

PRELIMINARY PLAN OF SUBDIVISION
PPS-2023-005

STATEMENT OF JUSTIFICATION

I. INTRODUCTION

A DeCesaris Holding Company LLC (the “**Applicant**”) by and through its attorneys, CLHatcher LLC, submits this Preliminary Plan of Subdivision (“**PPS**”) Justification Statement (the “**Statement**”) to demonstrate that the proposed subdivision of the subject property is in compliance with the applicable provisions of Subtitle 24 of the Prince George’s County Code (the “**Current Subdivision Regulations**”) and Subtitle 27 of the Prince George’s County Code (the “**Current Zoning Ordinance**”), and other applicable review requirements and criteria. The subject property consists of approximately 30.41 acres located along the north side of Accokeek Road and along the south side of Brandywine Road, approximately 750 ft feet west of their intersection with Branch Avenue (MD-5) (the “**Property**”) and is unimproved. The Property is currently zoned RSF-A (Residential, Single-Family-Attached) pursuant to the Current Zoning Ordinance.

As described in detail herein and shown on the PPS-2023-005, the Applicant proposes subdivide the subject Property into between 150 and 155 single-family attached dwelling units (the “**Proposed Subdivision**”).¹

II. PROPERTY DATA

<i>Location:</i>	Along the north side of Accokeek Road and along the south side of Brandywine Road, approximately 750ft feet west of their intersection with Branch Avenue (MD-5).
<i>Tax Map #:</i>	144 E-2.
<i>Frontage:</i>	Accokeek Road to the south. Brandywine Road to the north.
<i>Election District:</i>	11.
<i>Legislative District:</i>	27B.

¹ The Applicant is submitting this PPS for approval of the Proposed Subdivision. This PPS may be amended from time to time to accurately reflect modifications or changes to the Proposed Subdivision on the Property.

<i>Councilmanic District:</i>	9.
<i>Acreage:</i>	30.41 acres.
<i>Current Zoning:</i>	RSF-A (Residential, Single-Family-Attached).
<i>Planning Area:</i>	85A – Brandywine & Vicinity Sector.
<i>Subdivision:</i>	PPS-2023-005.
<i>Existing Water Category:</i>	W-4.
<i>Existing Sewer Category:</i>	S-4.
<i>Historic:</i>	N/A.
<i>Aviation Policy Area:</i>	N/A.
<i>Master Plan & SMA:</i>	2013 Approved Subregion 5 Master Plan and Sectional Map Amendment.
<i>General Plan:</i>	<i>Plan Prince George’s 2035.</i>
<i>Growth Policy Area:</i>	Established Communities.

III. PROPERTY & SURROUNDING AREA

The Property is located along the north side of Accokeek Road and along the south side of Brandywine Road, approximately 750ft feet west of their intersection with Branch Avenue (MD-5). The Property is largely undeveloped. Approximately 3.37 acres of floodplain exits on the site as shown on the approved NRI-089-06-02 and approved by DPIE.

The Property is generally surrounded by properties in the RR (Residential, Rural) Zone in all directions, and a property located in the CGO (Commercial, General Office) Zone to the east. Properties in the CGO (Commercial, General Office) Zone are located to the northeast, across Brandywine Road, Properties in the CGO (Commercial, General Office) and CS (Commercial, Service) Zones to the east across Branch Avenue (MD-5).

IV. PROPOSED SUBDIVISION

The Proposed Subdivision consists of subdividing the Property into 150 to 155 single-family attached dwelling units.

V. LAND USE BACKGROUND

A. Applicable Plans

i. 2014 *Plan Prince George's 2035 General Plan (the "General Plan")*

The Property is located within the General Plan's Established Communities Growth Policy Area. The General Plan stipulates that Established Communities are "most appropriate for context-sensitive infill and low- to medium-density development." The Property is also located in the Residential Medium generalized future land use area, stipulating that properties in the Residential Medium area should be used as (a) "[r]esidential areas between 3.5 and eight dwelling units per acre," and (b) "[p]rimarily single-family dwellings (detached and attached)."

ii. 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment (the "Master Plan")*

The Property is located within the Master Plan's Brandywine Community, Planning Area 85A and Residential Medium recommended future land use area. The Master Plan recommends that land in the Residential Medium area should be used as (a) "[r]esidential areas between 3.5 and eight dwelling units per acre," and (b) "[p]rimarily single-family dwellings (detached and attached)."

VI. ANALYSIS

A. Compliance with Subdivision Regulations

1. §24-4100 Planning and Design

§24-4101. General

(a) Zoning Ordinance Standards

All preliminary plans of subdivision and final plats shall comply with all applicable standards in Subtitle 27: Zoning Ordinance, Part 6: Development Standards, of the County Code.

Comment: As described in detail herein, the Proposed Subdivision complies with all applicable standards of Part 6 of the Current Zoning Ordinance to which the preliminary plan of subdivision is subject.

(b) Conform to Comprehensive Master Plan

(1) Preliminary plans of subdivision (minor and major) and final plats shall be consistent with the General Plan and shall conform to all applicable Area Master Plans, Sector Plans, or Functional Master Plans . . .

(3) Should an Area Master Plan, Sector Plan, and/or Functional Master Plan affecting the subject property be in direct conflict with any provision of the County Zoning Ordinance that is applicable to said property – such that the current comprehensive plan and requirements of the Ordinance cannot be reconciled, and/or the District Council has not imposed the respectively corresponding zoning proposal for the area of the subject property – then the provisions of the County Zoning Ordinance shall supersede the recommendations set forth in any applicable Area Master Plan, Sector Plan, and/or Functional Master Plan for the subject property. Notwithstanding any other requirement of this Subtitle, the Planning Board may approve a subdivision application that conforms with land use policy recommendations for centers in the current General Plan for the physical development of land in the County. In such cases, however, the Planning Board shall make specific findings as to the irreconcilable conflict(s).

Comment: The Proposed Subdivision is consistent with the General Plan as it provides for context-sensitive infill and low- to medium-intensity development and provides for a proposed density between 4.93 and 5.66 dwelling units per acre. The Proposed Subdivision is consistent with the Master Plan as it provides for a proposed density between 4.93 and 5.66 dwelling units per acre.

(2) All subdivisions shall conform to the following:

(A) When a preliminary assessment of a site, PGAtlas.com, the USDA Web Soil Survey (<http://websoilsurvey.nrcs.usda.gov>), a geotechnical engineering report, or past activity of a nearby permit indicates that a portion of the land may be unsafe . . .

Comment: To the Applicant's knowledge, no portion of the Proposed Subdivision or Property has been deemed to be unsafe. Accordingly, this regulation is not applicable.

§24-4102. Lot Standards

(a) Conformance with Zoning Ordinance

All lots in a subdivision shall be in conformance with all of the lot standards and requirements of Subtitle 27: Zoning Ordinance, applicable to the land subject to the subdivision.

Comment: All lots in the Proposed Subdivision will be in conformance with the applicable lot standards and requirements of the Current Zoning Ordinance subject to the Proposed Subdivision.

(b) Minimum Lot Area Standards for Individual Systems

If a proposed subdivision is situated in a portion of the County not planned to be served by public water and/or sewer facilities, lots shall be designed to comply with the minimum lot area standards for individual systems in Subtitle 22: On-Site Sewage Disposal Systems, of the County Code, and the Ten Year Water and Sewerage Plan.

Comment: The Proposed Subdivision is served by public water and sewer. Accordingly, this regulation is not applicable.

(c) Minimum Lot Depth

(1) Lots or parcels used for residential purposes adjacent to existing or planned streets classified as arterials shall be platted with a minimum depth of 150 feet.

Comment: The Applicant does not propose any lots or parcels adjacent to existing or planned streets classified as arterial or higher. Accordingly, this regulation is not applicable.

(2) Lots or parcels used for residential purposes adjacent to existing or planned streets classified as expressways or freeways shall be platted with a minimum depth of 300 feet.

Comment: The Applicant does not propose any lots or parcels adjacent to existing or planned streets classified as expressways or freeways. Accordingly, this regulation is not applicable.

(3) Adequate protection and screening from traffic nuisances shall be provided in accordance with the requirements of the Landscape Manual.

Comment: The Proposed Subdivision will meet all requirements of the Landscape Manual to ensure that adequate protection and screening from traffic nuisances is provided.

(d) Lot Design Standards

(1) Buildings and driveways shall be sited to maintain the existing grade as much as possible.

Comment: When possible, the existing grade on the Property shall be maintained, however, when needed, grading shall be adjusted for site improvements.

(2) A variety of lot sizes and lot widths are encouraged within groupings of dwellings in order to prevent visual monotony, when appropriate.

Comment: The Applicant proposes variety of lot sizes and widths, with lots ranging in width from twenty (20) feet wide to thirty (30) feet wide.

(e) Condominium Development

Condominium townhouses shall be designed to conform to the lot standards of these Regulations and Subtitle 27: Zoning Ordinance, for possible future conversion to fee simple lots.

Comment: The Applicant does not propose any condominium townhouses within the Proposed Subdivision. Accordingly, this regulation is not applicable.

(f) Outlots and Outparcels

Provision shall be made for the eventual ownership of outlots and outparcels by incorporating them into platted lots or into adjacent parcels, or by other appropriate means.

Comment: The Applicant does not propose any future ownership of outlots or outparcels within the Proposed Subdivision. Accordingly, this regulation is not applicable.

(g) Located Wholly Within County

All lots shall be designed to be located wholly within the County.

Comment: All lots within the Proposed Subdivision shall be located wholly within the County.

§24-4103. Layout Design Guidelines

To the maximum extent practicable, subdivisions shall be designed to:

(a) Site internal streets to maintain the existing grade.

Comment: When possible, the existing grade on the Property's internal streets shall be maintained.

(b) Ensure the spatial relationships, including between the lots and the street, recreation areas, alleys, and development on abutting lots, create the most beneficial relationship for the residents and occupants of the subdivision and abutting properties.

Comment: The Proposed Subdivision is designed to enable the residents to access the front and rear of their lots by providing ± ten (10) feet open space between each lot. In addition, the Proposed Subdivision contains a pedestrian path system that allows residents and occupants to move freely throughout the Proposed Subdivision to other lots and open spaces throughout the Proposed Subdivision.

(c) Arrange lotting patterns to avoid the stacking of dwelling units, one behind the other, creating a flag lot relationship.

Comment: The Applicant does not propose the stacking of dwelling units behind one another, nor the creation of any flag lot relationships between lots.

(d) Arrange lots to avoid the fronts of dwelling units facing the rear and sides of dwelling units on adjoining lots.

Comment: The Applicant does not propose any dwelling units facing the rear or sides of dwelling units on adjoining lots.

(e) Arrange lotting patterns to avoid narrow unusable common ownership parcels.

Comment: The lotting patterns within the Proposed Subdivision are designed to avoid narrow unusable common ownership parcels.

(f) Ensure infill lotting patterns are context-sensitive to the existing established neighborhood.

Comment: This provision is inapplicable to the Proposed Subdivision.

(g) Arrange and sufficiently set back lots and the siting of buildings to preserve views of the site characteristics from streets and abutting lands.

Comment: All buildings within the Proposed Subdivision will be set back from Accokeek Road in accordance with Current Zoning Ordinance. In addition, the Proposed Subdivision will be comprised of several groupings of dwelling units significantly set back and largely not visible from Accokeek Road.

(h) Provide lot access from interior streets and easements.

Comment: The Proposed Subdivision will be comprised of several lots, which will be connected and accessible directly by internal private streets and easements.

(i) Terminate culs-de-sac at locations that will provide for a standard lotting pattern around the end of the cul-de-sac in relationship to the property line and abutting lots. Such culs-de-sac may also be permitted to provide a right-of-way for pedestrian and bicycle access pursuant to Section 27-6206(g), Pedestrian Connections, of Subtitle 27: Zoning Ordinance.

Comment: The Property does not have an existing cul-de-sac located on the Property nor does it propose development of a future cul-de-sac within the Proposed Subdivision. Accordingly, this regulation is not applicable.

(j) Avoid grading that would result in retaining walls on private lots. Retaining walls should be located within common areas, or where common areas are not proposed, adequate access for maintenance shall be provided.

Comment: The Proposed Subdivision accomplishes grading without the need for retaining walls.

(k) Preserve trees on steep slopes and meet the woodland conservation threshold on-site.

Comment: The Proposed Subdivision shall continue to meet the woodland conservation threshold.

(l) Locate noise fencing or walls within common areas or within homeowners' association easements on private lots when homeowners' association land is not proposed. A 10-foot-wide clear zone for maintenance and inspection around the fence or wall shall be provided. The minimum net lot area shall be provided outside the easement area.

Comment: This provision is inapplicable to the Proposed Subdivision.

(m) Lighting techniques shall comply with Section 27-6700, Exterior Lighting, of Subtitle 27: Zoning Ordinance. In addition, lighting should be designed to decrease adverse impacts on the adjoining and abutting lands.

Comment: The Proposed Subdivision will comply with the Lighting techniques provided in Section 27-6700 of the Current Zoning Ordinance.

(n) Avoid public use easements for infrastructure, including sidewalks.

Comment: The Proposed Subdivision proposes no public use easements for infrastructure on the Property.

§24-4104. Grading

The submission of general grading plans and a Tree Conservation Plan Type 1 (TCP-1) is required for both minor and major subdivisions in order to efficiently plan the subdivision layout, which includes but is not limited to stormwater management, street grades, tree preservation, water and sewerage, and parkland. The submission of a general grading plan, at two-foot contours, shall be required with an application for a preliminary plan of major subdivision and may be required for a preliminary plan of minor subdivision, unless waived by the Planning Director.

Comment: The Applicant has previously submitted a general grading plan and a Tree Conservation Plan Type 1 (TCP1).

§24-4105(b). Historic Resources and Sites

(1) Significant archeological sites identified in accordance with the Planning Board Guidelines for Archeological Review shall be preserved in place, to the extent practicable.

Comment: No significant archeological sites have been identified on the Proposed Subdivision. Accordingly, this regulation is not applicable.

(2) The flexibility inherent in these Regulations shall be used to protect historic resources and sites, including optional methods of development where appropriate, to design subdivisions that minimize the impact of a subdivision on historic resources and sites and promote the restoration and continued use of such resources.

Comment: No historic resources or sites are located on the Proposed Subdivision. Accordingly, this regulation is not applicable.

(3) The lotting pattern of a proposed subdivision containing historic resources and sites shall be laid out to promote the long-term maintenance and access to the historic resources.

Comment: No historic resources or sites are located on the Proposed Subdivision. Accordingly, this regulation is not applicable.

(4) A proposed subdivision containing or adjacent to a historic resource or site shall comply with the following standards:

(A) Lots shall be designed to minimize adverse impacts of new construction on the historic resource;

Comment: No historic resources or sites are located on or adjacent to the Proposed Subdivision. Accordingly, this regulation is not applicable.

(B) Natural features (such as trees and vegetation) which contribute to the preservation of a historic resource or provide a buffer between the historic resource and new development, shall be retained; and

Comment: No historic resources or sites are located on or adjacent to the Proposed Subdivision. Accordingly, this regulation is not applicable.

(C) Protective techniques (such as limits of disturbance, building restriction lines, and buffers) shall be used.

Comment: No historic resources or sites are located on or adjacent to the Proposed Subdivision. Accordingly, this regulation is not applicable.

(5) A plan for development may be required to be submitted with an application for a subdivision for the purpose of evaluating the effect of the orientation, mass, height, materials, and design of the Proposed Subdivision on the environmental setting to protect the integrity of the historic resource.

Comment: No historic resources or sites are located on or adjacent to the Proposed Subdivision. Accordingly, this regulation is not applicable.

§24-4106. Cemeteries

(a) A proposed preliminary plan for subdivision (minor or major) which includes a cemetery within the site, when there are no plans to relocate the human remains to an existing cemetery, shall comply with the following standards . . .

Comment: No cemetery is located within the Proposed Subdivision. Accordingly, this regulation is not applicable.

2. §24-4200 – Transportation, Pedestrian, Bikeway, and Circulation Standards

§24-4201. General Street Design Standards

Preliminary plans of subdivision (minor or major) and final plats shall comply with the following standards:

(a) A subdivision may be served by public and private streets, and in rural areas, access easements.

Comment: The Proposed Subdivision will be served by private streets that connect to the public road.

(b) The rights-of-way of all highways, streets, trails, and transit facilities shown on the General Plan, Functional Master Plans, and the applicable Area Master Plan or Sector Plan shall be shown on the preliminary plan of subdivision and, when reserved or dedicated, shown on the final plat.

Comment: This PPS shall show the right-of-way for Accokeek Road, as well as the Dedication for Master Plan Road - Accokeek Road.

(c) All streets proposed for dedication to public use shall comply with the standards in:

(1) Section 27-6200, Roadway Access, Mobility, and Circulation, and all other applicable standards in Subtitle 27: Zoning Ordinance;

Comment: The proposed dedication of the Accokeek Road right-of-way and road improvements shall comply with Section 27-6200 of the Current Zoning Ordinance.

(2) Subtitle 23: Roads and Sidewalk, of the County Code;

Comment: The proposed dedication of the Accokeek Road right-of-way and road improvements shall comply with Subtitle 23 of the Prince George's County Code.

(3) These Regulations;

Comment: The proposed dedication of the Accocek Road right-of-way and road improvements shall comply with the Current Subdivision Ordinance.

(4) The Specifications and Standards for Roadways and Bridges;

Comment: The proposed dedication of the Accocek Road right-of-way and road improvements shall comply with the Specifications and Standards for Roadways and Bridges.

(5) The standards of the State Highway Administration for state facilities; and

Comment: The proposed dedication of the Accocek Road right-of-way and road improvements shall comply with the standards of the State Highway Administration for state facilities

(6) Applicable regulations of municipalities having jurisdiction.

Comment: The Proposed Development is not within the jurisdiction of any such municipality. Accordingly, this regulation is not applicable.

(d) All proposed streets shall comply with the standards in Section 27-6206: Vehicular Access and Circulation, of the Zoning Ordinance, and be continuous and in alignment with existing or platted streets in adjoining subdivisions so as to create a street network that is functional and easily understandable. Generally, streets should cross other streets at right angles. The applicant may petition the Planning Director or review body deciding a parent application to waive or modify cross-access requirements between developments pursuant to Section 27-6206(e)(2)(C) of Subtitle 27: Zoning Ordinance of the Prince George's County Code.

Comment: The proposed private roads within the Proposed Subdivision comply with the standards in 27-6206. The Applicant does not propose any No cross-access requirement between developments.

(e) The topography and drainage of land shall be considered in the design of streets. If necessary to demonstrate such consideration, rough street grading plans may be required.

Comment: As shown in the general grading plan submitted by the Applicant, the Applicant considered the topography and drainage of land in the design of the proposed private streets.

(f) All internal subdivision streets shall be wholly within the County and shall not be designed to directly connect to an adjacent county unless the applicant has obtained the prior written approval of the District Council and the appropriate land use authority of the adjacent county.

Comment: All internal streets shall be wholly located within the County and the Applicant does not propose connecting any such internal streets to an adjacent county.

(g) All private streets shall be of sufficient width to accommodate the requirements of the Landscape Manual.

Comment: The proposed private streets shall be of sufficient width to accommodate the requirements of the Landscape Manual.

§24-4202. Vehicular Access and Circulation

(a) A preliminary plan of subdivision (minor or major) shall comply with the street connectivity, access, traffic calming, block design, and all other applicable standards in Section 27-6206, Vehicular Access and Circulation, of Subtitle 27: Zoning Ordinance.

Comment: As shown in the Street Connectivity exhibit attached to this PPS, this PPS complies with the applicable regulations contained in Section 27-6206 of the Current Zoning Ordinance.

(b) As used in this Section, a planned street or transit right-of-way shall mean a street or right-of-way shown in a currently approved State Highway Plan, the General Plan, the County's Master Plan of Transportation, or the applicable Area Master Plan or Sector Plan. If a service road is used, it shall connect, where feasible, with a local interior collector street with the point of intersection located at least 200 feet away from the intersection of any street or collector or higher classification.

Comment: The Applicant does not propose the development of any service roads in the Proposed Subdivision. Accordingly, the service road connectivity portion of this regulation is not applicable.

§24-4203. Pedestrian Access and Circulation

(a) Preliminary plans for subdivision (minor or major) and final plats shall comply with the applicable pedestrian access and circulation standards in Section 27-6207, Pedestrian Access and Circulation, of Subtitle 27: Zoning Ordinance.

Comment: This PPS is in compliance with the applicable standards contained in Section 27-6207 of the Current Zoning Ordinance.

(b) Sidewalks and crosswalks shall comply with the Prince George's County Specifications and Standards for Roadways and Bridges, the standards of the State Highway Administration for state facilities, or applicable regulations of municipalities having jurisdiction.

Comment: The proposed sidewalks and crosswalks within the Proposed Subdivision complies with all applicable regulations contained in the Prince George's County Specifications and Standards for Roadways and Bridges, and the standards of the State Highway Administration for state facilities. The Proposed Subdivision is not within the jurisdiction of any other municipality.

§24-4204. Private Streets and Easements

(a) General

Unless exempted in accordance with Section 24-4204(b) below, no subdivision shall be approved with a private street, right-of-way, or easement as the means of vehicular access to any lot, unless the private street, right-of-way, or easement is built to conform to the standards in Subtitle 23: Roads and Sidewalks, of the County Code.

Comment: The proposed private streets within the Proposed Subdivision shall be built conform to the standards *in Subtitle 23: Roads and Sidewalks, of the County Code.*

(b) Exemptions

(1) A preliminary plan of subdivision (minor or major) containing private streets, rights-of-way, alleys, and/or easements that do not conform to the standards of Subtitle 23: Roads and Sidewalks may be approved under the following conditions:

(C) In the RSF-A, RMF-12, and RMF-20 zones in developments of three-family dwellings, private streets that do not conform to the standards in Subtitle 23: Roads and Sidewalks, may be approved, provided:

(i) The land proposed to be subdivided shall have frontage on, and direct vehicular access to, a public street having a right-of-way width of at least 60 feet;

Comment: This provision is inapplicable to the Proposed Subdivision.

(ii) Points of access to public streets shall be approved by the Planning Board, or the Planning Director for a minor subdivision, and by the DPIE Director, the State Highway Administration, the Department of Public Works and Transportation, the Public Works Department of the municipality in which the property is located, or other appropriate roadway authority, as applicable;

Comment: This provision is inapplicable to the Proposed Subdivision.

(iii) Private streets which are interior to the subdivision (and are not dedicated to public use) shall be improved to not less than the current

standards set forth in Subtitle 23: Road and Sidewalks, of the County Code; and

Comment: This provision is inapplicable to the Proposed Subdivision.

(iv) Private streets shall be conveyed to a property owners' or homeowners' association that shall hold the land in common ownership, shall be responsible for maintaining the streets, and shall be created under recorded land agreements (covenants).

Comment: This provision is inapplicable to the Proposed Subdivision.

(D) In any zone where townhouse or two-family dwellings are permitted, except within the Transit-Oriented/Activity Center base and Transit-Oriented/Activity Center Planned Development zones, the Planning Board may approve the use of private streets and alleys provided:

(i) The pavement width of private streets shall not be less than twenty-two (22) feet in width;

Comment: The pavement width of private streets within the Proposed Subdivision shall be twenty-two (22) feet.

(ii) The pavement width of private alleys shall not be less than eighteen (18) feet in width; and

Comment: The Applicant does not propose the development of any alleys in the Proposed Subdivision. Accordingly, this regulation is not applicable..

(iii) Subsections (i) and (ii) above shall only be applicable provided that the accessibility of the private streets and alleys to emergency equipment is ensured by the County Fire Chief or the Chief's designee.

Comment: The Proposed Subdivision shall ensure accessibility for emergency equipment by the County Fire Chief or the Chief's designee.

§24-4205. Public Utility Easements

All roads (public or private) shall have a public utility easement at least ten feet in width. For Redevelopment and Revitalization projects, the public utility easement may be reduced by the Planning Director for good cause, after due consideration of any adverse impacts. The public utility easement shall be located outside the sidewalk, where a sidewalk is constructed or these Regulations or Subtitle 27: Zoning Ordinance require a sidewalk, and shall be contiguous to the right-of-way.

Comment: The Proposed Subdivision shall have public utility easements at least ten (10) feet wide along public streets and on at least one side of each proposed private street.

3. §24-4300 Environmental Standards

§24-4301. General

Environmental features which are impossible or difficult to reproduce, such as floodplain, wetlands, streams, steep slopes, woodlands, and specimen trees, shall be protected.

Comment: The Applicant has identified all environmental features of special concern within the Proposed Subdivision and has ensure that the impact to such environmental features is minimal. Where such minimal impacts are proposed for necessary utilities, the Applicant carefully considered such impact and minimized the impact to the maximum extent practicable.

§24-4302. 100-Year Floodplain

(a) To ensure land is platted in a manner that protects the public against loss of life or property due to the 100-year flood, while minimizing the public and private costs of flood control measures, all subdivisions shall comply with the following standards:

(1) Except as provided in Sections 24-4302(a)(2) and 24-4302(a)(3) below, lots shall comply with the minimum net lot area required in PART 27-4: Zones and Zone Regulations, of Subtitle 27: Zoning Ordinance, exclusive of any land area within the 100-year floodplain.

Comment: The Proposed Subdivision complies with the minimum net lot area required in Part 27-4 of the Current Zoning Ordinance.

(2) Where any lot contains a 100-year floodplain area in the AR and AG zones, there shall be a minimum of 40,000 contiguous square feet of area within the lot exclusive of any land within the 100-year floodplain.

Comment: The Proposed Subdivision is located in the RSF-A Zone.

(4) The floodplain areas shall be delineated in accordance with Subtitle 32, Division 4, the Floodplain Ordinance, of the County Code.

Comment: The PPS shall show the floodplain areas are delineated in accordance with Subtitle 32, Division 4, the Floodplain Ordinance of the County Code.

(6) In the event that the proposed subdivision is located partially or fully within an area covered by an officially adopted comprehensive watershed management plan, the proposed subdivision shall conform to such plan.

Comment: This provision is inapplicable to the Proposed Subdivision.

§24-4303. Stream, Wetland, and Water Quality Protection and Stormwater Management

(a) Subdivisions shall be designed to minimize the effects of development on land, streams, and wetlands, to assist in the attainment and maintenance of water quality standards, and to preserve and enhance the environmental quality of stream valleys.

Comment: The Applicant has identified all environmental features of special concern within the Proposed Subdivision and has ensure that the impact to such environmental features is minimal. Where such minimal impacts are proposed for necessary utilities, the Applicant carefully considered such impact and minimized the impact to the maximum extent practicable.

(b) A preliminary plan of subdivision (minor or major) shall not be approved until evidence is submitted that a stormwater management concept has been approved by DPIE or the municipality having approval authority, if the municipality has approval authority. Submittal materials shall include evidence that the applicable site development concept has been approved.

Comment: The Applicant has submitted an approved stormwater management concept plan together with this PPS.

(c) Regulated stream buffers in Environmental Strategy Areas shall comply with the requirements in Table 24-4303(c): Regulated Stream Buffers in Environmental Strategy Areas.

Table 24-4303(c) – Required Minimum Buffer Width (Environmental Strategy Area 1): 60 feet

Comment: The regulated streams located on the Proposed Subdivision have adequate buffers in compliance with the requirements in Table 24-4303(c).

§24-4304. Woodland and Wildlife Habitat Conservation, Tree Preservation, Clearing, and Replacement

To ensure the purpose and intent of this Section is advanced, a proposed subdivision (minor or major) shall comply with the following:

(1) The preliminary plan of subdivision (minor or major) shall demonstrate adequate control of increased run-off.

Comment: This PPS shows all proposed stormwater management devices for the Proposed Subdivision.

(2) Stormwater control shall be provided on-site unless, upon recommendation from the County, it is demonstrated equally effective stormwater controls can be provided off-site.

Comment: All stormwater control is provided within the Proposed Subdivision.

(3) Environmental site design (ESD) techniques are encouraged, where appropriate.

Comment: The Proposed Subdivision utilizes environmental site design (ESD) techniques wherever possible.

(4) Where land is partially or totally within an area subject to an adopted Watershed Plan, the subdivision conforms to such plan.

Comment: The Proposed Subdivision is not located in an area subject to an adopted Watershed Plan. Accordingly, this regulation is not applicable.

(5) Where land is located outside the Chesapeake Bay Critical Area Overlay (CBCAO) zones, the preliminary plan of subdivision (minor or major) and all plans associated with the application shall demonstrate the preservation and/or restoration of regulated environmental features in a natural state, to the fullest extent possible, consistent with the Environmental Technical Manual established in accordance with Subtitle 25: Trees and Vegetation, of the County Code. Any lot with an impact shall demonstrate sufficient net lot area where a net lot area is required in accordance with Subtitle 27: Zoning Ordinance, of the County Code, for the reasonable development of the lot outside the regulated feature.

Comment: The Applicant has ensured that the impact to environmental features is minimal and will preserve the regulated environmental features in a natural state to the fullest extent possible. Such minimal impacts to regulated environmental features are limited to necessary utilities and street crossings. The Applicant does not propose removal of any specimen trees.

(6) All regulated environmental features shall be placed in a conservation easement and identified on the final plat.

Comment: At the time of final plat, all regulated environmental features will be placed in a conservation easement.

(7) The approval of a Concept Grading, Erosion, and Sediment Control Plan (CS) by the Soil Conservation District, shall be required prior to final approval of the preliminary plan of subdivision (minor or major) if required by Subtitle 32: Water Resources Protection and Grading Code, of this Code.

Comment: An approved *Concept Grading, Erosion, and Sediment Control Plan (CS)* has been submitted together with this PPS.

4. §24-4400 Public Facility Standards

§24-4401.

Preliminary plans of subdivision (minor or major) and final plats of subdivision (minor or major) must be designed to show all utility easements necessary to

serve anticipated development on the land being subdivided, consistent with the recommendations and standards relevant to public utility companies. When utility easements are required by a public utility company, the subdivider shall include the following statement in the dedication documents:

“Utility easements are granted pursuant to the declaration recorded among the County Land Records in Liber 3703 at Folio 748.”

Comment: This PPS shows and the final plat will show all utility easements necessary to serve the Proposed Subdivision, consistent with the recommendations and standards relevant to public utility companies.

§24-4402.

Land for public facilities shown on the General Plan, a Functional Master Plan, the applicable Area Master Plan or Sector Plan, or a watershed plan shall be reserved, dedicated, or otherwise provided for.

Comment: The Proposed Subdivision is not land for public facilities. Accordingly, this regulation is not applicable.

§24-4403.

Stormwater management facilities, existing or proposed as part of the development, shall have sufficient capacity to convey surface water runoff.

Comment: The proposed stormwater management facilities located within the Proposed Subdivision shall provide sufficient capacity for surface water runoff.

§24-4404.

In accordance with the Sustainable Growth and Agricultural Preservation Act (Map 3 of Plan 2035 Prince George’s County Sustainable Growth and Agricultural Preservation Act of 2012 (SB236) Map, Adopted November 20th, 2012, as may be amended from time to time), the water and sewer standard for residential subdivisions is:

(a) A subdivision in the Sustainable Growth Tier I in the General Plan or applicable Functional Master Plan shall be served by public sewer.

Comment: The Proposed Subdivision is located in the Sustainable Growth Tier II. Accordingly, this regulation is not applicable.

(b) A subdivision in the Sustainable Growth Tier II in the General Plan or applicable Functional Master Plan shall be served by public sewer, except for a minor subdivision which may be served by on-site sewerage disposal systems.

Comment: The Applicant proposes that the Proposed Subdivision will be served by a public sewer.

(c) A subdivision in the Sustainable Growth Tier III in the General Plan or applicable Functional Master Plan shall be served by on-site sewerage disposal systems.

Comment: The Proposed Subdivision is located in the Sustainable Growth Tier II. Accordingly, this regulation is not applicable.

(d) A subdivision in the Sustainable Growth Tier IV in the General Plan or applicable Functional Master Plan shall be served by on-site sewerage disposal systems. A residential major subdivision served by on-site sewer disposal systems is not permitted.

Comment: The Proposed Subdivision is located in the Sustainable Growth Tier II. Accordingly, this regulation is not applicable.

§24-4405.

For purposes of determining whether water and sewerage complies with the standards of this Section, the location of the property within the appropriate service area of the Ten Year Water and Sewerage Plan is deemed sufficient evidence of the immediate or planned availability of public water and sewerage and compliance with the standards for the provision of public sewer and water.

Comment: The Property is located with Water Category 4 and Sewer Category 4.

§24-4406.

If a water storage tank is proposed to be located on the site of a Proposed Subdivision, the subdivision shall include reservation of land or an easement for the storage tank and an access easement so that emergency vehicles can adequately use the water storage tank in times of emergency.

Comment: This provision is inapplicable to the Proposed Subdivision.

5. §24-4500 Public Facility Adequacy

24-4503. Certificate of Adequacy

(a) Applicability

(2) Preliminary plans of subdivision (minor or major) proposed after April 1, 2022 shall receive approval of a certificate of adequacy or conditional certificate of adequacy for each public facility subject to this Section.

Comment: The Applicant will comply with this requirement.

6. §24-4600 Parklands and Recreation Facilities

§24-4601. Mandatory Dedication of Parkland

(b) Applicability

(1) General

Unless exempted in accordance with Section 24-4601(b)(2) below, all subdivisions which include residential uses shall plat and convey to the M-NCPPC or to a municipality located within the County (but which is not within the Maryland-Washington Metropolitan District) upon the request of such municipality, adequate land to meet the park and recreation needs of the residents of the subdivision, or pay a fee in-lieu, or provide park and recreation facilities as otherwise provided in this Section.

Comment: The Applicant proposes to comply with this provision by providing park and recreation facilities within the Proposed Subdivision (in lieu of conveyance of land).

B. Compliance with Zoning Ordinance

1. §24-4101(a) – Zoning Ordinance Standards

All preliminary plans of subdivision and final plats shall comply with all applicable standards in Subtitle 27: Zoning Ordinance, Part 6: Development Standards, of the County Code. All information and support materials needed to demonstrate compliance with this Section shall be provided by the subdivider.

Comment: The PPS complies with all applicable standards in Subtitle 27: Zoning Ordinance, Part 6: Development Standards.

2. §27-4203(e)(2) – Intensity and Dimension Standards

(2) Intensity and Dimensional Standards					
Standard(1)	Single-Family Detached Dwelling	Two-Family Dwelling	Three-Family Dwelling	Townhouse Dwelling	Other Uses
Density, max. (du/ac of net lot area)	8.70	32.66	12.44	16.33	No requirement
Net lot area, min. (sf)	5,000	No requirement	No requirement	No requirement	6,500
● Lot width, min. (ft)	50	60 (8)	40	20 (5)	45
Lot frontage (width) at front street line, min. (ft)	40	48 (9)	32	16	36
Lot coverage, max. (% of net lot area)	40	45 (2)	40 (2)	45 (2)	60
● Front yard depth, min. (ft)	15	15	15	15	15
● Side yard depth, min. (ft) (3)	8	8 (4)	8 (4)	8 (4)	8
● Rear yard depth, min. (ft)	20	20 (7)	20	20 (7)	20
● Principal structure height, max. (ft)	40	50	40	50	40
Accessory structure height, max. (ft) (6)	25	25	25	25	25

Comment: The Proposed Subdivision complies with all Residential, Single-Family-Attached (RSF-A) Zone dimension standards for Townhouse Dwelling.

3. §27-6105(b) – Preliminary Plan of Subdivision (Minor or Major)

With regard to the development standards of this Part, preliminary plans of subdivision (minor or major) are best used to ensure appropriate relationships between lots and parcels, streets, alleys, and outparcels; provide for multimodal connectivity; protect and enhance sensitive environmental features; and provide dedication of land for public purposes. Preliminary plans of subdivision (minor or major) are reviewed for compliance with the following Sections of this Part:

- (1) Section 27-6200, Roadway Access, Mobility, and Circulation*
- (2) Section 27-6400, Open Space Set-Asides*
- (3) Section 27-6800, Environmental Protection and Noise Controls*
- (4) Section 27-61300, Agricultural Compatibility Standards*
- (5) Section 27-61400, Urban Agriculture Compatibility Standards*

Comment: The PPS is in compliance with the above sections of the Current Zoning Ordinance.

4. §27-6200 Roadway Access, Mobility, and Circulation

§27-6201. Purpose and Intent

The purpose of this Section is to ensure that developments are served by a coordinated multimodal transportation system that permits the safe and efficient movement of motor vehicles, emergency vehicles, transit, bicyclists, and pedestrians within the development and between the development and external transportation systems, neighboring development, and local destination points such as places of employment, schools, parks, and shopping areas. Such a multimodal transportation system is intended to: (a) Provide transportation options; (b) Increase the effectiveness of local service delivery; (c) Reduce emergency response times; (d) Promote healthy walking and bicycling; (e) Facilitate use of public transportation; (f) Contribute to the attractiveness of the development and community; (g) Connect neighborhoods and increase opportunities for interaction between neighbors; (h) Reduce vehicle miles of travel and travel times; (i) Reduce greenhouse gas emissions; (j) Improve air quality; (k) Minimize congestion and traffic conflicts; and (l) Preserve the safety and capacity of County transportation systems.

Comment: The Proposed Subdivision design promotes safe and efficient movement of all multimodal vehicles throughout the subdivision with connectivity to all parcels.

§27-6202. Consistency with Plans

The design and construction of access and circulation systems associated with a development shall be consistent with the transportation goals, objectives,

and actions in the County's General Plan, the Approved Countywide Master Plan of Transportation, the applicable Area Master Plan or Sector Plan, and other County-adopted plans addressing transportation.

Comment: The Proposed Subdivision is designed and shall be constructed consistent with the transportation goals, objectives, and actions in the General Plan and Master Plan.

27-6203. Multimodal Transportation System

Access and circulation systems associated with a development shall provide for multiple travel modes (pedestrian, transit, bicycle, and vehicular), based on the development's size, character, the zone in which it is located, and its relationship to existing and planned transportation systems. Pedestrian, transit, bicycle, and vehicular access and circulation systems shall be coordinated and integrated as necessary to offer the development's occupants and visitors improved transportation choices while enhancing safe and efficient mobility throughout the development and the community.

Comment: The Applicant will incorporate multiple travel modes into the PPS as required by MNCPPC and applicable operating agencies.

§27-6204. Circulation Plan or Site Plan Required

Development applications shall include a circulation plan (unless a site plan meeting the requirements of this Section is submitted) that demonstrates how the development follows the requirements of Sections 27-6205 through 27-6208. A circulation plan may be combined with the parking plan required in Section 27-6303, Parking Plan or Site Plan Required.

Comment: The Applicant has submitted a circulation plan together with this PPS.

§27-6205. Developer Responsible for On-Site Street Improvements

If a street is proposed within a development site, the developer shall bond, construct and maintain road, street, bikeway, sidewalk, and other access and circulation improvements in accordance with the standards for design and construction defined in Subtitle 23: Roads and Sidewalks, SHA design standards (if applicable), or those of the applicable municipalities having jurisdiction, and shall dedicate any required rights-of-way or easements, as required by the Subdivision Regulations and shown on an approved preliminary plan of subdivision.

Comment: The Applicant will comply with this requirement.

§27-6206. Vehicular Access and Circulation

(a) Definition of Street Functional Classification

All public streets will be classified by the County according to the system of functional classification defined in the Prince George's County Specifications and Standards for Roadways and Bridges, authorized in Subtitle 23: Roads and Sidewalks as the County's official standards for street design and construction. Within the Transit-Oriented/Activity Center base and Planned Development (PD) zones, the Prince George's County Urban Street Design Standards shall apply.

Comment: The Applicant will comply with this provision.

(b) Vehicular Accessway Classifications

As a basis for application of many of the vehicular access and circulation standards in this Section, proposed and existing vehicular accessways shall be classified in accordance with the following classifications, which reflect the accessway's relative functions in providing access to and from principal origin and destination points and accommodating travel mobility. These do not supersede or replace classifications used in the Prince George's County Specifications and Standards for Roadways and Bridges.

Comment: The Applicant will comply with this provision.

(1) Driveways

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

Comment: The Proposed Subdivision does not propose the development of any driveways. Accordingly, this regulation is not applicable.

(2) Alleys

(A) Alleys make up a specialized classification of accessway that primarily functions to provide secondary vehicular access and/or service and delivery vehicle access between a street and the rear or sides of lots or buildings. Alleys may provide primary vehicular access for dwellings designed to have no driveway access from the fronting street, or access may be provided through a combination of an alley and a driveway from a fronting street. Alleys may not provide primary vehicular access for dwellings that do not have a fronting street.

Comment: The Proposed Subdivision does not propose the development of any alleys. Accordingly, this regulation is not applicable.

(B) Within the CN, NAC, LTO, RTO-L, RTO-H, LTO-PD, and RTO-PD zones, alleys shall comply with standards established in the Prince George's County Urban Street Design Standards. In all other areas of the County, alleys shall comply with the standards established in Subtitle 23: Roads and Sidewalks, and Subtitle 24: Subdivision Regulations, of the County Code, and the Prince George's County Specifications and Standards for Roadways and Bridges.

Comment: The Proposed Subdivision does not propose the development of any alleys and is located in the RSF-A Zone. Accordingly, this regulation is not applicable.

(3) Connectivity

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

Comment: The Proposed Subdivision will connect internal private streets to Accokeek Road and shall follow standards of design and construction as defined in the Prince George's County Specifications and Standards for Roadways and Bridges and in Subtitle 23: Roads and Sidewalks and SHA design standards.

(c) Required Vehicular Access and Circulation

A new development shall be served by a system of vehicular accessways and internal circulation (including driveways, and alleys connecting from public or private streets, as well as any required fire lanes, parking lot drive aisles, and any circulation associated with parking, loading, or drive-through service windows) that are designed to accommodate appropriate circulation of firefighting and other emergency vehicles, public transit, school buses, garbage trucks, delivery vehicles, service vehicles, and passenger motor vehicles within the development, as defined by the standards in Subtitle 23: Roads and Sidewalks.

Comment: The Proposed Subdivision shall be served by a system of vehicular accessways and internal circulation by private streets that are designed to accommodate appropriate circulation of firefighting and other emergency vehicles, public transit, school buses, garbage trucks, delivery vehicles, service vehicles, and passenger motor vehicles within the Proposed Subdivision, in compliance with the applicable standards in Subtitle 23: Roads and Sidewalks.

(d) Vehicular Access Management

(1) Limitation on Direct Access Along Arterial and Collector Streets

Proposed direct driveway access to a development's principal origin or destination points (including individual lots in a subdivision) may be provided directly from an arterial or collector street only if:

(A) No alternative direct vehicular access from a lower-classified accessway (e.g., local street, driveway, or alley) is available or feasible to provide;

(B) Only one two-way driveway, or one pair of one-way driveways, is allowed onto lots with 200 or less feet of lot frontage on the arterial or collector street, and no more than one additional two-way driveway or pair of one-way driveways per additional 200 feet of frontage; and

(C) The development(s) served by the driveway is expected to generate an average daily traffic (ADT) count of 1,000 trips or less, or it is determined that the origin or destination points accessed by the driveway will generate sufficiently low traffic volumes, and the adjacent arterial or collector street has sufficiently low travel speeds and traffic volumes, to allow safe driveway access while preserving the safety and efficiency of travel on the arterial or collector street.

Comment: The Proposed Subdivision does not propose access directly from an arterial or collector road. Accordingly, this regulation is not applicable.

(2) Limitation on Direct Driveway Access along Other Streets

The following standards shall apply to vehicular access along a street other than an arterial street.

(C) Where a through lot or corner lot fronts on roadways of different classifications, direct driveway access to the lot shall be provided only from the lower-classified fronting street, to the maximum extent practicable.

Comment: The Proposed Subdivision provides access to lots from the lowest-classified road possible.

(3) Shared Driveways

(A) Driveway access shared between adjoining lots is encouraged and, in the case of County or State access spacing requirements that do not allow individual lot frontages to be served individually, may be required to limit direct vehicular access along streets.

Comment: The Proposed Subdivision does not propose shared driveways. Accordingly, this regulation is not applicable.

(B) Easements allowing cross-access to and from lands served by a shared driveway, along with agreements defining maintenance responsibilities of landowners, shall be recorded with the Land Records of Prince George's County before issuance of a building permit for the development proposing the shared driveway access. Such easements shall clearly limit parking of each property owners' vehicles to their side of the driveway, and stipulate that both owners shall share in the costs and responsibility of maintaining the driveway.

Comment: The Proposed Subdivision does not propose shared driveways. Accordingly, this regulation is not applicable.

(e) Cross-Access

(1) Purpose

The purpose of the following vehicular connectivity standards is to enhance safe and convenient mobility within and between neighborhoods and developments that helps integrate and connect neighborhoods, allow residents to conveniently visit neighbors and nearby activity centers without compromising the capacity of the County's streets to accommodate through-traffic, improve opportunities for comprehensive and convenient transit service, enhance efficient provision of public services, and improve the speed and effectiveness with which emergency services and police and fire protection can be provided to County residents and lands.

Comment: The location of the Proposed Development does not allow for any feasible connection between the Proposed Development and adjoining neighborhoods.

(2) Cross-Access Between Adjoining Developments

To encourage shared parking and minimize access points along streets, new development, other than industrial development, in the Transit-Oriented/Activity Center base and PD zones and Nonresidential base zones shall comply with the following standards:

(A) The internal vehicular circulation system shall be designed and constructed to provide vehicular cross-access between the development's vehicular use areas and those on adjoining parcels containing a nonresidential or mixed-use development, or to the boundary of adjoining vacant land in a Transit-Oriented/Activity Center base or PD zone or a Nonresidential zone (see Figure 27-6206(e)(2): Cross-Access Between Parking Areas of Adjoining Developments).

Comment: There are no existing nonresidential or mixed-use developments adjacent to the Proposed Subdivision to provide cross-access to the site. Accordingly, this regulation is not applicable.

(g) Pedestrian Connections

(1) A right-of-way (at least ten feet wide) shall be provided for pedestrian and bicycle access between a cul-de-sac head or street turnaround and the sidewalk system of the closest street or pedestrian path (as shown in Figure 27-6206(g): Pedestrian Connections), if the cul-de-sac head or street turnaround:

(A) Is within a half-mile of significant pedestrian generators or destinations such as transit stops, schools, parks, public trails, greenways, employment centers, mixed use development, retail centers, or similar features; and

(B) Can be connected to an existing or proposed sidewalk, trail, greenway or other type of pedestrian connection.

Comment: The Proposed Development does not propose any cul-de-sac or street turnarounds. Accordingly, this regulation is not applicable.

(2) Vacant adjacent land that could be developed in the foreseeable future with sidewalks, trails, greenways, or other types of pedestrian connections to which the pedestrian and bicycle access can be connected.

Comment: There is no vacant land adjacent to the Proposed Subdivision that could be developed in the foreseeable future. Accordingly, this regulation is not applicable.

(3) These pedestrian connections shall count as links for the purpose of calculating the connectivity index.

Comment: This provision is not applicable to the Proposed Subdivision.

(4) These pedestrian connections may require public use easements in accordance with Subtitle 24: Subdivision Regulations of the County Code.

Comment: This provision is not applicable to the Proposed Subdivision.

(h) External Street Connectivity

(1) The arrangement of streets in a single-family residential subdivision shall provide for the alignment and continuation of existing or proposed streets into adjoining lands where the adjoining lands are undeveloped and deemed appropriate for future development, or are developed and include opportunities for such connections.

Comment: The Proposed Subdivision is not adjoined to any lands where the adjoining lands are undeveloped and deemed appropriate for future development. Accordingly, this regulation is not applicable. (

(2) Street rights-of-way shall be extended to or along adjoining property boundaries such that a street connection or stub street shall be provided for development where practicable and feasible in each direction (north, south, east, and west) for development that abuts vacant lands.

Comment: The Proposed Subdivision is does not abut vacant lands. Accordingly, this regulation is not applicable.

(3) At all locations where streets terminate with no street connection, but a future connection is planned or accommodated, a sign shall be installed with the words "FUTURE STREET CONNECTION" to inform landowners.

Comment: The Proposed Subdivision does not propose streets where future connection is planned or accommodated. Accordingly, this regulation is not applicable.

(4) The final plat (see Subtitle 24: Subdivision Regulations) shall identify all stub streets and include a notation that all stub streets are intended for connection with future streets on adjoining undeveloped or underdeveloped lands.

Comment: The Proposed Subdivision does not propose streets intended for connection with future streets on adjoining undeveloped or underdeveloped lands. Accordingly, this regulation is not applicable.

(i) Continuation of Adjacent Streets

Proposed street layouts shall be coordinated with the existing street system in surrounding areas. Existing streets shall, to the maximum extent practicable, be extended to provide access to adjacent developments and subdivisions and to provide for additional points of ingress and egress.

Comment: The location of Proposed Subdivision does not allow for extension of existing streets on the Proposed Subdivision. The internal private street system will are proposed to have access via Accokeek Road.

(j) Traffic-Calming Measures for Private Streets

(1) All traffic calming measures shall be coordinated with the applicable operating agency or municipality. Any traffic calming measures proposed in a County right-of-way shall require approval by the DPIE Director. Such approval shall also identify the responsible party for perpetual maintenance for any non-standard or non-conforming elements that may be proposed.

Comment: The PPS does not propose any traffic calming measures on the County right-of-way or on the Proposed Subdivision.

(2) Street widths not in excess of basic design standards, short block lengths, on-street parking, controlled intersections, roundabouts, and other traffic-calming measures are encouraged on all local and subcollector streets that connect between two nodes in the connectivity index system, provided they do not interfere with emergency vehicle access.

Comment: Not Applicable. No traffic calming devices are proposed within the subdivision.

(4) Any physical installations that narrow the roadway and extend curbs toward the street centerline, such as bulbouts and chicanes, are discouraged on streets less than 24 feet wide, but are encouraged on wider streets as a traffic calming device and to reduce crossing distance for pedestrians, where practicable.

Comment: The Proposed Subdivision does not propose physical installations that narrow any roadways and extend any curbs toward the an existing street centerline.

(k) Block Design

(1) Block Length

Where blocks are used in the Transit-Oriented/Activity Center base and PD zones and the MU-PD Zone, block length shall be at least 200 feet, but no more than 800 feet. In all other zones block length shall be at least 200 feet, but no more than 1,000 feet in length.

Comment: The Proposed Subdivision is located within the RSF-A Zone. Accordingly, this regulation is not applicable.

(2) Block Width

To the maximum extent practicable, the width of any block shall be sufficient to permit at least two lots across the depth of the block, exclusive of any alleys, watercourses, or other right-of-way located outside platted lots.

Comment: This provision is inapplicable to the Proposed Subdivision.

(3) Through-Block Access

In the RSF-95, RSF-65, and RSF-A zones where a block face exceeds more than 800 feet, sidewalks or multi-use paths shall be provided through the block, perpendicular to the long block face to connect parallel sidewalks on either side of the block through the interior of the block.

Comment: The Proposed Subdivision does not propose division of the property into blocks with a face exceeding 800 feet. Accordingly, this provision is inapplicable.

(4) General Accessway Layout and Design

The vehicular access and circulation system of a development located on a site abutting an existing or planned transit route shall accommodate a transit stop and other associated facilities unless the Planning Director determines that transit facilities already exist to serve the needs of the development.

Comment: The Applicant is not aware of any existing or planned transit route abutting the Proposed Subdivision, which will require additional facilities.

(1) Driveway Layout and Design

(1) Driveway Width

All driveways serving development, except single-family detached dwellings, two-family dwellings, and three-family dwellings, shall comply with the following minimum width standards:

(A) One-way driveways shall be at least 11 feet wide, as measured between the edges of paving in a typical tangent section that does not include corner radii.

Comment: The Proposed Subdivision does not propose the development of any one-way driveways. Accordingly, this regulation is not applicable.

(B) Two-way driveways shall be at least 22 feet wide, as measured between the edges of paving in a typical tangent section that does not include corner radii.

Comment: The Proposed Subdivision does not propose the development of any two-way driveways. Accordingly, this regulation is not applicable.

(2) Dead-End Driveway Length

Driveways that do not connect back to a street shall be no longer than 150 feet unless they include adequate provision for fire trucks to turn around, as approved by the Fire Chief.

Comment: The Proposed Subdivision does not propose the development of any dead-end driveways. Accordingly, this regulation is not applicable.

(3) Driveway Intersections

Driveway intersections shall also comply with the following standards:

(A) Alignment

To the maximum extent practicable, driveway intersections along a street shall line up with existing or approved driveway, parking lot drive aisle, or roadway intersections on the opposite side of the street.

Comment: The Proposed Subdivision does not propose the development of any driveway intersections. Accordingly, this regulation is not applicable.

(B) Proximity to Adjoining Land

Except for shared driveways provided in accordance with Section 27-6206(d)(3), Shared Driveways, driveway intersections shall be spaced from an adjoining property line by at least two feet or such greater

distance as is needed to avoid encroachment of the driveway radius onto the adjacent property or interference with safe use of a driveway on the adjoining property.

Comment: The Proposed Subdivision does not propose the development of any driveway intersections. Accordingly, this regulation is not applicable.

(C) Medians in Driveway Entrances

Medians may be incorporated at driveway entrances provided:

(A) No signage is included within the median other than traffic signs and a single monument sign;

(B) Planted material within the median is limited to minor shade trees, shrubs, ground cover, and grass; and

(C) The minimum driveway width is maintained for each travel and turning lane.

Comment: The Proposed Subdivision does not propose the development of any driveway intersections. Accordingly, this regulation is not applicable.

5. §27- 6400 Open Space Set-Asides

§27-6401. Purpose and Intent

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

Comment: The Applicant has provided an Open Space Set-Aside exhibit together with this PPS.

§27-6402. Applicability

(a) In addition to the exemptions specified in Section 27-6103, General Exemptions, the following development shall be exempted from the standards in this Section:

(1) Uses in the Agriculture/Forestry Uses, Agriculture/Forestry Related Uses, and Open Space Uses principal use categories; and

(2) Any individual single-family detached dwelling or two-family dwelling on a single lot.

Comment: The Applicant has provided an Open Space Set-Aside exhibit together with this PPS.

27-6403. Amount of Open Space Set-Asides Required

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

Table 27-6403 – Minimum Open Spaces Set-Aside Areas (Residential Uses in Residential Base and PD Zones): 20%

Comment: As shown in the Open Space Set-Aside exhibit, the Proposed Subdivision complies with this requirement.

27-6406. Design Standards for Open Space Set-Asides

Land used as an open space set-aside shall comply with the following design standards:

(a) Location

Open space shall be located so as to be readily accessible and useable by occupants and users of the development. Where possible, a portion of the open space set-aside should provide focal points for the development through prominent placement or easy visual access from streets.

Comment: As shown in the Open Space Set-Aside exhibit, open space in the Proposed Subdivision shall be readily accessible and useable by occupants and users of the Proposed Subdivision.

(b) Configuration

(1) Open space set-asides shall be compact and contiguous unless a different configuration is needed to continue an existing trail or accommodate preservation of natural, historical, and archeological resources.

Comment: As shown in the Open Space Set-Aside exhibit, open space has been added throughout the Proposed Subdivision wherever possible.

(2) If the development site is adjacent to existing or planned public trails, parks, or other public open space area land, the open space set-aside shall, to the maximum extent practicable, be located to adjoin, extend, and enlarge the trail, park, or other public land (see Figure 27-6406(b).1: Example Open Space Set-Aside Configuration; Figure 27-6406(b).2: Example Open Space Set-Aside Configuration, Townhouse Development; and Figure 27-6406(b).3: Example Open Space Set Aside Configuration, Commercial Development).

Comment: The Proposed Subdivision is not adjacent to an existing or planned public trail, park or other public open space.

6. §27-6800 Environmental Protection and Noise Controls

§27-6801. Purpose and Intent

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

Comment: As specified herein, the Proposed Subdivision will be in compliance with all applicable County environmental protection regulations referenced in Sections 27-6802 through 27-6809 and the noise control standards of Section 27-6810.

§27-6802. Natural Resource Inventory (NRI)

An approved NRI, in conformance with the Environmental Technical Manual, is required for applications for Subtitle 32, Division 2, Erosion and Sediment Control; Subtitle 32, Division 3, Stormwater Management; Subtitle 25, Division 2, Woodland and Wildlife Habitat Conservation; Subtitle 5B, Chesapeake Bay Critical Area; Planned Development (PD) Zoning Map Amendment applications (Section 27-3602); special exception applications (Section 27-3604); detailed site plan applications (Section 27-3605); and preliminary plan of subdivision (minor or major) applications (Subtitle 24: Subdivision Regulations).

Comment: NRI-089-06-02 has been approved for the Proposed Subdivision.

§27-6803. Trees and Vegetation

As described in the applicability sections of Subtitle 25: Trees and Vegetation, development shall comply with the requirements of Subtitle 25, Division 1, General; Subtitle 25, Division 2, Woodland and Wildlife Habitat Conservation Ordinance; and Subtitle 25, Division 3, Tree Canopy Coverage Ordinance, of the Prince George's County Code.

Comment: The Applicant has submitted a TCP1 showing tree conservation and will provide additional tree conservation on any additional TCP plans.

§27-6804. Floodplain Management

As described in the applicability sections of Subtitle 32: Water Resources Protection and Grading Code, development shall comply with the requirements for floodplain management in accordance with Subtitle 32, Division 4, Floodplain Ordinance, of the Prince George's County Code.

Comment: The Proposed Subdivision Complies with all applicable provisions of Subtitle 32, Division 4 of the Prince George's County Code.

§27-6805. Erosion and Sedimentation Control

An approved Grading, Erosion, and Sediment Control Plan is required as described in the applicability sections of Subtitle 32: Water Resources Protection and Grading Code. Development shall comply with the requirements for sedimentation and erosion control in accordance with Subtitle 32, Division 2, Grading, Drainage and Erosion and Sedimentation Control, of the Prince George's County Code.

Comment: A conceptual Sediment Control plan has been submitted together with this PPS.

§27-6806. Stormwater Management

As described in the applicability sections of Subtitle 32: Water Resources Protection and Grading Code, development shall comply with the requirements for stormwater management in accordance with Subtitle 32, Division 3, Stormwater Management, of the Prince George's County Code.

Comment: An approved Stormwater Management Concept Plan has been submitted together with this PPS.

§27-6807. Chesapeake Bay Critical Area

For all land within the CBCAO Zone, see Section 27-3601, Zoning Map Amendment (ZMA), Section 27-3603, Chesapeake Bay Critical Area Overlay (CBCAO) Zoning Map Amendment, Section 27-4402(a), Chesapeake Bay Critical Area Overlay (CBCAO) Zones, and Subtitle 5B: Chesapeake Bay Critical Area, of the County Code, for applicable regulations and submittal requirements.

Comment: This provision is inapplicable to the Proposed Subdivision.

§27-6808. Regulated Environmental Features

All land located outside the CBCAO Zone is subject to the requirements of Section 24-4300, Environmental Standards, of Subtitle 24: Subdivision Regulations.

Comment: As detailed above, the Proposed Subdivision is in compliance with all applicable provisions of Section 24-4300 of the Current Subdivision Ordinance.

§27-6809. Unsafe Lands

All applications shall conform to the requirements pertaining to unsafe land in Section 24-4300, Environmental Standards, of Subtitle 24: Subdivision Regulations.

Comment: This provision is inapplicable to the Proposed Subdivision.

§27-6810. Noise Control

(a) For the principal uses identified below, the maximum level of noise generated by the use on a lot or parcel at any point along its boundary abutting a residential use, a commercial use, a mixed-use development, or an industrial use shall not exceed the maximum allowable noise level for that use established in Table 27-6810: Maximum Allowable Noise Levels for Receiving Lands.

(31) Uses in the Transportation Uses principal use category.

Maximum Allowable Noise Levels for Receiving Lands (Residential Uses): 55 dBA Leq

Comment: Noised levels will not exceed the maximum levels for residential properties.

7. 27-6903. Multifamily, Townhouse, and Three-Family Form and Design Standards

Development subject to this Section shall comply with the following standards.

(a) Site Access

New multifamily, townhouse, or three-family development with 20 or more dwelling units shall have:

(1) At least one secondary point of vehicular access to or from the site to ensure emergency vehicle access, if feasible.

Comment: The Proposed Subdivision proposed three (3) vehicular access points.

(2) No primary vehicular access along a local street serving existing single-family detached dwellings—provided, however, that secondary vehicle access for emergency vehicles may be provided along such a local street if other points of access are not available.

Comment: The Proposed Subdivision does not propose any single family detached lots. Accordingly, this provision is not applicable.

(b) Location of Off-Street Parking

(1) For multifamily dwellings only, no more than 50 percent of off-street surface parking may be located between a building and the street it faces unless the parking bays are screened from view from the street by another building. Interior structures within a multi-building development served by a central, private driveway are exempted from this requirement.

Comment: The Proposed Subdivision does not propose any multifamily dwellings. Accordingly, this provision is not applicable.

(2) For all multifamily, townhouse, and three-family buildings:

(A) Guest and overflow parking within a development subject to these standards shall be located to the side or rear of the building containing the units, to the maximum extent practicable.

Comment: On-street guest and overflow parking will be located along internal private streets.

(B) Off-street surface parking located beside a building shall not occupy more than 35 percent of the parcel's street frontage. Associated driving areas shall be included as part of such off-street surface parking.

Comment: The Proposed Subdivision does not propose any off-street parking. The Proposed Subdivision proposes on-street parking along private roads.

(c) Building Orientation and Configuration

(1) Single-Building Development

The primary entrance of a multifamily, townhouse, or three-family single-building development shall face the street or a common open space such as a mews.

Comment: All primary townhouse entrances within the Proposed Subdivision shall face the street.

(2) Multi-Building Development

Multifamily, townhouse, and three-family developments with more than one building shall be configured so that primary building entrances are oriented towards external streets, internal streets, or open space areas (like mews or courtyards). Buildings may be oriented towards off-street parking lots only in cases where no other practical alternative exists. (see Figure 27-6903(c)(2): Multi-Building Orientation)

Comment: All primary townhouse entrances within the Proposed Subdivision shall face the street.

(d) Maximum Building Length

(1) The maximum length of any multifamily, townhouse, or three-family building shall be 150 linear feet in the RSF-A and RMF-12 zones; and 250 linear feet in the RMF-20, RMF-48, and CGO zones, regardless of the number of units.

Comment: No buildings are proposed within the Proposed Subdivision that have a length exceeding 15- linear feet.

(e) Building Façades

For all multifamily, townhouse, and three-family buildings, except as noted in Section 27-6903(e)(3) below:

(1) Façades of all buildings subject to these standards that face a street shall incorporate wall offsets, in the form of projections or recesses in the façade plane, spaced no more than 50 feet apart (see Figure 27-6903(e)(1): Changes in Building Façade), unless the applicant provides a design of similar or superior quality.

Comment: Façades of all buildings within the Proposed Subdivision shall incorporate wall offsets spaced no more than 50 feet apart.

(2) Wall offsets shall have a minimum depth of two feet.

Comment: All proposed wall offsets within the Proposed Subdivision shall have a depth of at least two (2) feet.

(3) In addition to wall offsets, street-facing façades of multifamily, townhouse, and three-family buildings shall provide a minimum of three of the following design features for each residential building fronting onto a public street (see Figure 27-6903(e)(3): Examples of Front Façades):

(A) One or more dormer windows or cupolas; (B) A recessed entrance; (C) A covered porch; (D) Pillars, posts, or columns next to the doorway; (E) One or more bay windows projecting at least twelve inches from the façade plane; (F) Eaves projecting at least six inches from the façade plane; (G) Raised corniced parapets over the entrance door; (H) Multiple windows with a minimum four-inch-wide trim; (I) Integrated planters that incorporate landscaped areas or places for sitting; or (J) Roof form and line changes consistent with the wall offsets.

Comment: The proposed development will require Detailed Site Plan approval. The architectural features will be evaluated at the time Detailed Site Plan.

(f) Roofs

For all multifamily dwellings:

(1) Sloped roofs on buildings over 100 feet in length shall include two or more different sloping roof planes, each with a minimum pitch between 3:12 and 12:12.

Comment: The Proposed Subdivision does not propose any multifamily dwellings. Accordingly, this provision is not applicable.

(2) Flat roofs shall be concealed by parapets that extend at least three feet above the roof level and have three-dimensional cornice treatments that project at least eight inches outward from the parapet façade plane.

Comment: The Proposed Subdivision does not propose any multifamily dwellings. Accordingly, this provision is not applicable.

(3) Alternative roof forms or pitches may be allowed for small roof sections over porches, entryways, or similar features.

Comment: The Proposed Subdivision does not propose any multifamily dwellings. Accordingly, this provision is not applicable.

(4) All roof-based mechanical equipment, as well as vents, pipes, antennas, satellite dishes, and other roof penetrations (except chimneys), shall be located on the rear elevations or otherwise be configured and screened (if necessary) to have a minimal visual impact as seen from the street.

Comment: The Proposed Subdivision does not propose any multifamily dwellings. Accordingly, this provision is not applicable.

(g) Building Façade Fenestration/Transparency

At least 15 percent of the street-facing façade area of the ground-level floor of any multifamily, townhouse, or three-family building (as measured from the grade to the underside of the eave, top of the parapet, or the story line denoting the second floor) shall be occupied by windows or doorways.

Comment: The proposed development will require Detailed Site Plan approval. The architectural features will be evaluated at the time Detailed Site Plan.

(h) Materials

For all multifamily, townhouse, and three-family buildings:

(1) Primary façade materials shall not change at outside corners, but extend along any side façade that is visible from a street. In all instances the extension shall be a minimum of 20 feet, with the exception that materials may change where side or rear wings meet the main body of the structure.

Comment: The proposed development will require Detailed Site Plan approval. The architectural features will be evaluated at the time Detailed Site Plan.

(2) Material changes shall occur along a horizontal line or where two forms meet. It is acceptable, however, that change of materials occur as accents around windows, doors, cornices, at corners, or as a repetitive pattern. See Figure 27-6903(h): Example of Building Façade, Roof, Fenestration/Transparency, and Materials Requirements for Multifamily Building.

Comment: The proposed development will require Detailed Site Plan approval. The architectural features will be evaluated at the time Detailed Site Plan.

(3) Townhouse development shall conform with the building material requirements set forth in Section 27-61203(d), Building Materials, of this Subtitle.

(i) Garage Standards

For all multifamily, townhouse, and three-family buildings:

(1) Detached garages or carports shall be located to the side or rear of the building(s) containing the dwellings. A parking structure is exempt from this requirement. (see Figure 27-6903(i): Garage Placement.)

Comment: The Proposed Subdivision does not propose any detached garages or carports. Accordingly, this provision is not applicable.

(2) Freestanding garages or carports visible from public streets outside the development shall be oriented perpendicular to the street, or the façade facing the street shall be configured to comply with the required wall offsets and façade design features in Section 27-6903(e), Building Façades.

Comment: The Proposed Subdivision does not propose any detached garages or carports. Accordingly, this provision is not applicable.

(3) The exterior materials, design features, and roof forms detached garages or carports should generally be compatible with the building(s) they serve.

Comment: The Proposed Subdivision does not propose any detached garages or carports. Accordingly, this provision is not applicable.

(j) Outdoor Activity Areas

For all multifamily, townhouse, and three-family buildings, ground-level outdoor activity areas, porches, decks, vending areas, and other similar site attributes shall be screened from adjacent single-family dwellings with a perimeter buffer in accordance with Section 4.7, Buffering Incompatible Uses, of the Landscape Manual.

Comment: The proposed development will require Detailed Site Plan approval. The architectural features will be evaluated at the time Detailed Site Plan.

8. §27-61300. Agricultural Compatibility Standards

§ 27-61302. Applicability

(a) General

Except where exempted by Subsection 27-61302(b), Exemptions, below, the standards in this Section shall apply to all new residential and nonresidential uses (including public, civic, institutional, commercial, or industrial uses) that

are proposed to be located adjacent to an ongoing agricultural use or activity in the ROS, AG, and AR base zones.

Comment: This provision is inapplicable to the Proposed Subdivision. No portion of the Property is located adjacent to an ongoing agricultural use or activity in the ROS, AG, and AR base zones.

9. §27-61403. Urban Agriculture Compatibility Standards

§27-61402. Applicability

The standards in this Section shall apply to all new residential and nonresidential uses that are proposed to be located adjacent to an on-going urban agriculture use in the ROS, AR, RE, RR, RSF-65, RSF-95, RSF-A, RMF-12, RMF-20, RMF-48, and Transit-Oriented/Activity Center base and PD Zones.

Comment: This provision is inapplicable to the Proposed Subdivision. The Property is not located adjacent to an on-going urban agricultural use.

C. Compliance with Master Plan Environment Policies

1. Green Infrastructure

- *Implement the master plan's desired development pattern while protecting sensitive environmental features and meeting the full intent of environmental policies and regulations.*
- *Ensure that new development incorporates open space, environmentally sensitive design, and mitigation activities.*
- *Protect, preserve, and enhance the identified green infrastructure network.*

Comment: The Proposed Subdivision is not located in proximity to Mattawoman Creek, Piscataway Creek, and Tinkers Creek. The Applicant has identified all environmental features of special concern within the Proposed Subdivision and has ensured that the impact to such features, if any, are minimal. The Proposed Subdivision will be in compliance with all applicable County environmental protection regulations. The Proposed Subdivision will incorporate open space throughout the development wherever possible. The open space set-aside exhibit is provided together with this PPS in accordance with Sec 27-6400.

2. Water Quality, Stormwater Management and Groundwater

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

- *Protect and restore groundwater recharge areas such as wetlands and the headwater areas of streams.*

Comment: The Applicant has identified all environmental features of special concern within the Proposed Subdivision and has ensure that the impact, if any, to such environmental features are minimal. Where such minimal impacts are proposed for necessary utilities, the Applicant carefully considered such impact and minimized the impact to the maximum extent practicable.

3. Watersheds

- *Ensure that, to the fullest extent possible, land use policies support the protection of the Mattawoman Creek and Piscataway Creek watersheds.*
- *Conserve as much land as possible, in the Rural Tier portion of the watershed, as natural resource land (forest, mineral, and agriculture).*
- *Minimize impervious surfaces in the Developing Tier portion of the watershed through use of conservation subdivisions and environmentally sensitive design and, especially in the higher density Brandywine Community Center, incorporate best stormwater design practices to increase infiltration and reduce run-off volumes.*

Comment: The Proposed Subdivision is not in the Rural Tier and will incorporate best stormwater design practices. The Applicant has submitted an approved stormwater management concept plan together with this PPS.

4. Chesapeake Bay Critical Area

- *Enhance the County's Critical Area protection program in response to local, regional, and statewide initiatives and legislative changes.*

Comment: The Proposed Subdivision is located outside the Chesapeake Bay Critical Area.

5. Air Quality and Greenhouse Gas Emissions

- *Reduce air pollution through transportation demand management (TDM) projects and programs.*
- *Promote "climate-friendly" development patterns through planning processes and land use decisions.*
- *Increase awareness of the sources of air pollution and greenhouse gas emissions.*

Comment: The Proposed Subdivision shall implement the requirements in accordance with Sec 24-6201. This system is designed to promote safe and efficient movement of all multimodal vehicles throughout the Proposed Subdivision.

6. Green Building and Energy Efficiency

- *Encourage the use of green building techniques that reduce resource and energy consumption.*

Comment: The Proposed Subdivision shall implement green building techniques into the design as required by the Zoning Ordinance.

7. Noise Intrusion

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

Comment: The Proposed Subdivision will not exceed the max noise level requirement for residential properties and will be in compliance with the noise control standards of Sec 27-6810.

VII. CONCLUSION

The Applicant respectfully requests that the Planning Board grant approval of this PPS. The above analysis and submitted plans establish that PPS-2023-005 satisfies the required findings that the Planning Board must make to approve a PPS application.

Respectfully submitted,



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