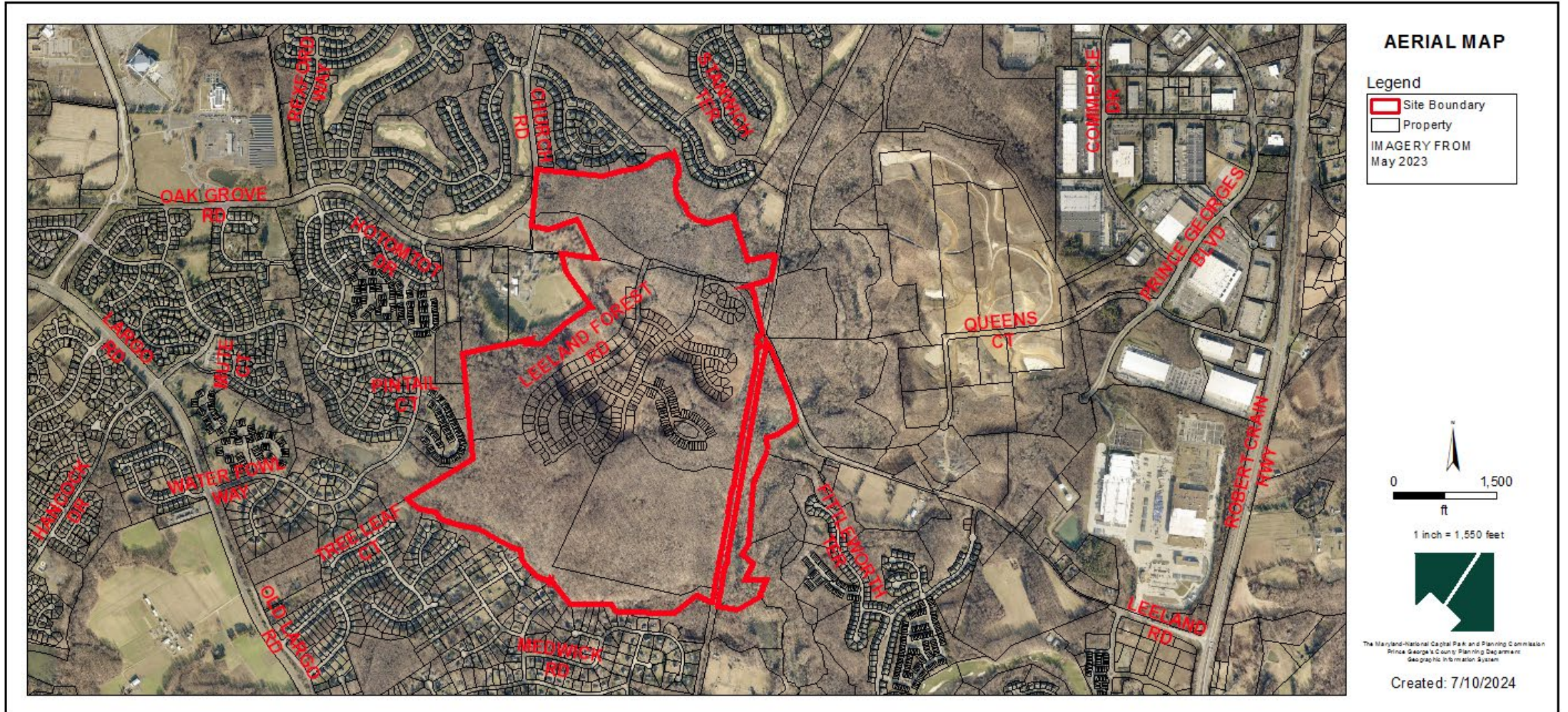


# LOCUST HILL

# Comprehensive Design Plan

TCPI-024-06-02

**Staff Recommendation:** APPROVAL with conditions

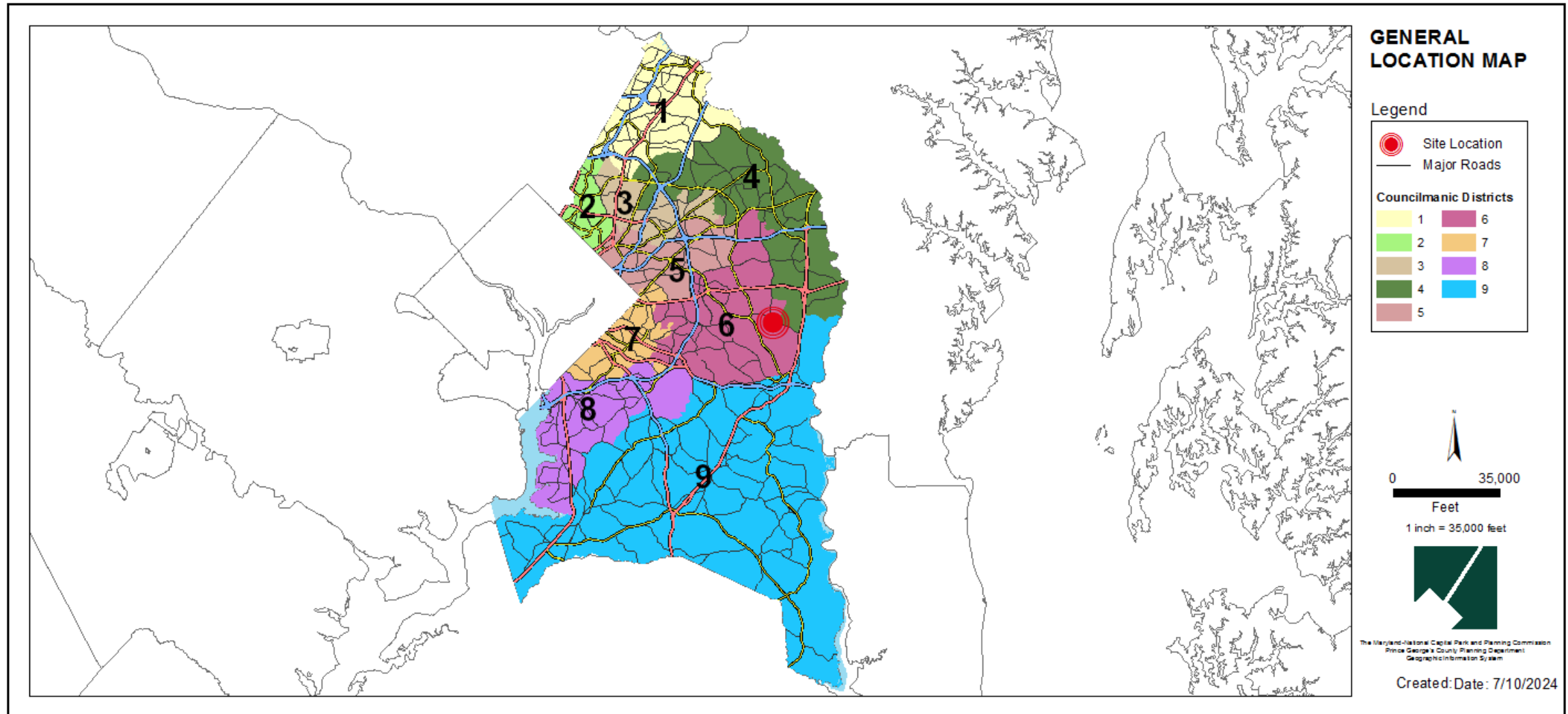




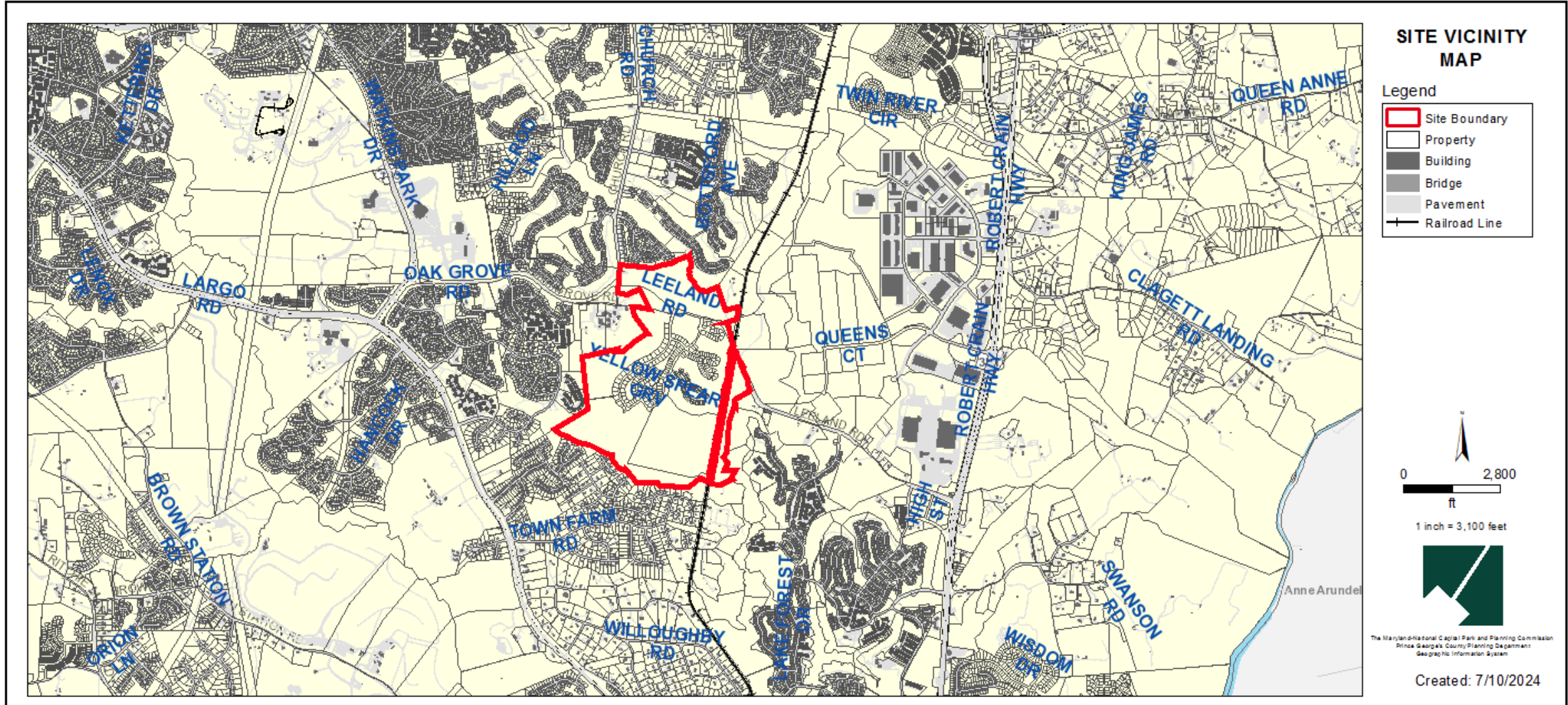
# GENERAL LOCATION MAP

Council District: 06

Planning Area: 079

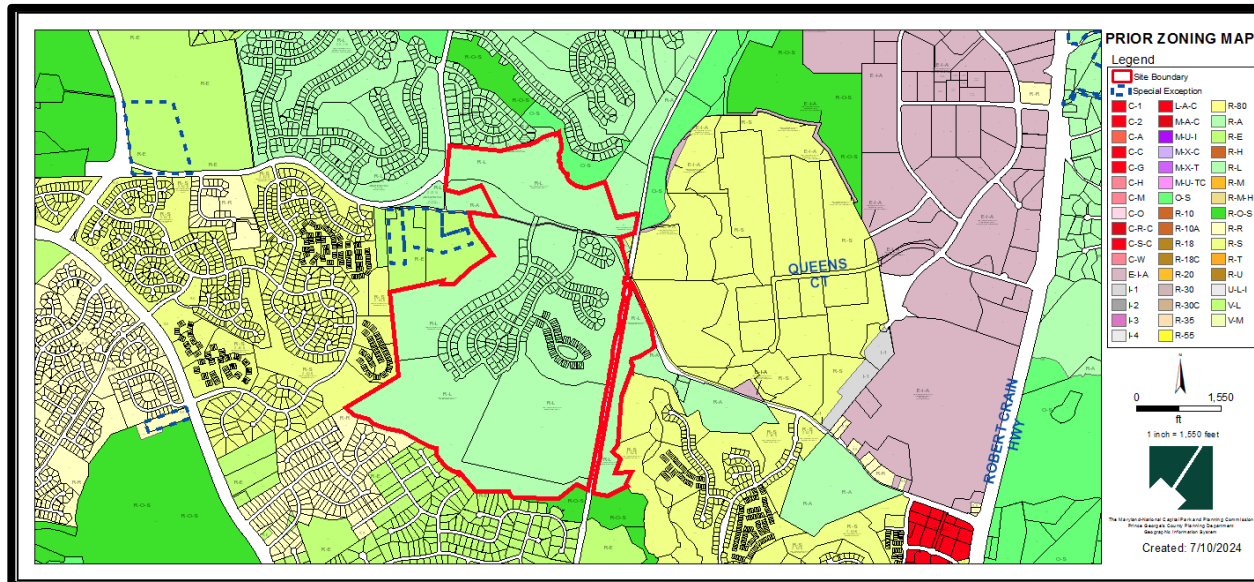


# SITE VICINITY MAP

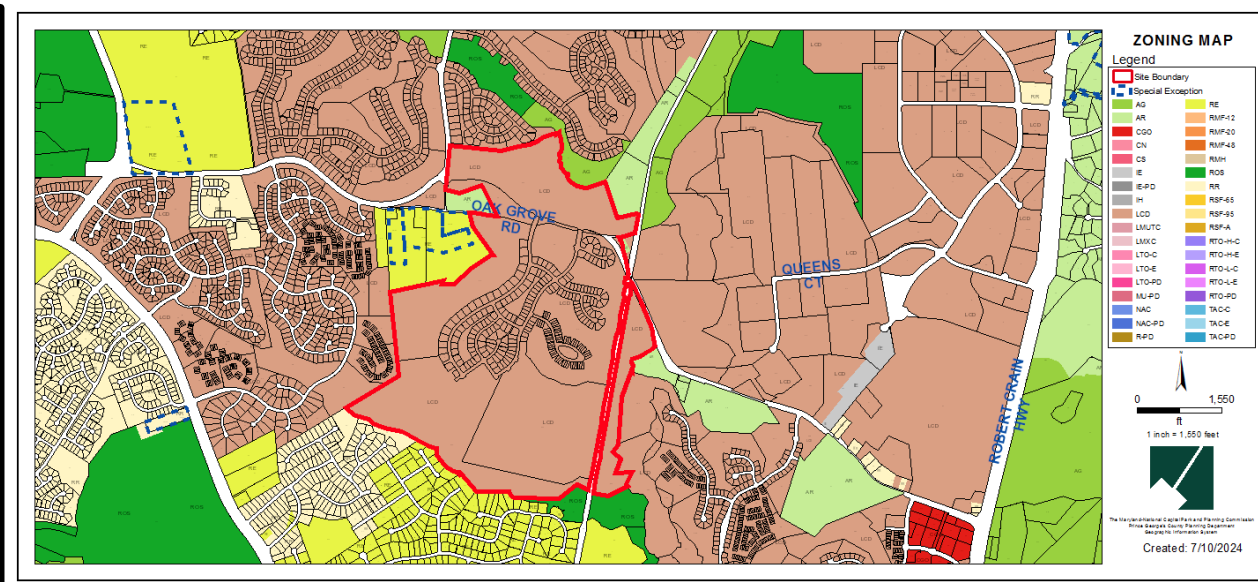




# ZONING MAP (PRIOR AND CURRENT)



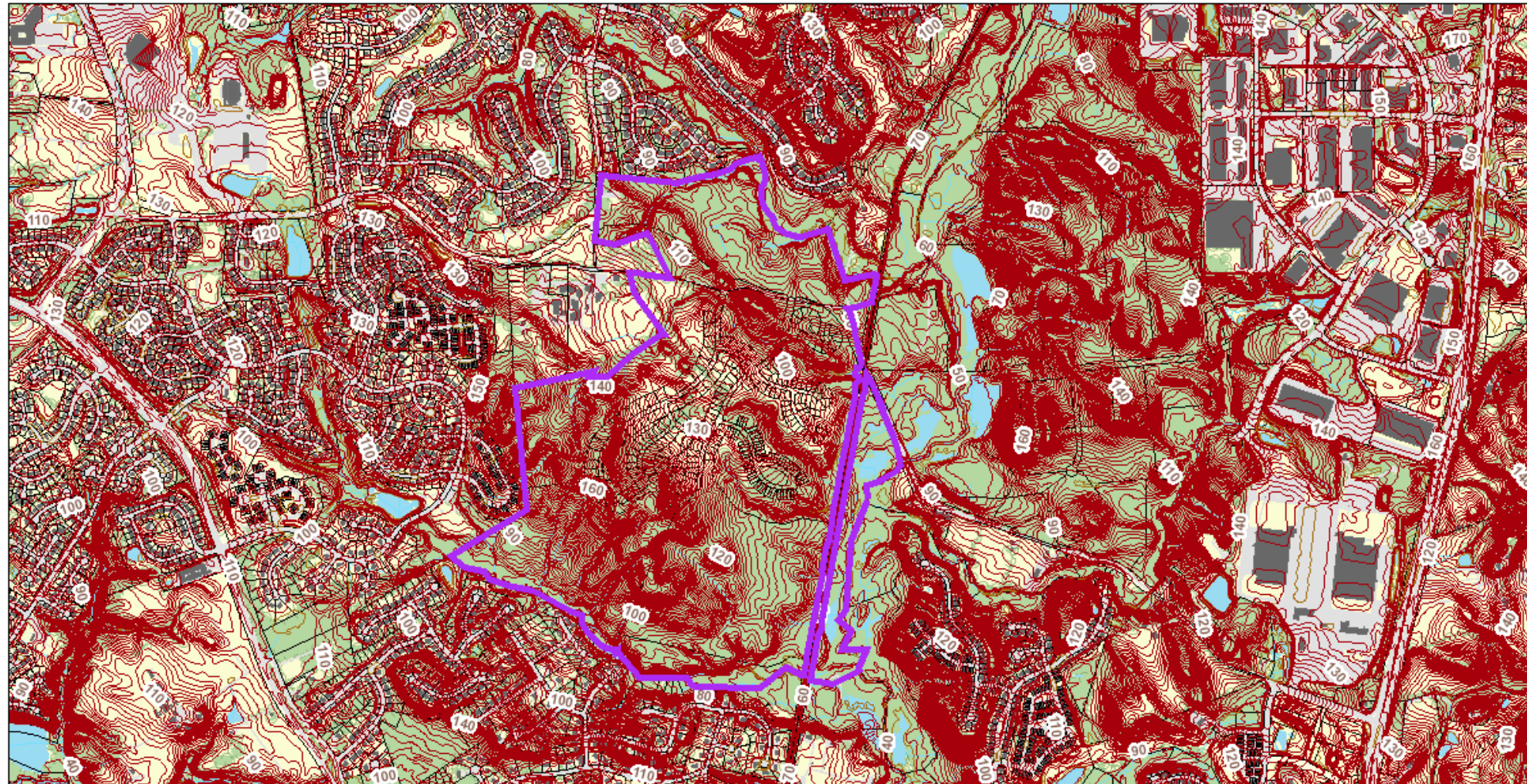
Prior Zoning: R-L



Current Zoning: LCD



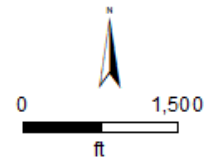
# SITE MAP



## SITE MAP

### Legend

- Site Boundary
- Building
- Bridge
- Pavement
- Water
- Vegetation
- Property
- Contour Line
- Depression Line
- Railroad Line



1 inch = 1,550 feet

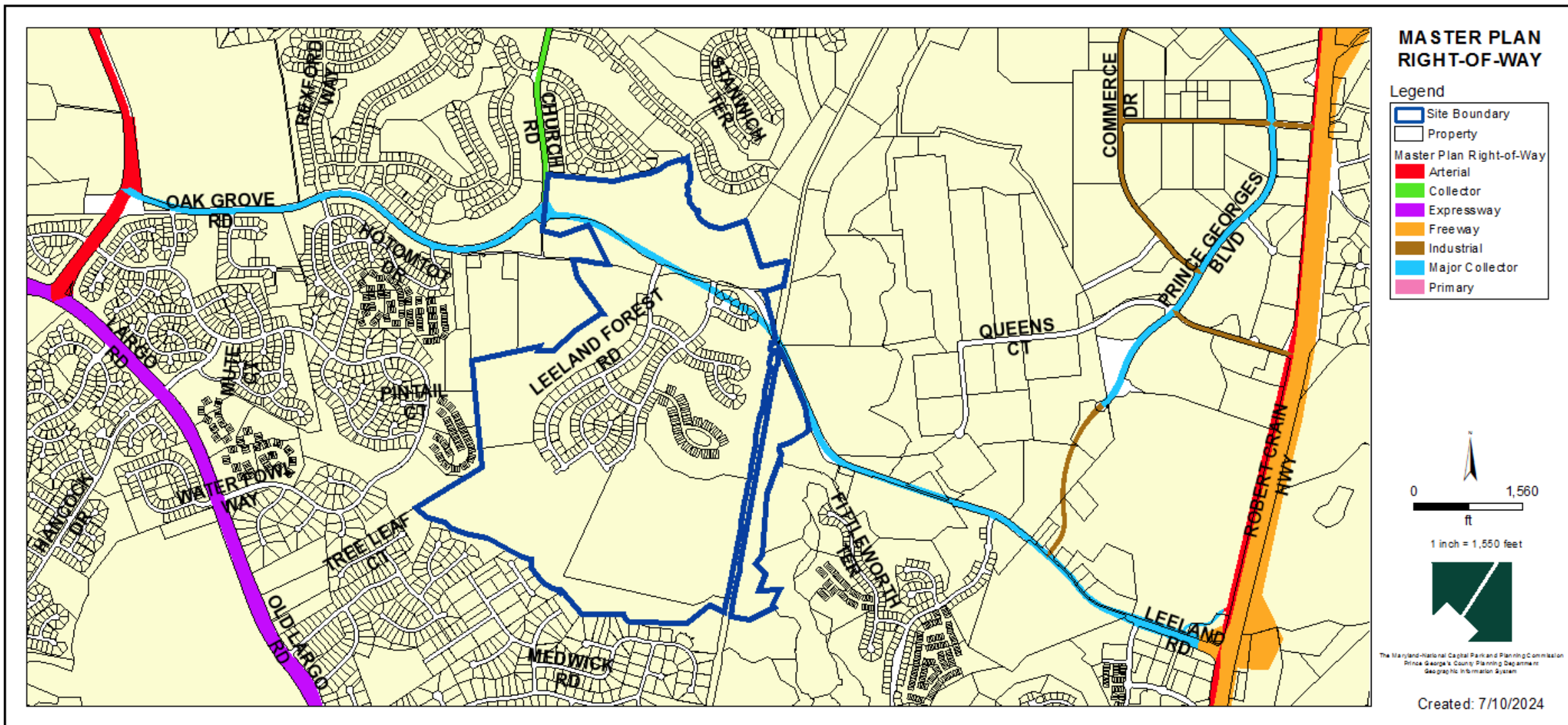


The Maryland-National Capital Park and Planning Commission  
Prince George's County Planning Department  
Geographic Information System

Created: 7/10/2024

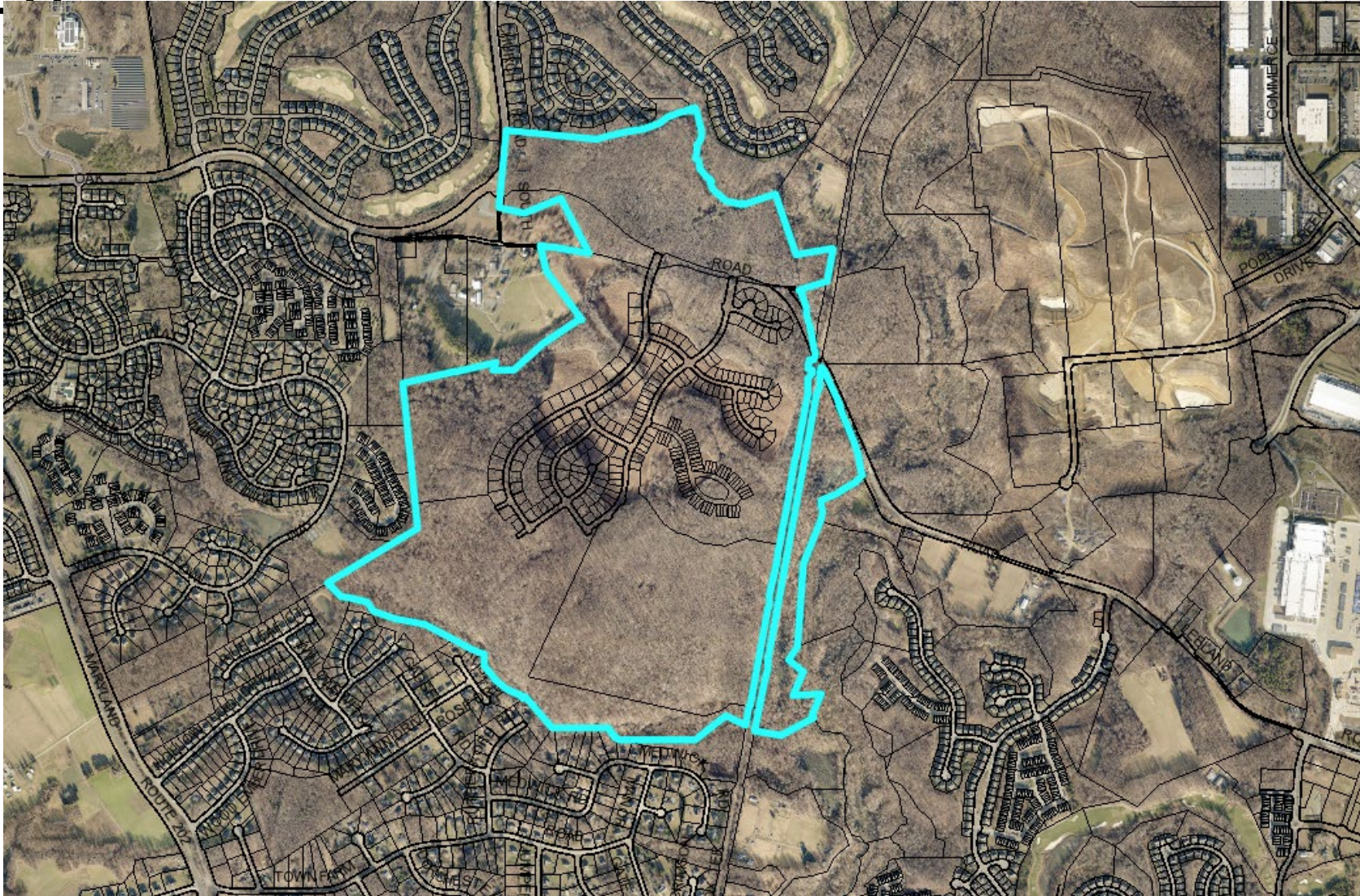


# MASTER PLAN RIGHT-OF-WAY MAP



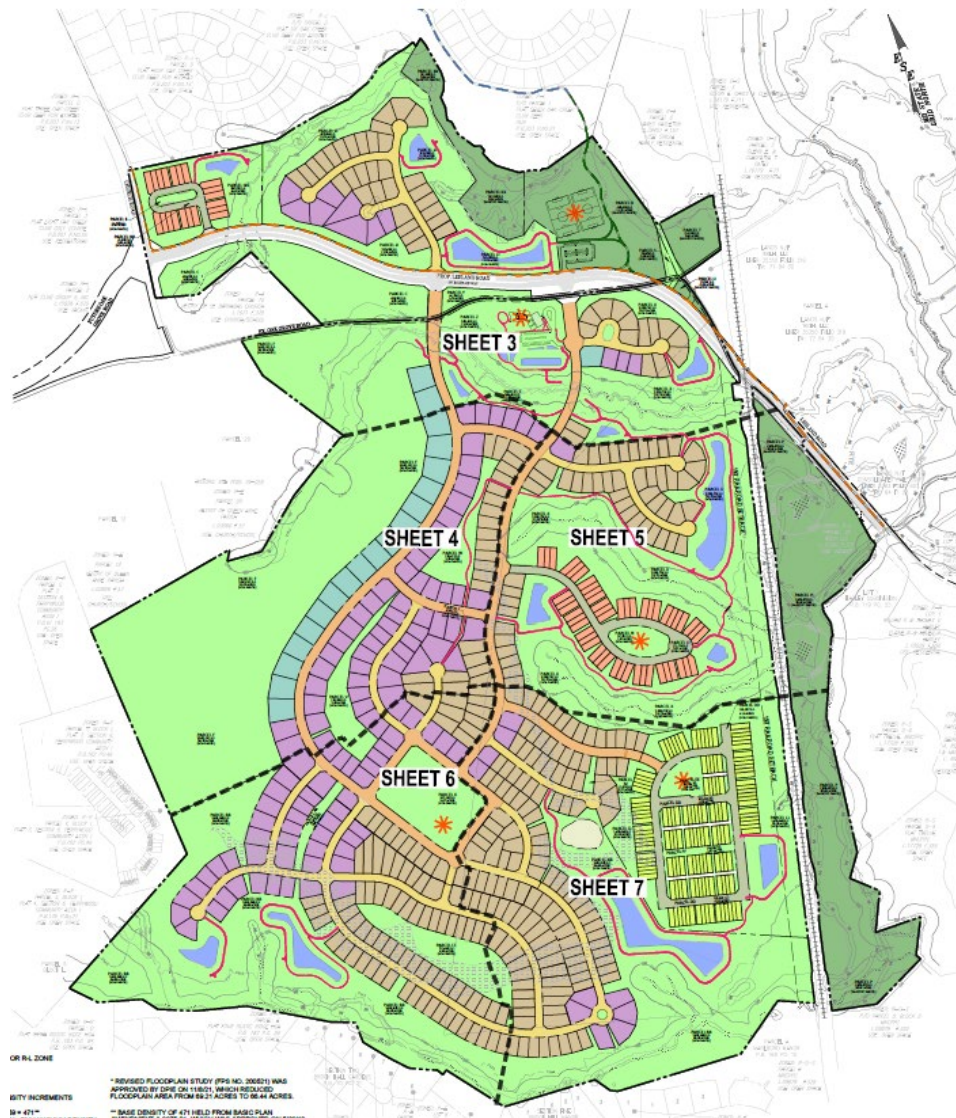


# BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED





# COMPREHENSIVE DESIGN PLAN



GENERAL LEGEND			
	TREE LINE		
	BOUNDARY LINE		
	MATCH LINE		
	RARE, ENDANGERED, OR THREATENED SPECIES HABITAT		
	FLOODPLAIN		
	STREAM BUFFER		
	STREAM		
	WETLAND		
	WETLAND BUFFER		
	PRIMARY MANAGEMENT AREA		
	PROPOSED MASTER PLAN TRAIL		
	PROPOSED 6' MINIMUM HOA TRAIL & SW ACCESS		
LARGE LOTS		APPROX. LOCATION OF PROPOSED STORMWATER FACILITY	
MEDIUM LOTS		M-NCPIC DEDICATION	
SMALL LOTS		CEMETERY	
CARRIAGE UNITS		PROPOSED HOA OPEN SPACE	
TOWNHOMES		PROPOSED 60' ROW	
EXISTING MARLBORO CLAY		PROPOSED 50' ROW	
RECREATIONAL OPPORTUNITY*		PROPOSED PRIVATE ROW	

\*EXACT LOCATION AND AMOUNT TO BE DETERMINED AT SPECIFIC DESIGN PLAN



# CIRCULATION AND UTILITY PLAN

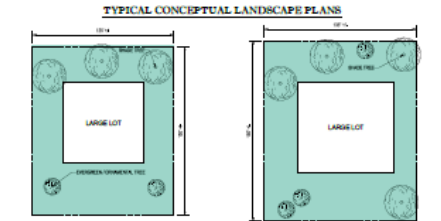


LEGEND	
	BOUNDARY LINE
	EXISTING WATER LINE
	EXISTING SEWER LINE
	EXISTING UTILITY EASEMENT
	PROPOSED WATER LINE
	PROPOSED SEWER LINE
	PROPOSED WSSC EASEMENT
	PROPOSED 60' PUBLIC ROAD ROW 36' PAVING WITH 5' SIDEWALKS ON BOTH SIDES OF STREET
	PROPOSED 50' PUBLIC ROAD ROW 26' PAVING WITH 5' SIDEWALKS ON BOTH SIDES OF STREET
	PROPOSED 50' PRIVATE STREET 26' PAVING WITH 5' SIDEWALKS ON BOTH SIDES OF STREET
	PROPOSED 25' PRIVATE ALLEY 22' PAVING WITH NO SIDEWALKS
	PROPOSED 5' SIDEWALK
	PROPOSED MASTER PLAN TRAIL
	PROPOSED MASTER PLAN TRAIL BY OTHERS
	PROPOSED 6' PRIVATE HOA TRAIL
	PROPOSED SWM OR CULVERT ACCESS ROAD
	PROPOSED 10' WIDE PUBLIC PARK TRAIL
	PROPOSED 8' WIDE PUBLIC PARK TRAIL
	PRIVATE STREETS THAT WILL REQUIRE PHOTOMETRIC PLANS WITH SDP APPLICATIONS

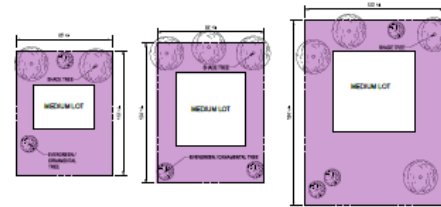


# CONCEPTUAL LANDSCAPE AND RECREATIONAL

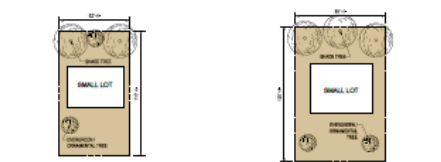
F



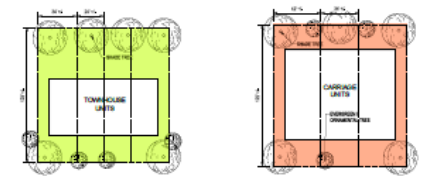
- THREE (3) MAJOR SHADE TREES AND TWO (2) MINOR SHADE TREES
- ONE (1) MAJOR SHADE TREE AND ONE (1) MINOR SHADE TREE
- ONE (1) MAJOR SHADE TREE AND ONE (1) MINOR SHADE TREE
- ONE (1) MAJOR SHADE TREE AND ONE (1) MINOR SHADE TREE



- TWO (2) MAJOR SHADE TREES AND TWO (2) MINOR SHADE TREES
- TWO (2) MAJOR SHADE TREES AND TWO (2) MINOR SHADE TREES
- TWO (2) MAJOR SHADE TREES AND TWO (2) MINOR SHADE TREES
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- ONE (1) MAJOR SHADE TREE AND ONE (1) MINOR SHADE TREE
- ONE (1) MAJOR SHADE TREE AND ONE (1) MINOR SHADE TREE
- ONE (1) MAJOR SHADE TREE AND ONE (1) MINOR SHADE TREE
- ONE (1) MAJOR SHADE TREE AND ONE (1) MINOR SHADE TREE

GENERAL LEGEND			
LARGE LOTS		APPROX. LOCATION OF PROPOSED STORMWATER FACILITY	
MEDIUM LOTS		MNCPPC DEDICATION	
SMALL LOTS		CEMETERY	
CARRIAGE UNITS		PROPOSED HOA OPEN SPACE	
TOWNHOMES		RECREATIONAL OPPORTUNITY *	

\*EXACT LOCATION AND AMOUNT TO BE DETERMINED AT SPECIFIC DESIGN PLAN

## NOTE

THE DEVELOPMENT IS SUBJECT TO SECTIONS 4.1, 4.3, 4.6, 4.7, AND 4.10 OF THE 2010 PRINCE GEORGE'S COUNTY LANDSCAPE MANUAL AND THE REQUIREMENTS OF THESE SECTIONS WILL BE EVALUATED WITH SUBSEQUENT SDP APPLICATIONS.



# STAGING PLAN



GENERAL LEGEND		
		BOUNDARY LINE
LARGE LOTS		APPROX. LOCATION OF PROPOSED STORMWATER FACILITY
MEDIUM LOTS		CEMETERY
SMALL LOTS		TOWNHOMES
CARRIAGE UNITS		RECREATIONAL OPPORTUNITY *

\*EXACT LOCATION AND AMOUNT TO BE DETERMINED AT SPECIFIC DESIGN PLAN

DEVELOPMENT & RECREATION FACILITY STAGING TABLE <sup>[1]</sup>						
PROJECT:		LOCUST HILL		SFA UNITS	SFD UNITS	
TOTAL DWELLING UNITS IN PHASE 1:		335		50	285	
TOTAL DWELLING UNITS IN PHASE 2:		219		9	210	
TOTAL DWELLING UNITS IN PHASE 3:		152		152	0	
TOTAL DWELLING UNITS:		706		211	285	
PHASE	# SFA LOTS	# SFD LOTS	# LOTS TOTAL	RECREATION FACILITY STAGING	CUMULATIVE BUILDING PERMIT TRIGGERS <sup>[2]</sup>	
				RECREATIONAL FACILITIES PROVIDED	BONDING	CONSTRUCTION
1A	0	34	34			
1B	50	136	186	COMMUNITY GARDEN	81 <sup>[3]</sup>	174 <sup>[4]</sup>
1C	0	115	115	CENTRAL PARK INCLUDING DOG PARK, AMPHITHEATER, PLAYGROUND & PICNIC AREA	249 <sup>[3]</sup>	306 <sup>[4]</sup>
TOTAL	50	285	335			
HOA TRAILS IN PHASE 1 <sup>[5]</sup>					84 <sup>[3]</sup>	251 <sup>[4]</sup>
CLUBHOUSE				COMMUNITY BUILDING, POOL, TOT LOT AND TRAILS	177 <sup>[6]</sup>	425 <sup>[6]</sup>
2A	0	170	170			
2B	0	40	40			
TOTAL	0	210	210			
HOA TRAILS IN PHASE 2 <sup>[5]</sup>					388 <sup>[3]</sup>	493 <sup>[4]</sup>
3A	141	0	141			
3B	20	0	20			
TOTAL	161	0	161			
HOA TRAILS IN PHASE 3 <sup>[5]</sup>					585 <sup>[3]</sup>	665 <sup>[4]</sup>
PUBLIC PARK IN PARCEL R				2 JUNIOR SOCCER FIELDS, 1 PRE-TEEN PLAYGROUND, 1 PICNIC SHELTER, 60 SPACE PARKING LOT, & 8'-10' PUBLIC TRAILS	1 <sup>[7]</sup>	414 <sup>[7]</sup>
MASTER PLAN TRAILS				10' LEELEND/OAK GROVE ROAD PUBLIC TRAIL 5' CHURCH ROAD PUBLIC TRAIL	353 <sup>[8]</sup>	530 <sup>[8]</sup>

## NOTES:





- [1] RECREATION REQUIREMENT IS MET BY PARKLAND DEDICATION UNDER RFA EXECUTED 2/29/22. ADDITIONAL RECREATION FACILITIES PROVIDED ON SITE PER THE TABLE ABOVE.  
 [2] TRIGGERS SET FORTH IN THIS TABLE SUPERSEDE SDP-1705-02 BUILDING PERMIT TRIGGERS.  
 [3] BONDED BY 25% OF BUILDING PERMITS FOR THAT PHASE.  
 [4] CONSTRUCTION BY 75% OF BUILDING PERMITS FOR THAT PHASE.  
 [5] INCLUDES ALL PATHS AND TRAILS EXCEPT SIDEWALKS ALONG STREETS AND SWM ACCESS ROADS.  
 [6] BONDED BY 25% AND CONSTRUCTION BY APPROX. 60% OF BUILDING PERMITS FOR ENTIRE PROJECT.  
 [7] BONDED BY 1ST BUILDING PERMIT AND CONSTRUCTION BY 414TH BUILDING PERMIT PER PPS 4-06075 CONDITION #20.  
 [8] BONDED BY 50% AND CONSTRUCTION BY 75% OF BUILDING PERMITS FOR ENTIRE PROJECT.

GENERAL NOTE ON DEVELOPMENT & RECREATION FACILITY STAGING TABLE: IT IS OCCASIONALLY NECESSARY TO ADJUST THE PRECISE TIMING OF THE CONSTRUCTION OF RECREATIONAL FACILITIES AS MORE DETAILS CONCERNING GRADING AND CONSTRUCTION BECOME AVAILABLE. STAGING OF THE RECREATIONAL FACILITIES MAY BE ADJUSTED BY WRITTEN PERMISSION OF THE PLANNING BOARD OR ITS DESIGNEE UNDER CERTAIN CIRCUMSTANCES, SUCH AS THE NEED TO MODIFY CONSTRUCTION SEQUENCE DUE TO EXACT LOCATION OF SEDIMENT PONDS OR UTILITIES, OR OTHER ENGINEERING NECESSARY. THE NUMBER OF PERMITS ALLOWED TO BE RELEASED PRIOR TO CONSTRUCTION OF ANY GIVEN FACILITY SHALL NOT BE INCREASED BY MORE THAN 25 PERCENT, AND AN ADEQUATE NUMBER OF PERMITS SHALL BE WITHHELD TO ASSURE COMPLETION OF ALL OF THE FACILITIES PRIOR TO COMPLETION OF ALL THE DWELLING UNITS.



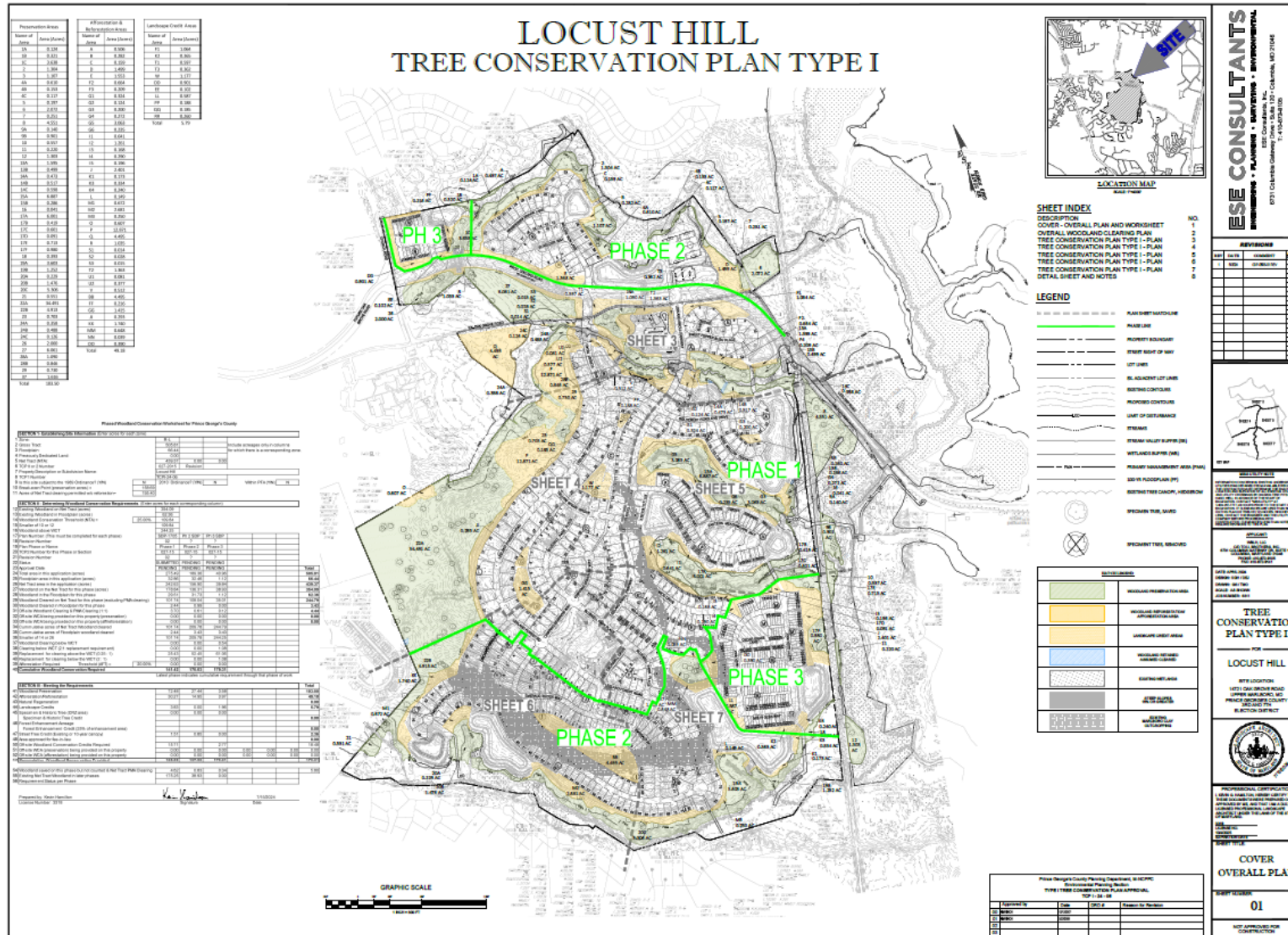
# DENSITY INCREMENT FACTOR



PUBLIC BENEFIT FEATURES AND BONUS INCREMENT FACTORS	
BASE DENSITY IS 1.0 X 471.20 ACRES = 471 DWELLING UNITS ALLOWED	
POTENTIAL DENSITY INCREASE ALLOWANCES ALLOWED PER SECTION 27-513(b):	
<p>(1) FOR OPEN SPACE LAND AT A RATIO OF AT LEAST 3.5 ACRES PER 100 DWELLING UNITS (WITH A MINIMUM SIZE OF 1 ACRE), AN INCREMENT FACTOR MAY BE GRANTED, NOT TO EXCEED 25% IN DWELLING UNITS.</p> <p>706 DU X 3.5 ACRES PER 100 DU = 24.71 ACRES OPEN SPACE REQUIRED</p> <p>260± ACRES OPEN SPACE PROVIDED</p>	
	<p>PARCELS C, F, K, L, M, N, W, X, Y, Z, AA, BB, CC, EE, FF, GG, II, JJ &amp; LL</p> <p>471 x 0.25 = 117.75 DU</p>
<p>(3) FOR A PEDESTRIAN SYSTEM SEPARATED FROM VEHICULAR RIGHTS-OF-WAY, AN INCREMENT FACTOR MAY BE GRANTED, NOT TO EXCEED 5% IN DWELLING UNITS.</p>	
	<p>PRIVATE 6' WIDE HOA ASPHALT TRAILS AND 10' WIDE STORMWATER MANAGEMENT ACCESS ROADS THROUGHOUT THE COMMUNITY</p> <p>471 x 0.05 = 23.55 DU</p>
<p>(4) FOR RECREATIONAL DEVELOPMENT OF OPEN SPACE (INCLUDING MINIMUM IMPROVEMENTS OF HEAVY GRADING, SEEDING, MULCHING, UTILITIES, OFF-STREET PARKING, WALKWAYS, LANDSCAPING AND PLAYGROUND EQUIPMENT), AN INCREMENT FACTOR MAY BE GRANTED, NOT TO EXCEED 10% IN DWELLING UNITS.</p>	
	<p>COMMUNITY BUILDING WITH POOL, PARKING LOT, TOT LOT AND TRAILS COMMUNITY GARDEN WITH SHED, COMPOST BINS, WATER AND BENCHES CENTRAL PARK WITH DOG PARK, AMPHITHEATER, PLAYGROUND AND PICNIC AREA</p> <p>471 x 0.10 = 47.1 DU</p>
<p>(5) FOR PUBLIC FACILITIES (EXCEPT STREETS AND OPEN AREAS), AN INCREMENT FACTOR MAY BE GRANTED, NOT TO EXCEED 30% IN DWELLING UNITS.</p>	
	<p>PUBLIC PARK WITH TWO JUNIOR SOCCER FIELDS, ONE PRE-TEEN PLAYGROUND, ONE PICNIC SHELTER, A PARKING LOT WITH 60 SPACES AND MORE THAN 1,000 LF OF 10' WIDE ASPHALT TRAILS</p> <p>471 x 0.30 = 141.3 DU</p>
TOTAL BONUS INCREMENT EARNED = 117.75 + 23.55 + 47.1 + 141.3 = 329.7 ADDITIONAL DWELLING UNITS	
TOTAL BONUS INCREMENT PROPOSED = 235 ADDITIONAL DWELLING UNITS	



# TYPE I TREE CONSERVATION PLAN





# STAFF RECOMMENDATION

## **APPROVAL** with conditions

- CDP-0506-01
- TCPI-024-06-02

## **Major Issues:**

- None

## **Applicant Required Mailings:**

- Informational Mailing: 12/10/2021
- Acceptance Mailing: 06/06/2024