



July 8, 2026



D.R. Horton, Inc.
137 Michells Chance Road, Suite 300
Edgewater, MD 21037

Re: Notification of Planning Board Action on
Specific Design Plan SDP-2025-0015
Saddle Ridge

Dear Applicant:

This is to advise you that the above-referenced Specific Design Plan was acted upon by the Prince George's County Planning Board on **July 2, 2026**, pursuant to the Transitional Provisions of Section 27-1700 of the Prince George's County Zoning Ordinance and in accordance with the attached Resolution.

Pursuant to Section 27-528.01 of the prior Zoning Ordinance, the Planning Board's decision will become final 30 calendar days after the date of the final notice (**July 8, 2026**) of the Planning Board's decision, unless:

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

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

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

Sincerely,
Sherri Conner, Planning Division Chief
Development Review Division

By: *Te-Sheng Huang*
Reviewer

Attachment: PGCPB Resolution No. **2026-036**

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

PGCPB No. 2026-036

File No. SDP-2025-0015

R E S O L U T I O N

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

WHEREAS, on April 6, 2026, the applicant, D.R. Horton, Inc., submitted an application for approval of Specific Design Plan SDP-2025-0015, entitled Saddle Ridge, for development of 450 single-family detached dwellings and 253 single-family attached dwellings, with recreational amenities, on 289.36 acres of land located south of Floral Park Road and north of MD 373 (Accokeek Road), approximately one mile west of the intersection of MD 373 and Brandywine Road ("subject property"); and

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

WHEREAS, prior to April 1, 2022, the subject property was within the Residential Suburban Development (R-S) Zone; and

WHEREAS, pursuant to Section 27-1704(g) of the Prince George's County Zoning Ordinance, property in the LCD Zone may proceed to develop in accordance with the standards and procedures of the Zoning Ordinance effective prior to April 1, 2022 ("prior Zoning Ordinance") subject to the terms and conditions of prior development approvals, which it has received; and

WHEREAS, therefore, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission reviewed this application under the prior Zoning Ordinance and the subject property's prior R-S zoning; and

WHEREAS, in consideration of evidence presented at a public hearing on June 11, 2026, regarding Specific Design Plan SDP-2025-0015 for Saddle Ridge, the Planning Board finds:

- Request:** The application is for development of 450 single-family detached dwellings and 253 single-family attached dwellings (townhouses), with recreational amenities.
- Development Data Summary:**

	EXISTING	EVALUATED
Zone	LCD	R-S
Use	Vacant	Single-family Detached and Attached Dwellings
Total Gross Acreage	289.36	289.36
Floodplain Acreage	33.24	33.24
Total Net Acreage	272.74	272.74
Lots	10	703
Parcels	8	96
Gross Floor Area (square footage)	0	6,032 (clubhouse)
Total Dwelling Units	0	703

	EXISTING	EVALUATED
Single-family detached	0	450
Single-family attached	0	253

Parking Data (Per Section 27-568(a) of the prior Zoning Ordinance)

Parking	Required	Provided
Single-family detached at 2 x 450 units	900	1,350*
Townhouse units at 2.04 x 253 units	517	709**
Community building (Clubhouse)***	40	43***
Tennis Court	8	27***
On-street parking	-	133****
Total Parking Provided	1,546	2,262

Notes: *In addition to a two-car garage, the driveway of each single-family detached unit can accommodate one additional parking space. All parking spaces are standard size (9.5 feet by 19 feet).

**In addition to a one- or two-car garage, the driveway of each single-family attached home can accommodate one additional parking space. All parking spaces are standard size (9.5 feet by 19 feet).

***Parking spaces for the community building and tennis court are of standard size (9.5 feet by 19 feet). Among 43 spaces for the community building, one is a standard handicap-accessible space and one is a van size handicap-accessible space. Among 27 spaces for the tennis court, one is a standard handicap-accessible space and one is a van size handicap-accessible space.

****All 133 on-street parking spaces are standard size (9.5 feet by 19 feet), which are shown on Sheets 06, 08, 10, 11, 18, and 19 of the site plan.

BICYCLE SPACES

Parking	Required	Provided
Tennis Court	-	4
Parcel A3	-	4
Parcel R3		4
Community Building (Clubhouse)	-	8
Parcel X1	-	4
Parcel I1	-	4
Total Bicycle Parking Provided	-	28

3. **Location:** The subject property is located south of Floral Park Road and north of MD 373 (Accokeek Road), approximately one mile west of the intersection of MD 373 and Brandywine Road. The site is in Planning Area 85A and Council District 9.
4. **Surrounding Uses:** The subject site is bounded to the north by Floral Park Road, with land in the Residential, Rural (RR) Zone beyond, developed with single-family detached homes. The subject site is bound to the south by MD 373, with land also zoned RR beyond, developed with the Millville Quarry. The subject site is bisected by an approximately 350-foot-wide strip of land owned by the Potomac Electric Power Company (PEPCO), which contains power transmission lines and structures, separating the site into two development pods. The northern section of the development is located on the south side of Floral Park Road, at its intersection with Whitaker Park Drive. The southern section of the development is located on the north side of MD 373, approximately 0.75 mile west of its intersection with MD 5 (Branch Avenue). To the west of the site lies land in the Residential Estate (RE) Zone developed with single-family detached homes, with land in the Agricultural-Residential (AR) Zone beyond. To the east of the site lies land in both the RE and RR Zones, sparsely developed with single-family detached homes, and also abutting the Maryland-National Capital Park and Planning Commission (M-NCPPC)-owned and operated Pleasant Springs Park (Park ID: WO7), with MD 5 beyond.
5. **Previous Approvals:** Several Special Exceptions (SE-1589, SE-1590, and SE-1595) were approved by the Prince George's County District Council in 1967, for three separate parcels for gas storage field operations by the Washington Gas Light Company. No conditions were required for these special exceptions. Further information can be found in Zoning Resolution Nos. 444-1967, 445-1967, and 450-1967.

SE-2903 and SE-4043 were approved by the District Council on April 26, 1976 and October 9, 1992, respectively. The applications were for sand and gravel mining operations by Lone Star Industries on Lots 45 through 47. No conditions were required for these special exceptions.

Sketch Plan S-07002 was certified by the Prince George's County Planning Director on November 11, 2007, consistent with Preliminary Plan of Subdivision (PPS) 4-07076. PPS 4-07076 was approved by the Prince George's County Planning Board on May 29, 2008, for 323 lots and 13 parcels. However, the property was never platted pursuant to the 4-07076 approval, which has since expired.

Zoning Map Amendment (Basic Plan) A-10060, to rezone the subject property from the Residential Estate (R-E) and Rural Residential (R-R) Zones to the Residential Suburban Development (R-S) Zone, was originally heard by the Planning Board on July 8, 2021. The Prince George's County Zoning Hearing Examiner then held a hearing on the application on October 27, 2021, but was unable to issue a decision prior to the Planning Board endorsing the Countywide Map Amendment (CMA) on October 28, 2021, which then tolled A-10060.

On November 29, 2021, the District Council adopted Council Resolution CR-136-2021, approving the CMA, with an effective date of April 1, 2022. On December 20, 2021, the

applicant submitted a written request that consideration of A-10060 proceed, as amended to request rezoning to the Legacy Comprehensive Design (LCD) Zone, and revised its basic plan. A-10060 was then approved by the District Council on October 17, 2022 (Zoning Ordinance No. 9-2022) to rezone the subject property from the R-E and R-R Zones to the LCD Zone or the prior R-S Zone. Per Section 27-4205(c) of the Prince George's County Zoning Ordinance, development within the LCD Zone shall comply with the applicable approved basic plan.

Comprehensive Design Plan CDP-22001 was approved by the Planning Board on November 9, 2023 (PGCPB Resolution No. 2023-108) for a mix of housing types consisting of up to 954 dwelling units.

Specific Design Plan SDP-2304 was approved by the District Council on October 29, 2024, for infrastructure improvements including public streets, water, sewer, stormdrain utilities, and stormwater management (SWM) facilities.

Certificate of Adequacy ADQ-2024-019 was approved by the Planning Director on July 9, 2025. This ADQ is valid for 12 years from the date of its approval and subject to the additional expiration provision of Section 24-4503(c) of the Prince George's County Subdivision Regulations.

Preliminary Plan of Subdivision 4-24013 was approved by the Planning Board on July 31, 2025 (PGCPB Resolution No. 2025-060) for 783 lots and 97 parcels, in support of development of 530 single-family detached dwelling units and 253 single-family attached dwelling units.

Specific Design Plan SDP-2501 was approved by the Planning Board on October 30, 2025 (PGCPB Resolution No. 2025-094), for an umbrella architecture package of 19 single-family detached and 9 single-family attached home models.

6. **Design Features:** The irregularly shaped property is characterized by rolling terrain, with steeper slopes associated with Burch Branch, which runs generally north-south through the western portion. Burch Branch, and its system of associated tributaries, are significant features and amenities and will be surrounded by woodland conservation, a master-planned trail, and parkland dedication. A PEPCO transmission line bisects the northern section of the property. No vehicular access is approved to cross the PEPCO easement; however, the master-planned trail will connect the north and south pods of development, providing bike and pedestrian access to amenities throughout the new neighborhood.

Two entry/exit points are located off Floral Park Road to the northern development pod, which includes 163 townhouse dwelling units. Three entry/exit points are located off Accokeek Road to the larger southern development pod, which includes the remaining units and the clubhouse. An internal network of public and private streets provide access to the units, each having a garage. The plans submitted show sidewalks along all street frontages of the subject site. On-street parking is provided near each townhouse development section, to provide visitor parking.

Architecture

The subject SDP is for development of 450 single-family detached homes and 253 single-family attached homes. With SDP-2501, the Planning Board approved an umbrella architecture package of 19 single-family detached home models and 9 single-family attached home models.

The subject SDP includes the architecture of the approved 6,032-square-foot community building (clubhouse). This building is located in the middle of the southern portion of the development and is approximately 19 feet in height. The design of the building includes a low gable roof with multiple projections, covered with asphalt shingles, horizontal siding, fiber cement panels, stone columns, and large windows in a contemporary design.

Recreational Facilities

The applicant provides on-site recreation to satisfy the mandatory dedication of parkland requirement. Specifically, the applicant provides various types of recreational facilities, including a clubhouse and pool, a dog park, a community garden, tennis courts, playgrounds, and seating areas. These facilities will be constructed, based on the recreation facility staging table shown on Sheet 33 of the landscape plan, in line with the phased development construction.

Lighting

The subject SDP application includes one type of pole-mounted lighting, with details. This lighting fixture type is for the private roads and parking area of the approved clubhouse. The submitted photometric plans also show adequate lighting for the areas where these light fixtures are located. No light fixtures are provided in the homeowners association (HOA) open space, on trails, or in amenity areas because these areas are intended for use from dawn to dusk. Finally, installation of light fixtures along public rights-of-way (ROW) throughout the site will be the responsibility of the operating agency.

Signage

The submitted plans show the location and details of five approved entrance monument signs, which are located at each vehicular entrance. These signs vary in size and design, but all feature stone veneer, steel lettering and panels with spot lighting, limestone caps, and black three-rail fencing.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Map Amendment (Basic Plan) A-10060:** A-10060 was approved without conditions; however, the following development data for the site applies, in accordance with the basic plan:

Development Data

Gross Tract Area	289.36 acres
Mattawoman Floodplain	32.75 acres
1/2 Floodplain	16.38 acres
Net Tract Area (Gross Tract Area-1/2 Floodplain)	272.98 acres
Base Density (272.98 acres at 2.7 dwelling units per acre)	737 units
Max. Density (272.98 acres at 3.5 dwelling units per acre)	955 units

The subject SDP is in conformance with Basic Plan A-10060 because it includes a total of 703 residential units, consisting of 450 single-family detached dwellings and 253 single-family attached dwellings.

8. **Prince George's County Zoning Ordinance:** The subject SDP is in conformance with the applicable requirements of the Zoning Ordinance in the prior R-S Zone, as follows:
- a. This subject SDP application is in conformance with the applicable requirements of the R-S Zone, as stated in Part 8, Division 2, Subdivision 6, of the prior Zoning Ordinance. Single-family-detached and attached dwellings are permitted uses, per Section 27-512(b) of the prior Zoning Ordinance. The approved density is below the base residential density permitted per Section 27-513(a). Relative to Section 27-513(d), each lot has frontage on and direct vehicular access to a public or private street, as approved with PPS 4-24013, and only one-family detached and attached dwellings are approved, with attached units limited to 35 percent of the total units.
 - b. Section 27-480, General development regulations, of the prior Zoning Ordinance, includes various additional standards, relative to townhouse lots and architecture. The architecture of the single-family detached and attached units was analyzed for compliance with Section 27-480 and was approved with SDP-2501 (PGCPB Resolution No. 2025-094). The regulations of Section 27-480, as they relate to the subject SDP, are as follows:
 - (a) **Except as provided in Subsection (g), the exception of the minimum lot area requirement for townhouses as set forth in (b), below, and the height limitation for multifamily dwellings as set forth in (f), below, dimensions for yards, building lines, lot area, lot frontage, lot coverage, and building height shown on an approved Specific Design Plan shall constitute the development regulations applicable to the development of the land area addressed by that particular Specific Design Plan.**

The Planning Board has reviewed the development data for the single-family attached lots, shown on the coversheet of the submittal (Sheet SDP-001), and approve the development standards, which are as follows, with no variations at this time.

Development Standards	Single-Family Attached Dwellings (Townhouse)	Single-Family Detached Dwellings
Net Lot Area (Minimum square feet)	1,800 sq. ft.	4,000 sq. ft
Front Yard Minimum	15 ft	15 ft
Rear Yard Minimum	15 ft	15 ft
Side Yard Minimum (One side / Combined)	0 ft	5 ft / 10 ft
Lot Width Minimum at Front Street Line	20 ft	40 ft
Lot Width Minimum at Front BRL	20 ft	40 ft
Minimum Frontage on cul-de-sac	20 ft	30 ft
Minimum Space Between End Buildings	10 ft	N/A
Maximum Height	40 ft	40 ft
Maximum Building Coverage	65 percent	40 percent

Notes: (1) Variation to the above standards may be permitted on a case-by-case basis by the Planning Board, at the time of SDP, if circumstances warrant.

(2) Encroachment into setbacks are permitted for bay windows (3 feet), decks (10 feet), porches (10 feet), chimneys (2 feet), stoops (4 feet), outside open staircases (5 feet), foundations (4 feet), cantilevers (6 feet), and sheds (allowed within full rear yard setback).

- (b) **The minimum lot area requirement for townhouses constructed pursuant to a Specific Design Plan for which an application is filed after December 30, 1996 (with the exception of property in the L-A-C Zone, if any portion lies within one-half (1/2) mile of an existing or planned Washington Metropolitan Area Transit Authority Metrorail station and the V-L and V-M Zones), shall be one thousand eight hundred (1,800) square feet.**

The subject SDP includes a minimum lot area of 1,800 square feet for the approved townhouses. Therefore, this requirement is met.

- (c) **A minimum of sixty percent (60%) of all townhouses constructed in the Comprehensive Design Zones pursuant to a Specific Design Plan for which an application is filed after December 30, 1996 (with the exception of the V-L and V-M Zones), shall have a full front facade (excluding gables, bay windows, trim, and doors) constructed of brick, stone, or stucco.**

The townhouse architecture approved with SDP-2501 included multiple façade options, with full front facades constructed of brick, stone, or stucco. A brick tracking chart, approved with that SDP, will ensure this requirement is met at the time of construction.

- (d) **There shall be no more than six (6) townhouses per building group in any Comprehensive Design Zone (with the exception of the V-L and V-M Zones) for which an application for a Specific Design Plan is filed after**

December 30, 1996, except where the applicant demonstrates to the satisfaction of the Planning Board or District Council, as applicable, that more than six (6) dwelling units (but not more than eight (8) dwelling units) would create a more attractive living environment or would be more environmentally sensitive. In no event shall the number of building groups containing more than six (6) dwelling units exceed twenty percent (20%) of the total number of building groups in the SDP, and the end units on such building groups shall be a minimum of twenty-four (24) feet in width. The restrictions on units per building group and percentages of building groups shall not apply to townhouses in the L-A-C Zone, if any portion of the L-A-C tract lies within one-half (1/2) mile of an existing or planned Washington Metropolitan Area Transit Authority Metrorail station. In no event shall there be more than nine (9) dwelling units in a building group. Garage parking within all building groups shall be provided in rear-loaded garages except where the rears of the units are located along open space areas along the perimeter of the development area or areas of steep topography.

The subject SDP application is in conformance with this requirement because the maximum number of townhouses in each residential stick (or group) is six.

- (e) The minimum building width for townhouses in any continuous, attached group shall be twenty (20) feet, and the minimum gross living space for a townhouse shall be one thousand two hundred and fifty (1,250) square feet in any development for which an application for a Specific Design Plan is filed after December 30, 1996 (with the exception of townhouses in the V-L and V-M Zones and, as it applies to the minimum building width only, townhouses on property in the L-A-C Zone, if any portion lies within one-half (1/2) mile of an existing or planned Washington Metropolitan Area Transit Authority Metrorail station). For the purposes of this Subsection, "gross living space" shall be defined as all interior building space except the garage and unfinished basement or attic area.**

As approved with SDP-2501, the approved townhouses will have a minimum width of 20 feet and a minimum gross living space of 1,250 square feet.

- (f) The maximum building height for multifamily dwellings for which an application for a Specific Design Plan is filed after December 30, 1996, shall be as follows: in the R-S and R-M Zones, forty (40) feet; in the R-U and L-A-C Zones, eighty (80) feet; and in the M-A-C Zone, one hundred and ten (110) feet.**

No multifamily dwellings are included with this application.

- (g) When property is placed in a Comprehensive Design Zone through a Sectional Map Amendment or through a Zoning Map Amendment intended**

to implement land use recommendations for mixed-use development recommended by a Master Plan or Sector Plan that is approved after October 1, 2006, and for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation:

- (1) The design guidelines or standards intended to implement the development concept recommended by the Master Plan, Sector Plan, or Sectional Map Amendment Zoning Change, and a referenced exhibit of record for the property should establish and provide guidance for the development regulations to be incorporated in the Specific Design Plan.**
- (2) The limitations on the maximum percentages of townhouse and multifamily dwelling units contained in Section 27-515(b)(7), footnote 29, the lot area requirement in Subsection (b) above, and the lot width requirements in Subsection (e) above shall not apply. However, the Planning Board or District Council may impose similar restrictions where appropriate, only to implement the recommendations of the Master Plan or Sector Plan.**

This property was placed in a comprehensive design zone through a zoning map amendment, but it is not related to any mixed-use development recommended by a master plan or sector plan. Accordingly, this finding is inapplicable.

- c. Section 27-528(a) of the prior Zoning Ordinance contains the following required findings for the Planning Board to grant approval of an SDP:

- (1) The plan conforms to the approved Comprehensive Design Plan, the applicable standards of the Landscape Manual, and except as provided in Section 27-528(a)(1.1), for Specific Design Plans for which an application is filed after December 30, 1996, with the exception of the V-L and V-M Zones, the applicable design guidelines for townhouses set forth in Section 27-274(a)(1)(B) and (a)(11), and the applicable regulations for townhouses set forth in Section 27-433(d) and, as it applies to property in the L-A-C Zone, if any portion lies within one-half (1/2) mile of an existing or Washington Metropolitan Area Transit Authority Metrorail station, the regulations set forth in Section 27-480(d) and (e);**

The SDP is in conformance with the approved CDP and each of the relevant conditions of approval, as discussed in Finding 9 below. The subject SDP application is in conformance with the 2010 *Prince George's County Landscape Manual* (Landscape Manual) requirements, as discussed in Finding 13 below. The applicable design guidelines for townhouses, set forth in Section 27-274(a)(1)(B) and (a)(11) of the Zoning Ordinance; and the applicable regulations for townhouses, set forth in Section 27-433(d) of the Zoning

Ordinance, are discussed further in Findings 8(d) and (e) below, and the subject SDP is in conformance.

- (1.1) For a Regional Urban Community, the plan conforms to the requirements stated in the definition of the use and satisfies all requirements for the use in Section 27-508 of the Zoning Ordinance;**

This requirement is not applicable to the subject SDP application.

- (2) The development will be adequately served within a reasonable period of time with existing or programmed public facilities either shown in the appropriate Capital Improvement Program, provided as part of the private development or, where authorized pursuant to Section 24-124(a)(8) of the County Subdivision Regulations, participation by the developer in a road club;**

This finding was evaluated at the time of PPS 4-24013, and with the accompanying approved Certificate of Adequacy (ADQ-2024-019), where adequacy of public facilities was found. The subject SDP is in conformance with both of these approvals.

- (3) Adequate provision has been made for draining surface water so that there are no adverse effects on either the subject property or adjacent properties;**

The approved Site Development Concept Plan (24297-2023-00) demonstrates that adequate provisions have been made for draining surface water, with no adverse effects on the subject property or adjacent properties.

- (4) The plan is in conformance with an approved Type 2 Tree Conservation Plan; and**

A revised Type 2 tree conservation plan (TCP2) was submitted with this application, updating the limits of disturbance and conservation and reforestation areas, in accordance with more detailed engineering and lot design. The Planning Board approves the revised TCP2, which conforms with the approved SDP.

- (5) The plan demonstrates that the regulated environmental features are preserved and/or restored to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).**

The regulated environmental features (REF) on the subject property have been preserved and/or restored, to the fullest extent possible, based on the limits of disturbance shown on the SDP and in the statement of justification (SOJ) for impacts to REF and associated exhibits, dated May 2026. The applicant is requesting 16 revisions to approved primary management area (PMA) impacts (A, B, C, D, E, F, J, K, O, Q, R, T, V, W, X, and Y) and one new PMA impact

(Impact Z). The Planning Board approves of the one new PMA impact and the revision of 16 previously approved PMA impacts, resulting in an overall increase of 0.76 acre of PMA impacts, for a total of 6.61 acres of PMA impacts. Further analysis of the SDP's compliance with this finding is provided in the Environmental Planning referral in the Referral Comments finding below.

- d. Section 27-274(a)(1)(B) and (a)(11) contain design guidelines for townhouses, as follows:

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

(1) General.

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

The submitted SDP is found to be in conformance with all design guidelines, as discussed below. Therefore, this finding is not applicable.

(11) Townhouses and three-family dwellings.

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

The two development pod areas in which townhouses are located are currently mostly clear, previously disturbed land; therefore, preserving mature trees in these areas is not possible. However, the subject SDP maintains multiple areas of mature trees, pursuant to the previous approval of SDP-2304 for infrastructure.

- (B) Groups of townhouses should not be arranged on curving streets in long, linear strips. Where feasible, groups of townhouses should be at right angles to each other, and**

should facilitate a courtyard design. In a more urban environment, consideration should be given to fronting the units on roadways.

The site layout for townhouses is designed in an urban environment manner, with the majority of townhouse groups at right angles to each other and fronting on private roadways.

- (C) Recreational facilities should be separated from dwelling units through techniques such as buffering, differences in grade, or preservation of existing trees. The rears of buildings, in particular, should be buffered from recreational facilities.**

The subject SDP application includes multiple locations of recreational facilities near townhomes. These facilities are designed in accordance with this requirement, as they are either separated from dwelling units by roads, or buffered with approved landscaping when adjacent to the rears of buildings.

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

Nine townhouse models, each with at least five different elevation options, were approved with SDP-2501 for the subject development. In addition, that approval conditioned that no two houses located next to or across the street from each other shall have the same elevation. This requirement is met.

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

The submitted site landscape plans show that the rear yards of all townhouse units are either not abutting public ROWs or parking areas, or are appropriately buffered with landscaping.

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

The approved townhouses show offsets along a stick of units to enhance the aesthetic appearance of the approved townhouse sticks, as was analyzed with SDP-2501.

e. Section 27-433(d) also contains regulations for townhouses, as follows:

(d) Dwellings.

(1) All dwellings shall be located on record lots shown on a record plat.

All dwellings are approved to be located on lots that will be part of a required record plat.

(2) There shall be not more than six (6) nor less than three (3) dwelling units (four (4) dwelling units for one-family attached metropolitan dwellings) in any horizontal, continuous, attached group, except where the Planning Board or District Council, as applicable, determines that more than six (6) dwelling units (but not more than eight (8) dwelling units) or that one-family semidetached dwellings would create a more attractive living environment, would be more environmentally sensitive, or would otherwise achieve the purposes of this Division. In no event shall the number of building groups containing more than six (6) dwelling units exceed twenty percent (20%) of the total number of building groups, and the end units on such building groups shall be a minimum of twenty-four (24) feet in width.

No horizontal, continuous, attached townhouse group contains more than six, nor less than three dwelling units, in conformance with this requirement.

(3) The minimum width of dwellings in any continuous, attached group shall be at least twenty (20) feet for townhouses, and twenty-two (22) feet for one-family attached metropolitan dwellings. Attached groups containing units all the same width and design should be avoided, and within each attached group attention should be given to the use of wider end units.

The minimum width of townhouses is 20 feet in this SDP application.

- (4) The minimum gross living space, which shall include all interior space except garage and unfinished basement or attic area, shall be one thousand two hundred and fifty (1,250) square feet for townhouses, and two thousand two hundred (2,200) square feet for one-family attached metropolitan dwellings.**

The townhouse models approved with SDP-2501 comply with this requirement, as all of them exceed the minimum requirement of 1,250 square feet.

- (5) Side and rear walls shall be articulated with windows, recesses, chimneys, or other architectural treatments. All endwalls shall have a minimum of two (2) architectural features. Buildings on lots where endwalls are prominent (such as corner lots, lots visible from public spaces, streets, or because of topography or road curvature) shall have additional endwall treatments consisting of architectural features in a balanced composition, or natural features which shall include brick, stone, or stucco.**

The townhouse architecture approved with SDP-2501 complies with this requirement, with respect to side and rear wall architectural treatments.

- (6) Above-grade foundation walls shall either be clad with finish materials compatible with the primary facade design, or shall be textured or formed to simulate a clad finished material such as brick, decorative block, or stucco. Exposed foundation walls of unclad or unfinished concrete are prohibited.**

The townhouse architecture approved with SDP-2501 complies with this requirement, relative to above-grade foundation walls.

- (7) A minimum of sixty percent (60%) of all townhouse units in a development shall have a full front facade (excluding gables, bay windows, trim, and doors) of brick, stone, or stucco. Each building shall be deemed to have only one “front.”**

At least 60 percent of all townhouses, included in this SDP application, will have a full front façade (excluding gables, bay windows, trim, and doors) constructed of brick, stone, or stucco. A brick tracking schedule is included in the SDP.

- (8) One-family attached metropolitan dwellings shall be designed with a single architecturally integrated “Front Wall.” A minimum of one hundred percent (100%) of the “Front Wall”, excluding garage door areas, windows, or doorways shall be constructed of high quality**

materials such as brick or stone and contain other distinctive architectural features.

This requirement is not applicable to the subject SDP application.

9. **Comprehensive Design Plan CDP-22001:** CDP-22001 was approved by the Planning Board on November 9, 2023 (PGCPB Resolution No. 2023-108), subject to nine conditions and two considerations. The conditions relevant to the review of this SDP are listed below in **bold** text. The Planning Board's analysis of the project's conformance to the conditions follows each one, in plain text:

3. **At the time of specific design plan, the applicant shall submit a list of sustainable site and green building techniques that will be used in the development and will be included in the design guidelines.**

Green building techniques were reviewed with SDP-2501 for the approved architectural models. As far as sustainable site techniques, the applicant indicated that the SDP was designed using low impact development, including structural devices (engineer-designed systems) and nonstructural devices (vegetated, natural systems) to manage the flow and treatment of rainfall on the site. The development proposal will fulfill all regulatory SWM designs to maintain the water quality of the environmentally valuable Burch Branch habitat in the center of the property. A large portion of this habitat will be preserved woodland or dedicated to M-NCPPC as parkland.

4. **Prior to approval of the associated final plat, 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 the archeological investigations). The location and wording of the signage and the public outreach measures shall be subject to approval by the Prince George's County Planning Department archeologist. The plan shall include the timing for the installation of the signage and the implementation of public outreach measures.**

The applicant provided the sign locations, time of installation, and the draft text of the interpretive sign with this application. The applicant will continue to work with Historic Preservation Section staff to finalize the text of the interpretive sign, prior to approval of the final plat, per this condition.

8. **The timing of construction of the master-planned trails shall be determined with the approval of the specific design plan.**

The applicant provided building permit timing for construction of the master-planned trail on-site throughout the approved five construction phases. The Planning Board supports the timing of construction to ensure the facility is constructed, prior to the final stage of development. However, due to the various site complexities, the timing shall be finalized with Prince George's County Department of Parks and Recreation (DPR) staff and reflected on the SDP, prior to certification.

Consideration

1. **At the time of specific design plan, the applicant shall evaluate an appropriate location(s) for a dog park and dog waste stations.**

The subject SDP includes a dog park for small and large dogs on Parcel G1, at the southern end of the northern pod of development. The circulation exhibit also indicates locations for 13 dog waste stations throughout the community and along the master-planned trail.

10. **Preliminary Plan of Subdivision 4-24013:** PPS 4-24013 was approved by the Planning Board on July 31, 2025 (PGCPB Resolution No. 2025-060), subject to 23 conditions. The conditions relevant to the review of this SDP are listed below in **bold** text. The Planning Board's analysis of the project's conformance to the conditions follows each one, in plain text:

2. **Prior to approval, the final plat of subdivision shall include:**
 - a. **Right-of-way dedication along Floral Park Road and MD 373 (Accokeek Road), in accordance with Section 24-123(a)(1) of the prior Prince George's County Subdivision Regulations and the approved preliminary plan of subdivision.**
 - b. **The granting of a minimum 10-foot-wide public utility easement along both sides of all public streets, and along at least one side of all private streets, in accordance with Section 24-122(a) and Section 24-128(b)(12) of the prior Prince George's County Subdivision Regulations, and in accordance with the approved preliminary plan of subdivision.**

The ROW dedication along Floral Park Road and MD 373 is correctly shown on the SDP, in accordance with the approved PPS. The minimum 10-foot-wide public utility easement along both sides of all public streets and one side of all private streets is also shown on the SDP, in conformance with this condition and in accordance with the approved PPS.

3. **In conformance with the 2009 *Approved Countywide Master Plan of Transportation*, and the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment*, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following improvements and show the following facilities at the time of specific design plan:**
 - a. **A minimum 10-foot-wide shared-use path along the property frontage of Floral Park Road and MD 373 (Accokeek Road), unless modified by the permitting agency with written correspondence. Any modifications shall be in accordance with Prince George's County Department of Public Works**

and Transportation and Maryland State Highway Administration adopted standards.

A 10-foot-wide shared-use path is approved along the property's frontage of Floral Park Road. The plan must be updated to include a 10-foot-wide shared-use path along MD 373, subject to approval of the Maryland State Highway Administration (SHA), in accordance with the condition above.

b. A minimum 10-foot-wide shared-use path along the alignment of the Burch Branch Trail throughout the site.

A 10-foot-wide shared-use path, along the alignment of the Burch Branch Trail, is provided and shown in detail with the SDP and the Circulation exhibit.

c. A standard bicycle lane, shared road pavement markings, and signage along Floral Park Road and MD 373 (Accokeek Road), in accordance with the American Association of State Highway and Transportation Officials guidelines, as modified by the permitting agency.

In lieu of a standard bicycle lane, shared road pavement markings, and signage, a 10-foot-wide shared-use path is shown along the property's frontage on Floral Park Road. The Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) has provided written correspondence noting its acceptance of this modification and that it is not requiring a bicycle lane, nor additional pavement markings along Floral Park Road.

There is no bicycle lane or additional pavement markings shown on the plan along the frontage of MD 373. The applicant has stated that the plans are still in progress, in coordination with SHA. There are no updates yet from SHA's review (as the operating agency) of the MD 373 roadway improvements. The Planning Board includes a condition herein that the plan be updated to include bicycle facilities along MD 373, or provide correspondence from SHA that frontage improvements have been modified. Adequate ROW exists to construct a standard bicycle lane, shared road pavement markings, or a wide shoulder, subject to approval of SHA, the operating agency.

d. A minimum 5-foot-wide sidewalk along both sides of all internal roadways, where the shared-use path is not proposed.

A minimum 5-foot-wide sidewalk is provided along all internal roadways, with the exception of areas where the 10-foot-wide shared-use path is provided.

e. Perpendicular Americans with Disabilities Act-compliant curb ramps and crosswalks crossing all vehicular access points along the frontages, and throughout the site crossing internal intersections.

Appropriate curb ramps and crosswalks are provided at all vehicular access points, along the frontage and throughout the site.

f. Short-term bicycle parking at any proposed recreational areas.

Short-term bicycle parking racks are provided in six locations, for a total of 28 bicycle parking spaces. Each location includes two bicycle racks for four bicycle parking spaces, except for the clubhouse, where four bicycle racks (eight spaces) are approved.

- 4. Prior to acceptance of the first specific design plan, other than for infrastructure only, frontage improvement plans at the site access points shall be reflected on the plans. These plans shall include the recommended master-planned bicycle and pedestrian facilities and acceleration/deceleration lanes unless modified with written correspondence from the operating agency.**

Frontage improvements have been provided, as recommended, along Floral Park Road and MD 373, except for bicycle facilities along MD 373. The Planning Board includes a condition herein that the SDP be updated to include bicycle facilities along MD 373, or provide correspondence from SHA that frontage improvements have been modified. Adequate ROW exists to construct a standard bicycle lane, shared road pavement markings, or a wide shoulder, subject to approval of SHA, the operating agency.

- 6. Development of this subdivision shall be in conformance with Stormwater Management Concept Plan SDC No.24297-2023, and any subsequent revisions.**

The SDP and TCP2 are in conformance with the approved SWM Concept Plan, 24297-2023. The applicant has sought for minor changes to the stormwater outfall and sewer line locations. If DPIE requires a new concept, this approved concept plan shall be provided, prior to certification of the TCP2.

- 7. At the time of final plat, in accordance with Section 24-121(a)(7) of the prior Prince George's County Subdivision Regulations and Comprehensive Design Plan CDP-22001, approximately ±102.87 acres of parkland as public benefit, as shown on the preliminary plan of subdivision (Parcels D, E, E1, G, I, J, M, P, R, S, T, U, V, X and Z), shall be conveyed to The Maryland-National Capital Park and Planning Commission (M-NCPPC). The land to be conveyed shall be subject to the following conditions:**

The SDP includes Parcels D, E, E1, G, I, J, M, P, R, S, T, U, V, X, and Z, totaling 102.88 acres, to be conveyed to M-NCPPC, in conformance with this condition and the approved PPS. These parcels are also identified in a chart on the coversheet, with their acreage and subsequent ownership.

8. **The parcels to be conveyed to The Maryland-National Capital Park and Planning Commission shall be reflected on a Type 2 tree conservation plan (TCP2). The TCP2 shall be reviewed and recommended for approval by the Prince George's County Department of Parks and Recreation.**

A TCP2 is included with this application submittal, demonstrating the parcels to be conveyed to M-NCPPC. These parcels were reviewed by DPR, at the time of PPS, and are presented again with this application.

9. **The applicant shall submit a copy of the letter to be provided by the Prince George's County Department of Parks and Recreation, consenting to the placement of woodland conservation easements on lands to be dedicated to The Maryland-National Capital Park and Planning Commission, with all subsequent development applications, for inclusion in the project record.**

DPR has expressed support to the County for placement of woodland conservation easements on properties that are anticipated to be conveyed to M-NCPPC. A letter, in support, was sent from DPR to members of the Planning Department on January 30, 2026, and was included in the submittal.

11. **Prior to approval of building permits, in accordance with Section 24-121(a)(7) of the prior Subdivision Regulations, the applicant and the applicant's heirs, successors, and/or assignees shall convey land to a homeowner's association, as identified on the approved preliminary plan of subdivision and site plan. Land to be conveyed shall be subject to the following:**

SDP-2025-0015 provides 79 parcels (totaling 74.96 acres) to be conveyed to the HOA for open space, private roadways, and SWM facilities. However, the Parcel Chart on the coversheet does not list 10 of these parcels (Parcels BB1, D4, E2, E3, E4, F1, F3, G5, P1, and R1), which should be added, prior to certification of this SDP. The parcels being conveyed to the HOA are consistent with the PPS, except that the PPS approved 81 parcels and included Parcel D5, which is not approved with this SDP. Further, the PPS inadvertently counted Parcel X under both the HOA parcels and the parcels to be conveyed to M-NCPPC. Therefore, there were only 80 parcels approved to be conveyed to the HOA, with the PPS (including Parcel D5 not approved with this SDP).

12. **Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan, TCP1-012-2023-01, in conformance with Section 25-121 of the 2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance. The following note shall be placed on the final plat of subdivision:**
13. **Prior to issuance of permits for this subdivision, in conformance with Section 25-119(a)(3) of the 2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance, a Type 2 tree conservation plan shall be approved. The following note shall be placed on the final plat of subdivision:**

A Type 2 Tree Conservation Plan, TCP2-2026-0032, was submitted with this application. The TCP2 was found to be in conformance with Type 1 Tree Conservation Plan TCP1-012-2023-01 and is approved herein.

15. **The applicant and the applicant's heirs, successors, and/or assignees shall construct the master-planned trail. The master-planned trail shall be designed in accordance with the standards outlined in the *Park and Recreation Facilities Design Guidelines*. The timing of construction of the master-planned trail shall be determined by the Prince George's County Planning Department, with the approval of a specific design plan (SDP). A public use easement shall be provided over the trail, with the width of the easement determined at the time of SDP.**

The timing of construction of the master-planned trail will be in several phases to align with the phased construction of the development plan. A phasing plan is included with this application to demonstrate which portions and lengths of trail will be constructed, per development phase. This phased list is also located on Sheet 37 of the SDP. Construction drawings will be prepared and submitted to DPR, following approval of this SDP and prior to submission of a final plat, as is typical for this type of development. The location and extent of the public use easements are demonstrated on the SDP view sheets, and the standard DPR trail details are included with the SDP set. As a multi-phased development, the construction timing of the master-planned trail shall be finalized with DPR staff and reflected on the SDP, prior to certification. The public use easement shall encompass the entire width and length of the trail.

18. **The applicant and the applicant's heirs, successors, and/or assignees shall submit construction drawings of the master-planned trail to the Prince George's County Department of Parks and Recreation, with the timing of the trail construction to be determined at the time of the specific design plan for the residential development.**

Details of the trail are included on Sheet 35 of the site plan set.

In its referral, DPR staff highlighted the following, regarding the approved trail network, which should be addressed through revised plan submissions, prior to certification and interagency coordination, to ensure the trail system meets County connectivity goals, safety standards, and environmental requirements:

- (a) Trail Alignment Burch Branch – Phase 4: DPR staff recommend evaluating alternative alignments along Burch Branch, including along the main entrance road from Accokeek Road or adjacent to existing M-NCPPC parkland near Phase 1A.
- (b) System Connectivity and Regional Linkages: While internal neighborhood connections are generally supported, DPR staff emphasize the need to anchor the trail system at existing and planned park properties at both termini (Accokeek

Road and Floral Park Road). Coordination with DPR staff is needed to confirm the status and accessibility of these park parcels.

- (c) North–South Trail Corridor Opportunity: The development presents an opportunity to establish a significant north–south trail corridor in the southern portion of the County. The design should support future connections to the regional Rose Creek Trail network and adjoining developments.
- (d) Road Cross Sections and Safety Considerations: Additional details are needed on roadway cross sections where trails are approved. DPR staff request review of design elements affecting safety and user comfort, including separation from vehicular travel lanes, driveway conflicts, frontage conditions, and landscape buffers.
- (e) Environmental Constraints and Regulated Areas: DPR staff require documentation of REF and identification of areas to remain undisturbed, to ensure trail placement avoids sensitive natural resources.

As conditioned herein, prior to any final plat for parcels inclusive of the master-planned trail, the applicant shall submit construction drawings of the master-planned trail for approval by DPR staff.

- 20. In accordance with Section 24-135(b) of the prior Prince George’s County Subdivision Regulations, the applicant and the applicant’s heirs, successors, and/or assignees shall allocate appropriate and developable areas for, and provide, adequate on-site recreational facilities in accordance with the standards outlined in the Prince George’s County *Park and Recreation Facilities Design Guidelines*.**

The landscape plan set includes a Recreation Plan (Sheet 33) showing the locations of all approved recreational facilities. The subsequent sheets include plans and details related to each facility, which will follow the standards outlined in the *Park and Recreation Facilities Design Guidelines*.

- 21. The on-site recreational facilities shall be reviewed by the Urban Design Section of the Development Review Division, of the Prince George’s County Planning Department, for sufficiency and proper siting, in accordance with the Prince George’s County *Park and Recreation Facilities Design Guidelines*, with the review of the specific design plan (SDP). Timing for construction shall also be determined at the time of SDP.**

The landscape plan set includes plans and details for all approved recreational facilities, which follow the standards outlined in the *Park and Recreation Facilities Design Guidelines*. The timing for construction of these facilities is provided on Sheet 33 of the submitted landscape plan, and is found to be sufficient and properly sited.

- 11. Certificate of Adequacy ADQ-2024-019:** ADQ-2024-019 was approved by the Planning Director on July 9, 2025, subject to eight conditions. The conditions relevant to the review of this SDP are listed below in **bold** text. The Planning Board's analysis of the project's conformance to the conditions follows each one, in plain text:

- 1. Total development within the subject property shall be limited to uses that would generate no more than 575 AM and 681 PM peak-hour vehicle trips.**

The current proposal for 450 single-family detached homes and 253 single-family attached homes is within the established trip cap. The trip cap established in ADQ-2024-019 assumed 530 single-family detached homes and 253 single-family attached homes. This condition has been met.

- 2. Prior to approval of the first building permit for the subject property, the applicant and the applicant's heirs, successors, and/or assignees shall demonstrate that the following roadway improvements, as designated below, have (a) full financial assurances, (b) been permitted for construction through the applicable operating agency's access permit process, and (c) an agreed-upon timetable for construction and completion with the appropriate agency:**

(a) MD 373/ Southeast Site Access

(i) Construction of a deceleration lane along MD 373

The required deceleration lane along MD 373 is not shown on this SDP and, therefore, a condition is included herein requiring it to be shown.

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

A circulation plan, with details, is provided with this SDP to demonstrate on-site bicycle and pedestrian improvements. This requirement is met.

- 12. Specific Design Plan SDP-2304:** SDP-2304 was approved by the Planning Board on July 11, 2024 (PGCPB Resolution No. 2024-057), subject to six conditions and one consideration. None of which are applicable to this SDP.
- 13. Specific Design Plan SDP-2501:** SDP-2501 was approved by the Planning Board on October 30, 2025 (PGCPB Resolution No. 2025-094), subject to one condition. This condition is not applicable to this SDP.
- 14. 2010 Prince George's County Landscape Manual:** Per Section 27-528(a)(1) of the prior Zoning Ordinance, an SDP must conform to the applicable standards of the Landscape Manual.

The approved development is subject to Section 4.1, Residential Requirements; Section 4.3, Parking Lot Requirements; Section 4.6, Buffering Development from Streets; Section 4.7, Buffering Incompatible Uses; Section 4.9, Sustainable Landscaping Requirements; and Section 4.10, Street Trees Along Private Streets, of the Landscape Manual. The submitted landscape plans demonstrate compliance with all applicable sections.

The subject property is located in the prior Developing Tier and fronts Floral Park Road, a designated historic and scenic road, and MD 373, a designated historic road. Pursuant to Section 4.6, a minimum 20-foot-wide buffer, with a minimum of 80 plants units per 100 linear feet of frontage, is required for both roads and has been shown on the submitted landscape plan.

15. 2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:

This property is subject to the provisions of the Woodland and Wildlife Habitat Conservation Ordinance effective prior to July 1, 2024 (2010 WCO), pursuant to Section 25-119(g) of the WCO. Specifically, the approved development was the subject of approved TCP2-011-2024, which was accepted for review on or before June 30, 2024. The TCP2 submitted with this application, TCP2-2026-0032, is an amendment to TCP2-011-2024. It may continue to be reviewed under the 2010 WCO because it is a minor revision in accordance with Subsection 25-119(c)(4)(A) of the WCO.

The overall site contains a total of 202.91 acres of net tract woodlands, 29.24 acres of wooded floodplain, and has a woodland conservation threshold of 51.22 acres (20 percent/prior zoning R-S). The development is approved to clear 125.36 acres of woodland in the net tract, 2.74 acres of wooded floodplain, and 10.46 acres of off-site clearing, resulting in a woodland conservation requirement of 95.76 acres. The off-site woodland clearing is to connect to the nearest existing sewer line. The TCP2 and woodland conservation worksheet includes 72.02 acres of on-site preservation, 14.40 acres of reforestation, 0.68 acre of landscape credit, and 8.66 acres of off-site woodland credits, for a provided woodland conservation of 95.76 acres.

This application plans to increase the off-site mitigation to 8.66 acres. The PPS approved 3.68 acres of off-site mitigation. Since this approval, The Washington Suburban Sanitary Commission (WSSC) requested that the on-site sewer line easement increase by 15 feet to allow installation and maintenance of the sewer line. Clearing for this on-site area has increased by 0.73 acre and clearing for the off-site sewer line has increased by 3.23 acres. This approved increase of on-site clearing with this SDP still maintains its grandfathering, as a minor revision, because the additional easement area, and therefore the plan revisions, result from a governmental requirement.

Technical revisions to the revised TCP2 are required and included in the conditions of this resolution.

Specimen Trees

The site contains 275 on-site specimen trees, with 151 rated in good condition, 108 rated in fair condition, 10 rated in poor condition, 1 rated in fair/poor condition, and 5 not rated. With approved SDP 2304, the Planning Board approved the removal of 22 specimen trees, specifically Specimen Trees ST-2, ST-4, ST-10, ST-24, ST-26, ST-33, ST-34, ST-36, ST-37, ST-74, ST-81,

ST-90, ST-125, ST-126, ST-147, ST-176, ST-177, ST-219, ST-221, ST-235, ST-248, and ST-249. With PPS 4-24013, the Planning Board approved the removal of an additional 54 specimen trees, identified as ST-1, ST-3, ST-9, ST-18, ST-25, ST-41, ST-45 through ST-70, ST-80, ST-83, ST-89, ST-127 through ST-131, ST-133, ST-135, ST-193 through ST-195, ST-236, and ST-240 through ST-247.

With this SDP, the applicant's engineer determined that Specimen Tree ST-82 is requested to be removed, and previously approved for removal Specimen Trees ST-80, ST-81, ST-236, ST-247, and ST-249 can be saved, and will be shown on this TCP2 as being retained. Including the specimen tree requested for removal with the subject application, and the five trees previously approved for removal that can now be saved, of the overall Saddle Ridge development with 275 specimen trees on-site, 72 will have been requested and approved for removal and 203 will be preserved. The subject application is reliant on the prior variance approvals, except for ST-82 analyzed below.

Review of Subtitle 25 Variance Request

A Subtitle 25 Variance application and an SOJ, in support of a variance, was received for review with this application and was dated May 2026.

This May 2026 variance SOJ lists one specimen tree requested for removal and five previously approved for removal specimen trees to be retained. When reviewing this variance document, the specific location detail areas show only one specimen tree.

Section 25-119(d)(1) of the WCO contains six required findings to be made before a variance can be granted. The letter of justification submitted seeks to address the required findings for one specimen tree, and details specific to the individual tree have been provided in the following chart:

SPECIMEN TREE SCHEDULE SUMMARY

ST #	COMMON NAME	Diameter (in inches)	CONDITION	Specimen Tree Impact Area	Specimen Tree Impact Disturbance
ST-82	Tulip poplar	32	Good	Tree/CRZ	Sewer

*Tree/CRZ = impacts both specimen tree and critical root zone

*Sewer = sewer line construction

Statement of Justification Request

A variance from Section 25-122(b)(1)(G) of the WCO is requested for the clearing of one on-site specimen tree identified as ST-82. After final engineering, five specimen trees previously approved for removal (ST-80, ST-81, ST-236, ST-247, and ST-249) can be saved.

This variance is requested to the WCO which requires, under Section 25-122, that “woodland conservation shall be designed as stated in this Division unless a variance is approved by the approving authority for the associated case.” The Subtitle 25 Variance application form requires an SOJ of how the findings are being met.

The text in **bold**, labeled A–F, are the six criteria listed in Section 25-119(d)(1). The plain text provides responses to the criteria.

A. Special conditions peculiar to the property have caused the unwarranted hardship;

To meet this finding, the applicant must show that: (1) the variance is necessary to allow for a use of its property that is significant and reasonable; and (2) the use cannot be accomplished elsewhere on the property without a variance.

The Saddle Ridge subdivision contains extensive REF and plans to minimize impact on these environmental areas, unless for infrastructure purposes. Several utility line locations have changed, due to engineering practices. ST-82 is located in an area where the sewer line was realigned. This impact is necessary to infrastructure. The applicant states that this tree falls within an area slated for grading and installation of the sewer line to serve one of the residential pods. ST-82 is a 32-inch tulip poplar in good condition; however, this species has poor construction tolerance. Removal of this tree is necessary to construct the sewer line and grade the area.

The Planning Board finds that requiring the applicant to retain the one additional specimen tree approved for removal on the site, by designing the development to avoid impacts to the critical root zone, would cause the applicant an unwarranted hardship, due to conditions peculiar to the subject property.

The subject property has a combination of existing development and natural features that form the layout of the approved development. The properties are divided into two development areas, north and south, which are separated by an existing PEPCO high tower power line easement. The subject property contains 100-year floodplain; mapped REF, including streams and wetlands; and mapped forest interior dwelling species habitat. The on-site stream, Burch Branch, flows into Piscataway Creek. These are both designated by the State as Tier II waterways, which are those waters that have an existing water quality that is significantly better than the minimum water quality standards. Specimen Tree ST-82 is located just outside of the PMA limits. In addition, there is a large amount of specimen trees (275) located throughout the entire property, which makes it challenging to develop the site without affecting a single specimen tree. These natural features constitute special conditions peculiar to the property.

The removal of ST-82 is due to the expansion of the sewer line easement. Originally, the sewer line easement was planned for a width of 30 feet. Since the last review of this subdivision, WSSC requested an additional 15 feet for the planned sewer easement to ensure adequate access for maintenance of the utility. The location where the planned sewer line is located is entirely within the PMA and the requested tree is just outside the

PMA. With the impacts required for the sewer line installation, over 30 percent of the critical root zone will be impacted by excavation and grading activities. According to the Environmental Technical Manual, any specimen tree with over 30 percent critical root zone impact must be removed. The sewer line and its associated easement cannot be relocated to avoid impacts to ST-82. In particular, the location of the planned manhole that the system is tying into is determined by the length of the main sewer pipe and stream contours. As noted above, on-site streams are a special condition peculiar to the property.

Furthermore, the site's other REF and woodlands form the overall layout. Specifically, this development plans to preserve significant environmental features such as the on-site woodland and on-site wetlands, to the extent practicable. The site contains 275 specimen trees, and this application is requesting one additional specimen tree be removed. ST-82 is located outside of the PMA, adjacent to a planned sewer line limit of disturbance. The applicant plans 72.02 acres of their woodland conservation requirements on-site in preservation, and most of the remaining specimen trees are located within the area for preservation.

The approved use, for residential suburban development, is a significant and reasonable use for the subject site, and it cannot be accomplished without the infrastructure impacts, specifically the sewer line requested with this variance. Specifically, the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* (Subregion 5 Master Plan and SMA) envisions Residential Low land use at the subject property, and the applicant's proposal is in line with this vision. Development cannot occur on the portions of the site containing PMA, which limits the site area available for development.

B. Enforcement of these rules will deprive the applicant of rights commonly enjoyed by others in similar areas.

The applicant states that the property contains many environmental features, and complying with the additional requirement to preserve the existing specimen trees on-site would deprive the applicant of rights commonly enjoyed by others to construct projects with necessary utilities. The SOJ states that limiting the developable area by protecting the root zones and specimen trees will deprive the applicant of the right to develop the property in a similar fashion as other properties located within Brandywine and the surrounding areas.

The Planning Board concurs that enforcement of the requirement that all specimen trees be preserved, along with an appropriate percentage of their critical root zone, would deprive the applicant of rights commonly enjoyed by others in similar areas. Not granting the variance would prevent the infrastructure project and the overall Saddle Ridge subdivision from being developed in a functional and efficient manner. The applicant plans to remove ST-82 for a sewer line and its associated easement to support the approved residential community. Without a variance, the applicant could not provide a properly sited sewer line with an adequate easement for its maintenance without further

impacts to the PMA. Accordingly, enforcement of these rules will deprive the applicant of rights commonly enjoyed by others in similar areas.

This development plans to preserve significant environmental features, such as the on-site woodland and on-site wetlands, to the extent practicable. The site contains 275 specimen trees, and this application is requesting one additional specimen tree be removed. ST-82 is located outside of the PMA, adjacent to a planned sewer line limit of disturbance. The applicant plans 72.02 acres of the woodland conservation requirements on-site in preservation, and most of the remaining specimen trees are located within the area for preservation.

C. Granting the variance will not confer on the applicant a special privilege that would be denied to other applicants.

Granting this variance is not a special privilege that would be denied to other applicants. Other similar residential developments that required the installation of new sewer infrastructure would be given the same considerations during the review of the required variance application.

D. The request is not based on conditions or circumstances which are the result of actions by the applicant;

The applicant has taken no action leading to the conditions or circumstances that are the subject of the variance request. The removal of one additional specimen tree would be the result of its critical root zone location within the planned infrastructure limit of disturbance. Specimen trees with impacts greater than 30 percent are required to be removed

E. The request does not arise from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property; and

There are no existing conditions, existing land, or building uses on the site, or on neighboring properties that have any impact on the specimen tree variance request.

F. Granting of the variance will not adversely affect water quality.

The removal of one specimen tree will not adversely affect water quality. Both SWM and sediment and erosion control requirements are to be met, in conformance with State and local laws, to ensure that the quality of water leaving the site meets the State's standards, which are set to ensure that no degradation occurs. The project will be subject to the requirements of the Prince George's County Soil Conservation District (PGSCD) and the approval of a stormwater concept plan by DPIE. The plan includes to use microbioretention ponds and submerged gravel wetlands. The applicant plans to meet the woodland conservation requirement with on-site woodland preservation, reforestation, and off-site woodland credits.

The applicant submitted a variance request to remove one specimen tree (ST-82) for infrastructure construction for the approved Saddle Ridge residential subdivision. The Planning Board approved the variance request for the removal of one additional specimen tree identified as ST-82.

16. **Prince George's County Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of the site to be covered by tree canopy for any development projects that approve more than 2,500 square feet of gross floor area, or disturbance, and requires a building or grading permit. The subject site is in the LCD Zone, for which the tree canopy coverage (TCC) threshold shall be, as specified by Council Bill CB-27-2010, for the prior zoning of the property. In the prior R-S Zone, a minimum 15 percent of the 289.36 gross acres is required in TCC, or approximately 43.40 acres. The necessary schedule was provided on the landscape plan, demonstrating conformance to this requirement through the provision of on-site woodland conservation.
17. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The Planning Board has reviewed and adopted referral comments that are incorporated herein by reference and are summarized, as follows:
 - a. **Historic Preservation**—In a memorandum dated May 15, 2026, (Stabler, Smith, and Chisholm to Huang), the Historic Preservation Section provided comments that have been incorporated into the above analysis and summarized, as follows:

Phase I archeology surveys were completed on the property in 2007 and 2024. The 2024 survey identified one new Archeological Site, 18PR1259, and expanded the existing site, 18PR917. Sites 18PR917 and 18PR1259 are recommended ineligible for inclusion in the National Register of Historic Places. No further archeological investigation is required. Historic Preservation staff concur with the archeological report's conclusions and agree that no further work is necessary on Site 18PR917 or Site 18PR1259.
 - b. **Community Planning**—In a memorandum dated May 8, 2026 (Calomese to Huang), the Community Planning Division provided an evaluation of the application stating that, pursuant to Subtitle 27, Part 8, Division 4, Subdivision 2, of the prior Zoning Ordinance, master plan conformance is not required for this application. However, they also provided an analysis of relevant general and master plan policies and strategies and concluded that the approved development aligns with the *Plan Prince George's 2035 Approved General Plan* recommendations for the Established Communities area by providing a residential low development that is context-sensitive and consistent with the neighboring properties. The site design and architecture approved with this SDP are consistent with the recommendations of the master plan, related to land use, environment, living area, and circulation and transportation.
 - c. **Subdivision Review**—In a memorandum dated May 8, 2026 (Bartlett to Huang), the Subdivision Section provided a review of the subject SDP for conformance with the conditions attached to the approval of PPS 4-24013. The relevant comments have been

included in the above findings of this resolution, and recommended technical corrections have been conditioned herein.

- d. **Transportation Planning**—In a memorandum dated May 15, 2026 (Patrick to Huang), the Transportation Planning Section provided an analysis of the prior approvals, which is incorporated into the above findings of this resolution.

Master Plan Right of Way

Per the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the Subregion 5 Master Plan and SMA, the following ROWs are required:

- Floral Park Road (P-512); 60-foot ROW
- Accokeek Road, MD 373 (C-527); 80-foot ROW

The development includes 27.60 acres of roadway dedication, consistent with the approved PPS. ROW dedication will be required, at the time of the final plat.

Master Plan Pedestrian and Bike Facilities

This development case is subject to the MPOT's multimodal recommendations and includes the following facilities:

- Floral Park Road: Planned side path – This facility is shown on the plan.
- Accokeek Road, MD 373: Planned shared roadway – This facility will be located within the public ROW and is subject to the approval of SHA. Any modifications to master-planned facilities will be reviewed by the Transportation Planning Section, and shall include written correspondence from the permitting agency.
- Burch Branch Trail: Planned hard surface trail – The plan sheets identify the alignment of the trail as a 10-foot-wide shared-use path along the frontage and within the site. The intent of this facility has been met.

The Subregion 5 Master Plan and SMA recommends the following facilities:

- On-road dual-route bicycle facilities: Floral Park Road
- On-road dual-route bicycle facilities: Accokeek Road

The Subregion 5 Master Plan and SMA describes on-road, dual-route bicycle facilities on page 115, as follows:

Dual routes are roads that contain an off-road bicycle and pedestrian facility and an on-road bicycle facility. An appropriate on-road component of a dual-route facility would be a shared-use roadway, where the bicyclist

shares the road with vehicles, or a painted bike lane. Even a wide, outside curb lane or a paved road shoulder can be used by bicyclists. Off-road components of a dual-route facility would be either a side path or a wide sidewalk that could be used by bicyclists, equestrians, and pedestrians.

The subject site will be provided access along Floral Park Road, which is shown as a master plan primary facility in the Master Plan and SMA. While the applicant has acknowledged the MPOT recommendations of a side path along Floral Park Road, on-road dual-route bicycle facilities must be provided to meet the recommendations of the Master Plan and SMA along Accokeek Road. The Planning Board has conditioned that the plan be updated to include on-road dual-route facilities along Accokeek Road, subject to approval of the applicable permitting agency.

- e. **Environmental Planning**—In a memorandum dated May 11, 2026 (Schneider to Huang), the Environmental Planning Section provided a comprehensive analysis of the SDP’s conformance with all applicable environmental-related conditions attached to previous approvals, which have been included in the above findings. Additional comments are as follows:

Natural Resources Inventory

In accordance with Section 27-527(b)(5) of prior Zoning Ordinance, an approved natural resources inventory (NRI) plan is required with an SDP. NRI-150-06-01 was approved on August 19, 2022, and was provided with this application. The TCP2 shows the required information, in conformance with the NRI.

Regulated Environmental Features

This application area contains floodplain and REF including steep slopes, wetlands, streams, and their associated buffers, which comprise the PMA.

Under Sections 27-527(b)(6) and 27-528(a)(5), the plan shall demonstrate the preservation and/or restoration of REF in a natural state, to the fullest extent possible. Impacts to REF should be limited to those that are necessary for the development of the property. Necessary impacts are those that are directly attributable to infrastructure required for the reasonable use and orderly and efficient development of the subject property or are those that are required by County Code for reasons of health, safety, or welfare. Necessary impacts include, but are not limited to, adequate sanitary sewerage lines and water lines, road crossings for required street connections, and outfalls for SWM facilities. Road crossings of streams and/or wetlands may be appropriate, if placed at the location of an existing crossing or at the point of least impact to the REF. SWM outfalls may also be considered necessary impacts, if the site has been designed to place the outfall at a point of least impact.

With SDP-2304 for infrastructure development, the Planning Board approved 20 PMA impacts (A, B, C, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, and U) for SWM facilities and sanitary service connections. PPS 4-24013 approved three additional PMA impacts (D, V, and W) for trail and roadway tie-in grading for the subdivision application. These

impact areas have been further engineered and WSSC has given additional comments, which have caused 16 of the previous impact areas to either be increased or reduced, and one eliminated. One new impact area has been added with this application for roadway tie-in grading. An SOJ was received with the application, dated May 2026. Environmental Planning staff recommend the revision of 16 previously approved impact areas (See the chart below) and a new impact area (Impact Z).

Analysis of Impacts

Based on the SOJ, the applicant is requesting 16 revisions to approved impacts and one new impact area, as described below:

SDP-2025-0015 REQUESTED PMA IMPACT CHANGE TABLE PMA Impact	PMA Impact Function	PPS 4-24014/ SDP-2304 Approved (SF)	SDP-2025-0015 Requested PMA (SF)	Change from 4-24014 to SDP-2025-0015 (SF)	PMA Feature impacted by Change
A	SWM Outfall	1898	1,780	-118	Stream Buffer
B	SWM Outfall	1795	2,106	311	Stream Buffer
C	SWM Outfall	921	946	25	Stream Buffer
D	Trail	5906	5911	5	Stream Buffer
E	SWM Outfall	868	884	16	Stream Buffer, Floodplain
F	Sewer Line	98394	121554	23160	Stream Buffer, Floodplain
G	SWM Outfall	3165	3165	0	Stream Buffer
H **	SWM Outfall	28	0	-28	Stream Buffer
I	SWM Outfall	1051	1051	0	N/A
J	SWM Outfall	3963	4318	355	Wetland, Wetland Buffer, Floodplain
K	SWM Outfall	3053	3049	-4	Wetland, Wetland Buffer, Stream Buffer, Floodplain
L	SWM Outfall	1189	1189	0	N/A
M	SWM Outfall	4342	4342	0	N/A
N	SWM Outfall	2875	2875	0	N/A
O	Sewer Line	11842	15432	3590	Stream Buffer, Floodplain
P	SWM Outfall	689	689	0	N/A
Q	Sewer Line	13256	18306	5050	Stream Buffer, Floodplain
R	SWM Outfall	6913	6346	-567	Stream Buffer
S	SWM Outfall	2348	2348	0	N/A
T	Road Crossing	36980	36987	7	Stream Buffer
U	SWM Outfall	1547	1547	0	N/A
V	Trail	43551	44322	771	Stream Buffer, Floodplain

SDP-2025-0015 REQUESTED PMA IMPACT CHANGE TABLE PMA Impact	PMA Impact Function	PPS 4-24014/ SDP-2304 Approved (SF)	SDP-2025-0015 Requested PMA (SF)	Change from 4-24014 to SDP-2025-0015 (SF)	PMA Feature impacted by Change
W	Grading	4482	4082	-400	Steep slopes
X	SWM Outfall	2561	2559	-2	Stream Buffer
Y	SWM Outfall	1775	1775	0	N/A
Z	Road Crossing	0	215	215	Steep Slopes
Total		255,392 5.86 acres	287,778 6.61 acres	33,505 0.76 acres	

Note: **= Impact H has been eliminated

Analysis of Impacts – Revised impacts

Outfall Structures: 40,981 Square Feet Approved Impact Areas A, B, C, E, I, J, K, L, M, N, P, R, S, U, X and Y—These outfall locations are scattered throughout the application area for 25 microbioretenion ponds and 12 submerged gravel wetlands facilities, as approved by DPIE. The SWM locations were chosen because of their location, and stormwater will be best collected and then drain into REF in areas that will result in the least amount of erosion.

Proposed Revisions: new total 21,988 Square Feet for Outfall Structures A, B, C, E, J, K, R, and X—These outfall structures have been adjusted to provide a more perpendicular alignment, to avoid a specimen tree and planned sewer line, and through further engineering. The individual impact areas increased or decreased due to the revised location reasons listed above, resulting in a net decrease of 18,933 square feet. Impact areas G, I, L, M, N, P, S, U, and Y are to remain, as previously approved. Based on the foregoing, the Planning Board finds that impacts for outfall structures A, B, C, E, J, K, R, and X have been minimized, in that the approved revisions represent a net decrease in impacts.

Utility (Sewer)Connections: 123,492 Square Feet Approved Impact Areas part of F, O, and Q—The three requested sewer impacts are needed to connect the various on-site development areas to a main sewer system, which is located off-site. Sewer lines are designed to be located where the natural topography will allow the contents to maintain a flow into a larger sewer main pipe, which is either located on- or off-site.

Proposed Revisions: new total 155,292 Square Feet for Impacts F, O, and Q—These impacts have been increased by 31,800 square feet because WSSC requested an increase of 15 feet to the easement area for future maintenance activities and potential future relief sewer alignments. The approved additional impacts cannot be avoided or further minimized because the additional easement area has been requested by WSSC for maintenance and repairs, and the sewer line cannot be relocated because sewer lines are located in low lying areas.

Trail Crossing: 49,457 Square Feet Impact Areas D and V—There are two trail crossing connections approved with this application. These requested trail impacts are to improve an existing farm road stream culvert crossing into a pedestrian trail crossing, and connect an approved pedestrian trail from the approved residential area to a future master plan trail. The trail impacts will connect two of the approved on-site development areas and continue with an approved subdivision trail system.

Proposed Revisions: new total 50,243 Square Feet for Impacts D and V—These two impact areas have been increased by 786 square feet, based on requirements from DPR and further engineering design changes. These approved trail systems are located within a wooded stream valley with varying elevations. The standard trail design requires a certain trail width for various users (pedestrians, bikes, or horses). The on-site elevations require that the trail traverse steep conditions. These steep conditions required additional grading to tie into existing contours. The applicant has planned to reforest some of this grading area that can be planted.

Road Crossings: 36,980 Square Feet Approved Impact Area T—There is currently one existing stream crossing within the application area. This stream crossing is approved to be used as a road crossing. No other stream crossings are approved to the six stream systems on-site. The requested stream crossing location of Impact Area T was chosen, due to the narrow width of the stream bed and minimal impacts of adjacent REFs. A stream crossing of this subject stream channel is needed to gain access to a large upland area. No other stream crossings are required for the subject application.

Proposed Revisions: new total 36,987 Square Feet for Impact T—After reviewing the engineering and design, this road crossing was moved slightly to have an increase in 7 square feet of PMA impact. This stream crossing is already located at the narrowest point of the stream system, which is the most desirable location for a crossing. An additional 7 square feet of impact is requested for tie-in grading to prevent erosion.

Road - Tie-In Grading: 4,482 Square Feet Approved Impact Area W and New Impact Z—An interior road is located outside of the PMA, but due to the adjacent steep slopes, impacts are required to tie in approved grades with existing contours. This impact is required to give the adequate slope grade off the approved roadway, to prevent soil failure.

Proposed Revisions: new total 4,082 Square Feet for Impact W—This impact area has been reduced, due to further engineering design changes. Accordingly, it has been further minimized.

New Impact Z—This added impact is also required, due to the adjacent steep slopes to tie in approved grades with existing contours. Impact Z will disturb 215 square feet of PMA (steep slopes). Due to the straight-line design of the approved road layout and connection to adjacent approved lots, the roadway cannot be moved. This roadway

location has not changed from the PPS design. The need for tie-in grading to prevent erosion is due to the adjacent steep slopes from a swale system.

This application provides revisions to the SWM structures, utility lines, trail connections, and adequate road tie-in grading for the Saddle Ridge residential subdivision. The Planning Board approves revised Impacts A, B, C, D, E, F, J, K, O, Q, R, T, V, W, and X, as well as the new Impact Area Z, and elimination of Impact Area H, all resulting in a net increase of 0.76 acre of PMA disturbance over what was previously approved with PPS 4 24014. The applicant stated that approximately 0.55 acre of the total impacts are temporary and can be replanted.

Stormwater Management

An approved SWM Concept Plan (14756 2023 SDC) for the entire Saddle Ridge development was submitted with SDP 2304. This concept plan was revised with Concept 24297 2023 SDC /P54603 2024 SDC, and was submitted with applications 4-24013 and SPD-2025-0015. In accordance with Section 27-528(a)(3) of Zoning Ordinance, the plan demonstrates that there are no adverse effects for SWM on either the subject property or adjacent properties. DPIE issued the approval on May 8, 2024. The plan is approved to use 25 microbioretention ponds and 12 submerged gravel wetlands. No fee is required for providing on-site attenuation and quality control measures.

This SDP-2025-0015 has requested revised impacts to the PMA for outfall revisions and sewer easement expansions. If DPIE reviews the revised impacts with this SDP application and determines that a new stormwater concept approval is required, this updated concept letter shall be provided before certification.

Soils

In accordance with Section 24-131 of the Subdivision Regulations, this application was reviewed for unsafe land restrictions. The County Code states “The Planning Board shall restrict or prohibit the subdivision of land found to be unsafe for development. The restriction or prohibition may be due to natural conditions, such as, but not confined to, flooding, erosive stream action, high water table, unstable soils, or severe slopes, or to man made conditions on the property, such as, but not confined to, unstable fills or slopes.”

According to the U.S. Department of Agriculture, Natural Resource Conservation Service, Web Soil Survey, soils present include Aquasco silt loam, Beltsville silt loam, Croom gravelly sandy loam, Croom Marr complex, Grosstown Woodstown Beltsville complex, Hoghole Grosstown complex, Lenni and Quindocqua soils, Leonardtown silt loam, Marr Dodon complex, Potabac Issue complex, Udorthents soils, and Westphalia and Dodon soils. Marlboro and Christiana clay are not found to occur on this property.

The site was previously mined for sand and gravel. Undocumented existing fill materials were encountered over the majority of the southern portion of the site, where reclaiming activities took place, on which direct structural support is not suitable. The geotechnical report provided by the applicant, for review with the SDP-2304 application, provided

recommendations such as lowering approved grades, undercutting unsuitable subgrade, and replacing them with compacted fill, proof rolling, etc. to improve uncontrolled fill areas for the structural support of the residential subdivision development. As required with this geotechnical report, DPIE inspectors and an on-site geotechnical inspector will evaluate the settlement on loose or soft fills within this former sand and gravel mining area.

The review of the geotechnical report determined that SDP-2026-0015 has no soil or structural issues. This geotechnical mitigation work will be further analyzed and approved by DPIE with the grading permit review.

Erosion and Sediment Control

This site is within a Tier II catchment area, which 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 PGSCD requirements. Redundant erosion and sediment control measures may be required on the grading, erosion, and sediment control plan reviewed by PGSCD. This Tier II buffer is shown on the approved NRI and submitted TCP2. PGSCD will review the approved buffer impacts with future erosion and sediment control plans.

- f. **Permits**—In a memorandum dated May 5, 2026 (Jackson to Huang), the Permit Review Section offered no comments on this application.
- g. **Prince George's County Department of Parks and Recreation (DPR)**—In a memorandum dated May 11, 2026 (Thompson to Huang), DPR provided an analysis of the prior approvals, which is incorporated into the above findings of this resolution. They also recommended multiple conditions, including some for technical revisions which are included herein, and some that were already addressed through conditions included in the approval of the PPS 4-24013.
- h. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated May 15, 2026 (DeGuzman to Myerholtz), the Site/Road Plan Review Division of DPIE noted that this SDP does not fully match the conditionally approved site development concept and provided a list of comments that are to be addressed at the time of site development fine grading permit. SDP-2025-0015 exhibits major similarities, consistent with the SWM approved with Site Development Concept Plan 24297-2023, which will expire on May 8, 2027. All conditions noted on the site development concept approval letter and all necessary waivers will need to be addressed, at the time of permitting. Further, and notwithstanding, in an email dated May 18, 2026, Mr. DeGuzman, Associate Director of DPIE, confirmed that “the proposed roadway sections are acceptable.”
- i. **Prince George's County Health Department**—In a memorandum dated April 29, 2026 (Adepoju to Huang), the Health Department offered a desktop health impact assessment of the approved development and provided comments, relative to existing food facilities

within the area and noise and dust impacts during construction, that have been conveyed to the applicant. They also indicated that the plan adds continuous sidewalk improvements, which should promote physical activity.

- j. **Prince George's County Police Department**—The Police Department did not offer comments on this application.
 - k. **Prince George's County Fire/EMS Department**—The Fire/EMS Department did not offer comments on this application.
 - l. **Maryland State Highway Administration (SHA)**—No correspondence has been received from SHA.
18. **Community Feedback**—The Planning Board did not receive any inquiries, regarding the subject SDP, from the community.
19. **Planning Board Hearing:** The Planning Board held an evidentiary hearing on this application on June 11, 2026. Prior to the noon deadline on Tuesday, June 9, 2026, the applicant submitted Applicant Exhibit 1, which proposed certain revisions to the recommended findings and conditions in the technical staff report. At the evidentiary hearing, staff provided an overview of the project and indicated agreement with the revisions to findings and conditions in Applicant Exhibit 1. Following staff's presentation, the applicant's attorney testified. He first introduced the applicant's team. He then reviewed the project's history and evolution over time, highlighting that, since approval of the basic plan and CDP, the applicant had reduced the density proposed. The reduction in density had increased open space, improved the lotting pattern, and enhanced preservation of the Birch Branch system.

Commissioner Matthews asked about the number of SWM facilities. The applicant's attorney noted that the project had an approved SWM concept plan and that the SWM facilities had been included in the approved infrastructure-only SDP. The applicant's engineer further explained that the project includes 25 microbioretention facilities and 12 stormwater ponds, along with water quality control.

One community member registered to speak, but was not present when called on to testify. The applicant's attorney noted that the community member had attended previous hearings and community meetings on the project. He further noted that the applicant believes the community member's concerns have been addressed.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED Type 2 Tree Conservation Plan TCP2-2026-0032, and APPROVED a Variance to Section 25-122(b)(1)(G), and further APPROVED Specific Design Plan SDP 2025-015 for the above-described land, subject to the following conditions:

1. Prior to certification of the specific design plan (SDP), the applicant and the applicant's heirs, successors and/or assignees shall:
 - a. Label Parcel T on Sheet 20.
 - b. Relocate the label for Parcel C on Sheet 7 off of the tennis court.
 - c. Provide the area for Parcel F3, Pebble Fork Lane private right-of-way, on Sheet 8.
 - d. Add the missing parcel line north of Twilight Court on Sheet 11 to accurately divide Parcel D4 and Parcel E5, and add the area for each parcel.
 - e. Provide the area for Parcel F1 on Sheet 8.
 - f. Relocate the area for Parcel G under the label for Parcel G on Sheet 10.
 - g. Provide the area for Parcel G5 on Sheet 10.
 - h. Provide the area for Parcel P1 on Sheet 25.
 - i. Provide the area of Parcel R1 on Sheet 22.
 - j. Add the following missing parcels to the Parcel Chart on the coversheet: Parcels BB1, D4, E2, E3, E4, F1, F3, G5, P1, and R1.
 - k. Remove the area of road dedication from the Parcel Chart on the coversheet and add the total number of parcels, provided with this SDP, as 96 parcels.
 - l. Revise the SDP to show the full extent of the required deceleration lane along MD 373 (Accokeek Road), unless modified with written correspondence from the operating agency.
 - m. Provide a 10-foot-wide, shared-use path along the site's frontage of MD 373 (Accokeek Road), unless modified with written correspondence from the operating agency.
 - n. Change the "Permit Trigger" column header in the Recreational Facilities schedule, on Sheet 33 of the landscape plan, to "Construction Timing."
 - o. Remove the recreational facility value calculation formula from Sheet 33 of the landscape plan and provide the total number of approved dwellings and the required value of recreation facilities.
2. Prior to certification of the specific design plan, the Type 2 tree conservation plan (TCP2) shall be revised, as follows:

- a. Add the Forest Conservation Act Reporting Information table to the note sheet, with information filled out for each line item.
 - b. Add the following note to the plan under the Specimen Tree table:

“NOTE: This plan is in accordance with the following variance from the strict requirements of Subtitle 25 approved by the Planning Board on (ADD DATE) with SDP-2025-0015 for the removal of one specimen tree (Section 25-f122(b)(1)(G)): ST 82.”
 - c. Revise the notes under the Specimen Tree table to add the TCP2 number (TCP2-2026-0032).
 - d. Add the sheet match numbers to the key sheet detail and to the plan view on each sheet.
 - e. Add “SDP-2025-0015” to the title block of each sheet.
 - f. Add a revision note and have the revised plan signed and dated by the qualified professional preparing the plan.
3. Prior to approval of any final plat for parcels inclusive of the master-planned trail, the applicant shall submit construction drawings of the master-planned trail to the Prince George’s County Department of Parks and Recreation for approval.

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

* * * * *

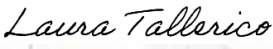
This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Jenkins, seconded by Commissioner Matthews, with Commissioners Jenkins, Matthews, and Okoye voting in favor of the motion, and with Commissioner Geraldo absent at its regular meeting held on Thursday, June 11, 2026, in Largo, Maryland.

Adopted by the Prince George's County Planning Board this 2nd day of July 2026.

Billy Okoye
Vice Chairman


By Jessica Jones
Planning Board Administrator

BO:JJ:TH:ac


Approved for Legal Sufficiency
M-NCPPC Office of General
Counsel

6/22/2026