to all persons of record.

A handwritten signature in black ink, reading "Donna J. Brown".

Donna J. Brown
Clerk of the Council

Case No.: ZMA-2022-005-C
Hyde Landing

Applicant: Hyde Field Acquisition, LLC

COUNTY COUNCIL OF PRINCE GEORGE’S COUNTY, MARYLAND,
SITTING AS THE DISTRICT COUNCIL

ZONING ORDINANCE NO. 5–2024

AN ORDINANCE to amend the Zoning Map for the Maryland-Washington Regional District in Prince George’s County, Maryland, by an individual Zoning Map Amendment.

WHEREAS, Zoning Map Amendment Application No. 2022-005 (“ZMA-2022-005” or “application”) is a request to rezone approximately 425.45 acres of land in the Legacy Comprehensive Design (LCD) Zone to the Residential Planned Development (R-PD) Zone for the development of a maximum of 1,288 single-family attached and two-family dwelling units, on the subject property located on the Northwest side of Piscataway Road, also identified as 10051 Piscataway Road, 10625 Piscataway Road, 10651 Piscataway Road, Clinton, Maryland; and

WHEREAS, the application was advertised, and the property was posted prior to public hearings, in accordance with all requirements of law; and

WHEREAS, the Technical Staff and the Prince George’s County Planning Board (“Planning Board”) recommended approval of the application with conditions; and

WHEREAS, the Zoning Hearing Examiner (“ZHE”) held its evidentiary hearing on July 30, 2024; and

WHEREAS, Dominick Camp and James Riley appeared at the evidentiary hearing and testified regarding the current traffic situations in the area of the subject property; and

WHEREAS, on October 8, 2024, the ZHE issued its Decision recommending that the application request, to rezone approximately 425.45 acres of land in the LCD Zone to the R-PD

Zone, be approved subject to conditions; and

WHEREAS, on October 10, 2024, the ZHE issued a Corrected Decision on October 8, 2024, indicating that the Applicant is Hyde Field Acquisition, LLC; and

WHEREAS, on November 12, 2024, the District Council voted to approve the application request in accordance with the ZHE's Corrected Decision; and

WHEREAS, as a basis of this final decision, the District Council adopts and incorporates by reference, as if fully restated herein, the ZHE's Corrected Decision to approve the application request, subject to certain conditions.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED:

SECTION 1. The Zoning Map for the Maryland-Washington Regional District in Prince George's County, Maryland, is hereby amended to rezone approximately 425.45 acres of land in the Legacy Comprehensive Design (LCD) Zone to the Residential Planned Development (R-PD) Zone for the development of a maximum of 1,288 single-family attached and two-family dwelling units, on the subject property located on the Northwest side of Piscataway Road, also identified as 10051 Piscataway Road, 10625 Piscataway Road, 10651 Piscataway Road, Clinton, Maryland.

SECTION 2. The request to rezone approximately 425.45 acres of land in the Legacy Comprehensive Design (LCD) Zone to the Residential Planned Development (R-PD) Zone, is hereby APPROVED, subject to the following conditions:

1. At the time of acceptance of the Preliminary Plan of Subdivision Application, the Applicant shall provide the following:
 - a. A Phase I Noise Study prepared and signed by a professional engineer.
 - b. A Soils Study shall be submitted. The Study shall clearly define the limits of past excavation and indicate all areas where fill has been placed. All fill areas shall include borings, test pits, and logs of the materials found. Borings and test pits in fill areas shall be deep enough to reach undisturbed ground.

2. 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 subdivision, approximately 100+ acres of the Tinkers Creek Watershed Stream Valley and adjacent forested areas (Woodland Conservation Areas as further depicted on Applicants "Conceptual Park Conveyance Areas") shall be conveyed to the Prince George's County Department of Parks and Recreation as undeveloped parkland.
 - b. Bike/pedestrian connectivity via a system of trails and sidewalks (in excess of approximately 6,000 linear feet) shall be demonstrated at the time of Preliminary Plan of Subdivision.
 - c. The following road improvements, at a minimum, shall be demonstrated at the time of Preliminary Plan of Subdivision and part of the ADQ analysis, Subject to approval by the applicable operating agency:
 - (1) A pro-rata CIP contribution of \$2,485,483 to the CIP project at MD 223 (Piscataway Road) and Old Branch Avenue/Brandywine Road (CIP 4.66.0052).
 - (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 construct intersection capacity improvements at MD 223 (Piscataway Road) and Steed Road, including an additional through lane each direction along MD 223.
 - (3) Construction of a two-way left turn lane at MD 223 (Piscataway Road) and Miller Farms, and at MD 223 and Tippet Road. This will improve capacity and operations along MD 223 by creating separate left turn lanes, rather than vehicles queuing in the through lane, as currently exists.
 - (4) Provide necessary turning lanes at site access points, as required by the operating agencies.
 - (5) Provide a shared-use path along the Property frontage of MD 223 (Piscataway Road). This will be set back from MD 223 to enhance pedestrian and bike safety.
 - (6) Provide bike lanes along MD 223 (Piscataway Road).
 - (7) 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, but the Applicant anticipates construction of one-half of the section of the collector road along the Property frontage, along with left turn lanes at site access points, as required by DPIE. This will create capacity along Steed Road and ensure the queuing and spillback do not extend beyond the improved area.

- d. A community center or meeting facility with incorporation of training, educational opportunities, or social services shall be included as part of the recreational facilities shall be demonstrated at the time of Preliminary Plan of Subdivision.
 - e. Streetscape improvements shall be provided at the time of Detailed Site Plan, subject to the approval of the Urban Design Section of the Development Review Division of the Prince George's County Planning Department.
 - f. Superior urban design, architecture, and landscaping shall be provided at the time of Detailed Site Plan, subject to the approval of the Urban Design Section the Development Review Division of the Prince George's County Planning Department.
 - g. A wayfinding signage package shall be provided at the time of Detailed Site Plan, subject to the approval of the Urban Design Section of the Development Review Division of the Prince George's County Planning Department.
- 3. At the time of Preliminary Plan of Subdivision, a Type 1 Tree Conservation Plan shall be submitted that accounts for all previous clearing and shall show the provision of all Woodland Conservation requirements on-site.
 - 4. At the time of Detailed Site Plan, the Applicant shall incorporate dog parks and dog waste facilities throughout the development.
 - 5. At the time of Detailed Site Plan, the Applicant shall incorporate electrical vehicle charging stations within commercial development pods.
 - 6. Prior to approval of final plats, the decommissioning procedures to ensure that the Airport will no longer be active and licensed for public use shall be complete. The Applicant shall provide official correspondence from the Maryland Aviation Administration that the Airport is no longer licensed for public aviation use.

SECTION 3. A building permit, use permit, or subdivision permit, as applicable, may not be issued or approved for the subject property except in accordance with the conditions set forth in this Ordinance.

SECTION 4. If the Applicant fails to accept the land use classification conditionally approved in this Ordinance, in writing, within ninety (90) days, the subject property shall revert to the Legacy Comprehensive Design (LCD) Zone.

SECTION 5. BE IT FURTHER ENACTED that this Ordinance shall become effective on the date of its enactment.

ENACTED this 18th day of November 2024, by the following vote:

In Favor: Council Members Fisher, Harrison, Hawkins, Ivey, Olson, Oriadha, and Watson.

Opposed:

Abstained:

Absent: Council Members Blegay, Burroughs and Dernoga.

Vote: 7-0.

COUNTY COUNCIL OF PRINCE GEORGE'S
COUNTY, MARYLAND, SITTING AS THE
DISTRICT COUNCIL FOR THAT PART OF THE
MARYLAND-WASHINGTON REGIONAL
DISTRICT IN PRINCE GEORGE'S COUNTY,
MARYLAND

By: *Jolene Ivey*
Jolene Ivey, Chair

ATTEST:

Donna J. Brown

Donna J. Brown
Clerk of the Council