

PGCPB No. 2025-041

File No. 4-24029

R E S O L U T I O N

WHEREAS, Manokeek Village Investments LLC is the owner of a 4.83-acre tract of land, located on the south side of MD 228 (Berry Road), approximately 1,700 feet from its intersection with Manning Road East, known as Lot 5, said property being in the 5th Election District of Prince George's County, Maryland, and being zoned Commercial, Neighborhood (CN), and

WHEREAS, on March 10, 2025, Manokeek Village Investments LLC filed an application for approval of a Preliminary Plan of Subdivision for three lots for commercial development; and

WHEREAS, the application for approval of the aforesaid Preliminary Plan of Subdivision, also known as Preliminary Plan 4-24029 for Manokeek, Lots 11–13 was presented to the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission by the staff of the Commission at a public hearing on May 15, 2025; and

WHEREAS, new Regulations for the Subdivision of Land, Subtitle 24, Prince George's County Code went into effect on April 1, 2022; and

WHEREAS, pursuant to Section 24-1900 *et seq.* of the Prince George's County Subdivision Regulations, subdivision applications submitted and accepted as complete before April 1, 2025, may be reviewed and decided in accordance with the Subdivision Regulations, Subtitle 24, Prince George's County Code in existence prior to April 1, 2022 ("prior Subdivision Regulations"); and

WHEREAS, the applicant elected to proceed under the prior Subdivision Regulations and has complied with the procedures required in order to proceed with development under the prior Subdivision Regulations contained in Section 24-1904 of the Prince George's County Subdivision Regulations; and

WHEREAS, therefore, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission reviewed the application under the prior Subdivision Regulations; and

WHEREAS, the staff of The Maryland-National Capital Park and Planning Commission recommended APPROVAL of the application with conditions; and

WHEREAS, at the May 15, 2025 public hearing, the Prince George's County Planning Board heard testimony and received evidence submitted for the record on the aforesaid application.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the provisions of Subtitles 24 and 25, Prince George's County Code, the Prince George's County Planning Board APPROVED Type 1 Tree Conservation Plan TCP1-052-97-04 and APPROVED Preliminary Plan of Subdivision 4-24029 for three lots, subject to the following conditions:

1. Prior to signature approval of the preliminary plan of subdivision, the plan shall be revised as follows:
 - a. Increase the line weight of the lot lines for Lots 11 through 13.

- b. Add “LOTS 11–13” to the title block above the subdivision name.
 - c. Identify the access driveway traversing Lots 11 and 12 and the access drive bisecting Lot 13 on the plan, and identify via note that there is a joint use ingress/egress/parking easement that covers the entire area and include the liber and folio of the Declaration of Covenants and Restrictions (Liber 15897, Folio 9) under which this easement is provided.
2. Development of this site shall be in conformance with Stormwater Management Concept Plan 8004410-2000-01, and any subsequent revisions.
3. Prior to approval, the final plat of subdivision shall include:
 - a. The granting of a 10-foot-wide public utility easement along the abutting public rights-of-way, in accordance with the approved preliminary plan of subdivision, unless a variation from Section 24-122(a) of the prior Prince George’s County Subdivision Regulations is granted at the time of final plat.
 - b. Add a plat note stating that direct vehicular access to a public road is provided to Lots 11 through 13 in accordance with Section 24-128(b)(9) of the prior Subdivision Regulations.
4. Development of this subdivision shall be in conformance with approved Type 1 Tree Conservation Plan (TCP1-052-97-04) in conformance with Section 25-121 of the Prince George’s County Code. The following note shall be placed on the final plat of subdivision:

“This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-052-97-04, or most recent revision), or as modified by the Type 2 Tree Conservation Plan and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan, and will make the owner subject to mitigation under the Woodland and Wildlife Habitat Conservation Ordinance (WCO). This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of the Maryland-National Capital Park and Planning Commission, Prince George’s County Planning Department.”
5. Prior to certification of the Type 2 tree conservation plan (TCP2) for this site, and in conformance with Section 25-122(d) of the Prince George’s County Code, documents for the required woodland and wildlife habitat conservation easements shall be prepared and submitted to the Environmental Planning Section for review by the Office of Law and submission to the Office of Land Records for recordation. The following note shall be added to the standard TCP2 notes on the plan as follows:

“Woodlands preserved, planted, or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in the Prince George’s County Land Records at Liber _____ Folio _____. Revisions to this TCP2 may require a revision to the recorded easement.”

6. Prior to issuance of permits for this subdivision, and in conformance with Section 25-119(a)(3) of the Prince George's County Code, a Type 2 tree conservation plan shall be approved. The following note shall be placed on the final plat of subdivision:

“This plat is subject to the recordation of a Woodland Conservation Easement pursuant to Section 25-122(d) with the Liber and folio reflected on the Type 2 Tree Conservation Plan, when approved.”

7. In conformance with the 2009 *Approved Countywide Master Plan of Transportation* and the 2013 *Approved Subregion 5 Master Plan*, the following facilities shall be provided, and the details, location, and extent of the facilities shall be shown on the detailed site plan:
 - a. Bikeway signage and/or shared lane markings (sharrows) along the subject property's frontage of Manning Road East, unless modified with written correspondence from the permitting agency; any modifications shall be in accordance with Prince George's County Department of Public Works and Transportation and Maryland State Highway Administration adopted standards.
 - b. Marked crosswalks and associated Americans with Disabilities Act-compliant curb ramps spanning vehicular travel lanes.
 - c. Short-term bicycle parking, to include inverted U-shape or similar style bicycle racks at a location no more than 50 feet from a building's entrance.
8. At the time of final plat, the applicant and the applicant's heirs, successors, and/or assignees shall submit to The Maryland-National Capital Park and Planning Commission, for review and approval, a new draft Declaration of Restrictive Covenants and/or easement, or an amendment to the existing Declaration of Restrictive Covenants recorded in Book 15897 page 9, per Section 24-128(b)(15) of the prior Prince George's County Subdivision Regulations, over the shared access for Lots 11, 12, and 13. The limits of the shared access easements shall be reflected on the final plat. Prior to recordation of the final plat, the Declaration of Restrictive Covenants and/or easement shall be recorded in the Prince George's County Land Records, and the book/page of the document shall be indicated on the final plat with the limits of the shared access.

BE IT FURTHER RESOLVED, that the findings and reasons for the decision of the Prince George's County Planning Board are as follows:

1. The subdivision, as modified with conditions, meets the applicable legal requirements of Subtitles 24 and 27 of the Prince George's County Code and the Land Use Article of the Annotated Code of Maryland.
2. **Background**—The subject site is located on the south side of MD 228 (Berry Road), approximately 1,700 feet from its intersection with Manning Road East, and is within Tax Map 161, Grid D2. The property totals 4.83 acres and consists of one lot known as Lot 5, recorded in the Land Records of Prince George's County in Plat Book REP 194, page 11 titled

“Lots 1 through 10 and Parcel A, Manokeek”. The property is subject to the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* (master plan).

The property is in the Commercial, Neighborhood (CN) Zone. However, this preliminary plan of subdivision (PPS) was submitted for review under the applicable provisions of the Prince George’s County Zoning Ordinance and Prince George’s County Subdivision Regulations effective prior to April 1, 2022 (the prior Zoning Ordinance and the prior Subdivision Regulations), pursuant to Section 24-1900 *et seq.* of the current Subdivision Regulations. Under the prior Zoning Ordinance, the site was located in the Mixed Use-Transportation Oriented (M-X-T) Zone, which was effective prior to April 1, 2022.

The subject PPS qualifies for review under the prior Zoning Ordinance and prior Subdivision Regulations because it meets the requirements of Section 24-1904 of the current Subdivision Regulations. In accordance with Section 24-1904(a), a pre-application conference was held on February 9, 2024. In accordance with Section 24-1904(b), a statement of justification was provided explaining why they were requesting to use the prior regulations. In accordance with Section 24-1904(c), this PPS is supported by and subject to an approved Certificate of Adequacy, ADQ-2024-057.

The property is partially improved with a large parking lot, as a part of the previously subdivided and developed Manokeek Village Center (shopping center). The property also includes a sodded pad site in the southern portion of the lot and small, wooded areas at the southernmost and northernmost portions of the lot. This PPS allows for subdivision of Lot 5 into three lots, as part of the existing Manokeek Village Center, for an additional 57,200 square feet of commercial development. A new PPS and final plat are required for subdivision of land in accordance with Section 24-107(b) of the prior Subdivision Regulations.

3. **Setting**—The site is located within Planning Area 84. MD 228 (Berry Road) abuts the subject property to the north and Manning Road East abuts the property to the south. The site is part of the Manokeek Village Center (shopping center), which is located in the CN Zone (prior M-X-T Zone). To the north of the property, across MD 228, lies property in the Residential, Multifamily-48 Zone (prior M-X-T Zone) containing the Signature Club at Manokeek Village, a residential development. To the east and west of the property lie existing retail uses as part of the Manokeek Village Center. Across Manning Road East to the south, lies single-family detached homes in the Residential, Rural Zone (prior Rural Residential Zone).
4. **Development Data Summary**—The following information relates to the subject PPS and the evaluated development.

	EXISTING	EVALUATED
Zones	CN	M-X-T
Use(s)	Commercial	Commercial
Acreage	4.83	4.83
Lots	1	3
Parcels	0	0

	EXISTING	EVALUATED
Outlots	0	0
Dwelling Units	0	0
Gross Floor Area	0	57,200 sq. ft.
Variance	No	No
Variation	No	No

The subject PPS (4-24029) was accepted for review on March 10, 2025. Pursuant to Section 24-119(d)(2) of the prior Subdivision Regulations, the PPS was reviewed by the Subdivision and Development Review Committee, which held a meeting on March 28, 2025, at which comments were provided to the applicant. Revised plans were received on April 4, 2025, which were used for the analysis contained herein.

5. **Previous Approvals**—Lot 5 is the subject of several prior approvals, which include a conceptual site plan (CSP) and one amendment to that CSP, a prior PPS, and a prior detailed site plan (DSP) and subsequent amendments. All prior approvals are separately discussed in detail below:

CSP-99050 was approved by the Prince George’s County Planning Board on July 27, 2000 (PGCPB Resolution No. 00-142). This CSP approved a 96.79-acre property in the M-X-T Zone for an 800-unit senior housing community, and approximately 447,500 square feet of mixed retail and office space across three development pods. Pods 1 and 3 were approved for commercial (office and retail) uses, while Pod 2 was approved for residential, office, and retail uses. The property subject to this PPS lies within Pod 1. The Planning Board approved CSP-99050 with 14 conditions. Of the 14 conditions of CSP-99050, the following are relevant to the review of this PPS and are provided below in **bold** with the analysis provided in plain text:

4. **The Type I Tree Conservation Plan shall be further refined during the review of the Preliminary Plan of Subdivision to address reforestation in the Stormwater Management facilities, additional on-site preservation and/or reforestation and to address intrusions into the wetlands and wetland buffers.**

The site has a previously approved Type I tree conservation plan that has been submitted for amendment with this PPS (TCP1-052-97-04). Stormwater management (SWM) and woodland conservation are evaluated for conformance with the County Code as part of this submission, as detailed further in the Stormwater Management and Environmental findings contained in this resolution.

7. **Total development within the subject property shall be limited to an 800 unit senior housing community, and approximately 447,500 square feet of mixed retail and office space; or different uses generating no more than the number of peak hour trips (576 AM peak hour trips and 1,650 PM peak hour trips) generated by the above development. Community facilities, skilled care facilities, and incidental office and retail space which are not**

public but are developed within the senior housing community shall be considered ancillary and additional to the permitted 800-unit community.

Certificate of Adequacy ADQ-2024-057 has determined that the expansion of development on Lot 5, evaluated with this PPS, remains within the capacity established by PPS 4-01012, which is within the trip cap established by CSP-99050.

- 8. The following road improvements shall (a) have full financial assurances, or (b) have been permitted for construction through the SHA access permit process, and (c) have an agreed-upon timetable for construction with the SHA or the DPW&T. Staging of these improvements will be determined at Preliminary Plat of Subdivision:**

A. MD 228 at Manning Road:

- (1) Prior to the approval of the Detailed Site Plan for the subject property, the applicant shall submit an acceptable traffic signal warrant study to the State Highway Administration (SHA) and the County Department of Public Works and Transportation (DPW&T) for the intersection of MD 228 and Manning Road. If deemed warranted by the SHA and the DPW&T, the applicant shall bond the signal with the appropriate agency prior to the release of the initial building permit, and install the signal if directed prior to the release of the bonding for the signal.**
- (2) Provide the following lane configuration at MD 228 and Manning Road:**
 - a. Along the eastbound and westbound MD 228 approaches, two through lanes, an exclusive right-turn lane and an exclusive left-turn lane.**
 - b. Along the northbound and southbound Manning Road approaches, an exclusive through lane, dual left-turn lanes and an exclusive right-turn lane. Per direction of the SHA, both right-turn lanes should be designed as free-flow channelized lanes.**

This condition was evaluated at the time of PPS 4-01012, and Condition 8A was carried forward as Condition 7 of its approval (PGCPB Resolution No. 01-67(A)). Several building permits have been issued for the overall Manokeek subdivision, since the approval of 4-01012 in 2001, and the transportation improvements required as per this condition have been completed.

10. **At the time of Preliminary Plat of Subdivision, provision must be made for adequate right-of-way along MD 210, MD 228 and Manning Road to support Master Plan recommendations. These recommendations include future interchanges at MD 210/MD 228 and MD 228/Manning Road. Appropriate right-of-way lines and setbacks will be determined at that time.**

Master plan recommendations for the rights-of-way for MD 210, MD 228, and Manning Road were evaluated with PPS 4-01012, in accordance with this condition.

13. **All internal paths/trails indicated on the site plan shall be a minimum of six feet wide and asphalt. All internal paths/trails within Pod 2 shall be six feet wide and an impervious surface unless otherwise restricted in width or material by environmental regulations or agencies.**

The paths and trails associated with Pod 1, where the property subject to this PPS is located, have been built out in conformance with this condition under previous development approvals. Any future construction in Pod 1 will require a new DSP and will be required to conform to this condition at that time.

14. **Appropriate signage and pavement markings should be provided in order to ensure safe pedestrian crossings at the Berry Road and Manning Road intersection.**

This PPS was reviewed for conformance to this condition, the details of which are contained in the Transportation findings of this resolution.

CSP-99050-01 was approved by the Prince George's County Planning Board on December 1, 2005, (PGCPB Resolution No. 05-228). This CSP amendment approved a revision to the density and layout of Pod 2, only. The Planning Board approved CSP-99050-01 with 10 conditions and included six conditions carried over from the prior approved CSP, as analyzed above. Beyond the six conditions carried over from the prior CSP approval, none of the conditions approved by the Planning Board for CSP-99050-01 are relevant to the review of this PPS.

PPS 4-01012 was approved by the Prince George's County Planning Board on May 10, 2001 (PGCPB Resolution No. 01-67(A)) for a 25.04-acre tract of land. This PPS approved 10 lots and one parcel for 220,000 square feet of mixed retail and commercial development and included Lot 5 of the subject PPS. The subject PPS 4-24029 supersedes 4-01012 for the subject property (Lot 5). The Planning Board approved 4-01012 with 10 conditions. Of those conditions, the following are relevant to the review of this PPS:

2. **Development of this subdivision shall be in compliance with the approved Type I Tree Conservation Plan (TCPI/52/97). The following note shall be placed on the Final Plat of Subdivision:**

“Development is subject to restrictions shown on the approved Type I Tree Conservation Plan (TCPI/52/97), or as modified by the Type II Tree Conservation Plan, and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland Conservation/Tree Preservation Policy.”

- 3. A Type II Tree Conservation Plan shall be approved at the time of Detailed Site Plan.**

A companion TCPI (TCP1-052-97-04) was submitted with this PPS, which is a revision to the TCPI approved with PPS 4-01012, specifically for the development of Lot 5. In addition, a Type 2 tree conservation plan (TCP2) will be required, in conformance with the revised TCPI, at the time of DSP.

- 4. The following note shall be placed on the final plat:**

“An automatic fire suppression system shall be provided in all proposed buildings in accordance with National Fire Protection Association Standard 13 and all applicable Prince George’s County laws.”

This PPS has been separately evaluated for adequate public facilities and approved by the Prince George’s County Planning Director under Certificate of Adequacy ADQ-2024-057. An automatic fire suppression system was one of the mitigation measures required and conditioned by that ADQ and ensures conformance to this condition.

- 5. Development of this site shall be in conformance with the approved Stormwater Concept Plan, Concept #8001460-1998-00, or any revisions thereto.**

A SWM Concept letter (57206-2018-01) approved by the Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE) on March 25, 2005, was submitted with this PPS, and is valid through March 26, 2028.

- 6. Total development within the subject property shall be limited to 220,000 square feet of mixed retail and office space; or to different uses allowed under the governing Conceptual Site Plan which generate no more than the number of peak hour trips (297 AM peak hour trips and 760 PM peak hour trips) generated by the above development. Any retail uses (except for gas stations and related uses) should be considered to be part of the overall retail gross floor area for purposes of determining trip cap conformance. Any development other than that identified herein above shall**

require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.

This PPS evaluates 57,200 square feet of non-gas related retail use and does not exceed 220,000 square feet of retail development. Further, a trip generation table for all uses within the overall boundary of 4-01012 was provided with this PPS demonstrating conformance to the trip cap in this condition. As such, the proposed development is within the established trip cap and is accompanied by approved ADQ-2024-057. This ADQ provided a new determination of adequate public facilities and established a trip cap for the development evaluated with this PPS, ensuring it remains within the overall trip cap established with PPS 4-01012.

7. **Prior to the issuance of any building permits within the subject property, the following road improvements shall (a) have full financial assurances, or (b) have been permitted for construction through the SHA access permit process, and (c) have an agreed-upon timetable for construction with the SHA or the DPW&T:**

MD 228 at Manning Road:

- a. **Prior to the approval of the Detailed Site Plan for the subject property, the applicant shall submit an acceptable traffic signal warrant study to the State Highway Administration (SHA) and the county Department of Public Works and Transportation (DPW&T) for the intersection of MD 228 and Manning Road. If deemed warranted by the SHA and the DPW&T, the applicant shall bond the signal with the appropriate agency prior to the release of the initial building permit, and install the signal if directed prior to the release of the bonding for the signal.**
- b. **Provide the following lane configuration at MD 228 and Manning Road:**
 - (1) **Along the eastbound approach, two through lanes and an exclusive right-turn lane (exclusive left-turn lanes are being built along eastbound and westbound MD 228 as part of the project which is being completed).**
 - (2) **Along the northbound Manning Road approach, an exclusive through lane, dual left-turn lanes and an exclusive right-turn lane. Per direction of the SHA, the right-turn lane should be designed as a free-flow channelized lane.**

Several building permits have been issued for the overall Manokeek subdivision, since the approval of 4-01012 in 2001, and the transportation improvements required as per this condition have been completed.

Detailed Site Plans DSP-01036, DSP-01036-01, DSP-01036-02, DSP-01036-03 were approved by the Planning Board on December 6, 2001, May 15, 2003, March 18, 2004, and December 9, 2004, respectively. DSP-01036-05 was approved by the Planning Director on December 23, 2020. All of these DSPs included development pursuant to approved PPS 4-01012 and included the subject property. However, none of the conditions of approval of these DSPs are relevant to the review of this PPS. A new DSP is required for the proposed development, subsequent to approval of this PPS, in accordance with Section 27-546(a) of the prior Zoning Ordinance.

6. **Community Planning**—The 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035) and conformance with the master plan are evaluated as follows:

Plan 2035

The subject property is located in the Established Communities Growth Policy Area of Plan 2035. The vision for Established Communities is that they are most appropriate for context-sensitive infill and low- to medium-density development (page 20; also refer to Map 1. Prince George's County Growth Policy Map, page 18).

Master Plan

The master plan recommends commercial land use on the subject property. The proposed commercial/retail use conforms to the retail and business areas recommended under the commercial land use (page 31). The area surrounding the site is a mix of retail, office, and residential uses and the proposed use is compatible with the other surrounding uses.

Pursuant to Section 24-121(a)(5) of the prior Subdivision Regulations, this PPS is required to conform to the relevant goals, policies, and strategies of the master plan, which are provided below in **bold** text, followed by the analysis on plan conformance in plain text. Master plan conformance to relevant environmental and transportation related goals, policies, and strategies are separately provided in the Environmental and Transportation findings of this resolution.

Strategy: Retain the two existing commercial areas, Accokeek Village and Manokeek Village (page 149)

Development of this property is in the Manokeek subdivision and is a direct implementation of this strategy with the development of the proposed commercial/retail uses.

Sectional Map Amendment/Zoning

Pursuant to the adoption of the master plan, the subject property was retained in the prior M-X-T Zone. On November 29, 2021, the Prince George's County District Council approved CR-136-2021, the Countywide Map Amendment (CMA), which reclassified the subject property from M-X-T to CN, effective April 1, 2022.

7. **Stormwater Management**—An application for a major subdivision must include an approved SWM concept plan, or indication that an application for such approval has been filed with the appropriate agency or the municipality having approval authority. An approved SWM Concept Plan (8004410-2000-01) was submitted with this PPS.

Lot 5, which comprises the subject site, was covered under a previous SWM concept approval for the overall Manokeek shopping center (8004410-2000), which was constructed and built out. Therefore, DPIE extended the approval of the prior concept plan for the proposed development on Lot 5 and issued a revision to that concept plan, as 8004410-2000-01, which is valid through March 26, 2028.

8. **Parks and Recreation**—In accordance with Section 24-134(a) of the prior Subdivision Regulations, this PPS is exempt from mandatory dedication of parkland requirements because it consists of nonresidential development.
9. **Transportation**—This PPS was reviewed for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT), master plan, and prior Subdivision Regulations to provide the appropriate transportation facilities.

MPOT and Master Plan Conformance

Master Plan Right-of-Way

The subject property has frontage on C-526 (Manning Road East), with an 80-foot right-of-way (ROW) along its southern boundary, and MD 228 with a 250-foot ROW along its northern boundary. The extent of the master-planned ROW is shown on the plan and has been previously dedicated. The ROW is sufficient to meet the master plan's recommendation along the property's frontage.

Master Plan Pedestrian and Bike Facilities

The MPOT recommends a shared roadway along the property's frontage of C-526. The Complete Streets element of the MPOT reinforces the need for multimodal transportation and includes the following policies regarding the accommodation of pedestrians and bicyclists (MPOT, pages 9 and 10):

Policy 2: All road frontage improvements and road capital improvement projects within the Developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.

There is an existing sidewalk along Manning Road East that satisfies the policy of the MPOT. Bikeway signage shall be provided along the property frontage of Manning Road East.

Policy 4: Develop bicycle-friendly roadways in conformance with the latest standards and guidelines, including the 1999 AASHTO *Guide for the Development of Bicycle Facilities*.

Bikeway signage shall be provided along the property frontage of Manning Road East. Designated space for short-term bicycle parking is also required no more than 50 feet from a building's entrance. The location and number of bicycle parking shall be evaluated at the time of DSP.

The master plan includes the following policies/goals:

Transportation Policies (page 118):

- **Promote pedestrian and bicycle opportunities as part of a multi-modal transportation network**

Separated and marked vehicular and pedestrian circulation through the site shall be provided. The exact location and details shall be shown on subsequent DSP applications. A pedestrian path exists, connecting the sidewalk along Manning Road East to the subject site within the shopping center. All pedestrian and bicycle facilities shall be shown on a circulation plan, prior to acceptance of a DSP, as conditioned in approved ADQ-2024-057, which accompanies this PPS.

- **Promote and encourage cycling and walking for commuting purposes as an alternative to driving a car.**

Bikeway signage shall be provided along the property frontage of Manning Road, as recommended in the master plan. The off-site improvements conditioned in ADQ-2024-057 for Americans with Disabilities Act (ADA)-complaint ramps at the intersection of Manning Road East and Clinton Drive further support the policies of the master plan. These improvements will ensure that the subject site and shopping center will be accessible by pedestrians from the neighboring community and provide alternatives to vehicular trips.

Access and Circulation

The subject property is within a larger site that is currently improved as a shopping center and associated surface parking lot. Direct vehicular access to a public street for the larger shopping center is provided to the site via two existing, full movement, median-separated driveways off Manning Road East, near its intersection with MD 228. There is a third full-movement driveway along Manning Road East, near its intersection with Clinton Drive. As discussed below, access to the three new lots is provided via a private access easement. Circulation is further provided via internal drive aisles within this existing shopping center. Sidewalks exist along building frontages, and surface parking is located near building entrances. Vehicular access is denied via MD 228, and a note has been provided on the plan.

The site is served by several internal driveways that are generally perpendicularly aligned, and which are found to be acceptable. Crosswalks and associated ADA-compliant curb ramps shall be provided where crossing vehicular travel lanes, and throughout the site, to facilitate pedestrian movement. In addition, a shared roadway shall be further evaluated at the time of DSP, in coordination with the permitting agency, to determine the feasibility of shared lane markings (sharrows) in addition to bikeway signage along Manning Road East.

Private Access Easement

All three lots have frontage on a public road. Lots 11 and 12 front on MD 228, and Lot 13 fronts on Manning Road East. However, no direct access to a public road is provided from any of the three lots. Access from the three lots to a public road is provided via the two existing driveways referenced previously to Manning Road East. The existing shared driveways to Manning Road East lie within adjoining lots of the Manokeek development. Private access to all three lots is provided, in conformance with Section 24-128(b)(9) of the prior Subdivision Regulations, which allows a subdivision with private easement where direct vehicular access to an individual lot fronting on a public street should be denied due to a potentially hazardous or dangerous traffic situation. The private easement shall be in accordance with the driveway standards in Part 11 of Subtitle 27, of the County Code.

There is one existing private access easement, established with a declaration of covenants, which serves the existing Manokeek Village shopping center, including the subject property. The existing easement allows for common internal vehicular circulation and access to Manning Road East and is recorded in Prince George's County Land Records in Book 15897 page 9. While this private access easement does cover the entire subject property, the declaration of covenants references lots recorded pursuant to prior development approvals, which is superseded by lots approved by this PPS, and does not include the rights of The Maryland-National Capital Park and Planning Commission (M-NCPPC). Therefore, at the time of final plat, a new access easement, or an amendment to the existing declaration of covenants, will be required to include the rights of M-NCPPC and provide reference to the new lots. In addition, the private access easement shall be shown and labeled on the PPS, prior to signature approval.

Based on the findings presented above, multimodal transportation facilities will exist to serve the subdivision, as required under Subtitle 24, and will conform to the master plan and MPOT.

10. **Public Facilities**—This PPS was reviewed for conformance to the master plan, in accordance with Section 24-121(a)(5). The master plan contains the following overall goals, policies, and strategies:

Conformance to the Master Plan

The master plan contains Section VII, Public Facilities, which establishes the following goals for public facilities in the planning area (page 129):

- **Needed public facilities are provided at locations that effectively and efficiently serve the existing and future population.**

- **Schools operate at 100 percent of capacity or less to provide an effective, quality learning environment.**
- **Priority is given to funding public facilities to support development in the Developing Tier policy area.**
- **All new public facilities are constructed to LEED (Leadership in Energy Efficiency and Design) standards or the equivalent and existing buildings will be retrofitted to make them energy efficient.**

The proposed development will not impede achievement of the above-referenced goals. This PPS is subject to ADQ-2024-057, which established that, pursuant to adopted tests and standards, public safety facilities are adequate to serve the proposed development. There are no police, fire and emergency medical service facilities, public schools, parks, or libraries recommended on the subject property.

The 2008 *Approved Public Safety Facilities Master Plan* also provides guidance on the location and timing of upgrades, renovations to existing facilities, and construction of new facilities; however, none of its recommendations affect the subject site.

Section 24-122.01(b)(1) of the prior Subdivision Regulations states that “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 for preliminary or final plat approval.” The 2018 *Water and Sewer Plan* placed this property in water and sewer Category 3, Community System, which comprises all developed land (platted or built) on public water and sewer, and undeveloped land with a valid PPS approved for public water and sewer. Category 3 is sufficient for PPS approval.

11. **Public Utility Easement**—In accordance with Section 24-122(a) of the prior Subdivision Regulations, when utility easements are required by a public company, the subdivider shall include the following statement in the dedication documents recorded on the final plat:

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

The standard requirement for public utility easements (PUEs) is a minimum of 10 feet wide along public ROWs. The site abuts MD 528 to the north and Manning Road East to the south. The required PUE is reflected on the PPS along both roadways in conformance with this section.

12. **Historic**—The master plan contains goals and policies related to historic preservation (pages 155–159). However, these are not specific to the subject site or applicable to the proposed development. A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low. A Phase I archeology survey is not required. The subject property does not contain, and is not adjacent to, any designated Prince George’s County historic sites or resources.

13. **Environmental**—The following applications and associated plans were previously reviewed for the subject site:

Review Case #	Associated Tree Conservation Plan or Natural Resources Inventory	Authority	Status	Action Date	Resolution Number
4-97091	TCPI-052-97	Planning Board	Approved	2/5/1998	98-22
CSP-99050	TCPI-052-97	Planning Board	Approved	7/20/2000	00-142
DSP-01036	TCPII-112-01	Planning Board	Approved	12/6/2001	01-251
4-01012	TCPI-052-97	Planning Board	Approved	9/12/2002	01-67
DSP-01036-01	TCPII-039-01-01	Planning Board	Approved	4/17/2003	03-74
DSP-01036-02	TCPII-039-01-01	Planning Board	Approved	2/26/2004	04-43
DSP-01036-03	TCPII-039-01-01	Planning Board	Approved	11/18/2004	04-270
CSP-99050-01	TCPI-052-97-02	Planning Board	Approved	11/3/2005	05-228
DSP-01036-03	N/A	Planning Board	Approved	12/23/2020	N/A
CSP-23002	TCPI-052-97-03	Planning Board	Pending	Pending	Pending
NRI-134-2024	N/A	Staff	Approved	1/2/2025	N/A
4-24029	TCPI-052-97-04	Planning Board	Approved	5/15/2025	2025-041

Grandfathering

This property is subject to the grandfathering provisions of Section 25-119(g)(2) of the County Code because the site has a previously approved TCP2, received a permit, and grading and woodland clearing have occurred on the site. As part of the previously approved TCP2, the overall Manokeek shopping center woodland conservation requirements were met with on-site woodland preservation and reforestation. No woodlands will be removed as part of this PPS. The property must conform to the environmental regulations of the 2010 Prince George's County Woodland and Wildlife Conservation Ordinance (2010 WCO) and the 2018 Environmental Technical Manual. The project is also subject to the environmental regulations contained in prior Subtitles 24 and 27 because this is a new PPS using the prior Zoning Ordinance.

Site Description

This 4.83-acre site (Lot 5) is located in the M-X-T Zone within the Manokeek Village Center shopping center, between Manning Road East and MD 228. This PPS is part of the overall Manokeek and Signature Club at Manning Village developments, containing a combined area of 343.65 acres. A review of the available information indicates that the geographic area of this PPS does not contain regulated environmental features (REF), such as wetlands, wetland buffers, streams, stream buffers, or 100-year floodplains. In a letter dated November 7, 2024, received from the Maryland Department of Natural Resources, Natural Heritage Program, there are no rare, threatened, or endangered species found to occur on or near this property. Existing Lot 5 contains two paved internal driveways and parking areas, one graded pad site, and two reforestation areas from a previous entitlement application. This site is located within the Mattawoman watershed, which flows into the Potomac River.

Prince George's Plan 2035

The site is located within Environmental Strategy Area 2 (formerly the Developing Tier) of the Regulated Environmental Protection Areas Map, as designated by Plan 2035, and within the Established Communities of the General Plan Growth Policy of Plan 2035.

Environmental Conformance with Applicable Plans

Master Plan Conformance

The master plan includes goals, policies, and strategies. The section on environment contains eight subsections (A–H), of which six (A–F) contain applicable policies and strategies. The text in **bold** is the policy text from the master plan and the plain text provides comments on plan conformance:

A. Green Infrastructure

Policies

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

The area of this PPS does not contain regulated or evaluation areas, as shown in the Countywide Green Infrastructure Plan (GI Plan) of the 2017 *Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan*.

B. Water Quality, Stormwater Management, and Groundwater

Policies

- **Encourage the restoration and enhancement of water quality in degraded areas and the preservation of water quality in areas not degraded.**
- **Protect and restore groundwater recharge areas such as wetlands and the headwater areas of streams.**

In conformance with Section 24-130(b)(3), this PPS has an approved SWM Concept Plan and Letter (8004410-2000-01), which states that the site will continue to use the three previously approved existing stormwater facilities, including the regional stormwater pond.

There are no streams or wetlands within the area of this PPS.

C. Watersheds

Policies

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

The subject property was the subject of a previously approved DSP, pursuant to which the site was graded, and a commercial shopping center was constructed. As part of this DSP, the project was required to preserve existing woodlands and afforest to meet the woodland conservation requirement. The subject property is located within a previously graded area within the existing shopping center. Areas previously identified for woodland preservation and reforestation are located within the subject property and will remain undisturbed.

This PPS allows for construction of a commercial building and parking aisle revision within an existing shopping center. The surrounding properties are comprised of commercial uses, woodlands, and residential uses.

The area of this PPS is located over 2,400 feet northeast of tributary North Branch-Mattawoman Creek. This area between the subject site and North Branch-Mattawoman Creek is developed with commercial and residential properties with wooded areas.

The site is located within the Environmental Strategy Area 2, which was formerly the Developing Tier. There are no REF on-site. A conservation subdivision is, therefore, not required. The site is not within the Brandywine Community Center. The SWM letter states that the site will continue to use the

three previously approved existing stormwater facilities (including the regional stormwater pond).

D. Chesapeake Bay Critical Area

Policy

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

The subject property is not located in the Chesapeake Bay Critical Area.

E. Air Quality and Greenhouse Gas Emissions

Policies

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

Air quality is a regional issue that is currently being addressed by the Metropolitan Washington Council of Governments.

F. Green Building and Energy Efficiency

Policy

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

The DSP for the subject property will require architectural approval and should incorporate green building techniques and the use of environmentally sensitive building techniques to reduce overall energy consumption. The use of green building techniques and energy conservation techniques is encouraged to be implemented to the greatest extent possible.

Conformance with the Green Infrastructure Plan

The GI Plan was approved with the adoption of the 2017 *Approved Prince George’s County Resource Conservation Plan: A Countywide Functional Master Plan* (CR-11-2017), on March 7, 2017. According to the GI Plan the site is not within the Green Infrastructure Network

as no regulated or evaluation areas exist on-site; therefore, the proposed development is in conformance with the GI Plan.

Environmental Review

Natural Resources Inventory/Existing Conditions

The subject property has an approved Natural Resources Inventory (NRI-134-2024), which correctly shows the existing conditions of the property. There are no specimen trees on-site. The site does not contain REF such as PMA, streams, wetland, 100-year floodplain, and their associated buffers. The site contains two paved internal driveways and parking areas, one open, graded pad site, and two reforestation areas (0.53 acre). The reforestation areas are from the approved TCP2-112-01 and have been implemented. The submitted TCP1 and the PPS show all the required information correctly in conformance with the NRI.

Woodland Conservation

This PPS is subject to the grandfathering provisions of the 2024 WCO because the property has an approved and implemented TCP in accordance with Section 25-119(g). TCP1-052-97-04 does not increase woodland clearing or remove specimen trees. There are no changes between the prior TCP1 and the current revision. The property must conform to the environmental regulations of the 2010 WCO and the 2018 Environmental Technical Manual.

This PPS is part of the overall Manokeek and Signature Club at Manning Village developments. The overall site is 343.65 acres, with 43.82 acres within the floodplain, for a net tract area of 299.83 acres. The submitted phased woodland conservation worksheet shows the woodland conservation threshold for the overall subdivision at 35.64 percent. There is a total of 270.07 acres of woodlands with 43.61 acres within the wooded floodplain.

The subject PPS area of 4.83 acres is part of a larger 26.04 acres application area (DSP-01036) with no floodplain. This area contained 20.20 acres of woodland, and 20 acres were approved for clearing. The overall area's woodland conservation requirements were approved with DSP-01036 and TCP2-112-01 using 0.17 acre of on-site woodland preservation, 1.99 acres of on-site reforestation, and 10.02 acres of off-site woodland credits. The approved NRI for the area of this PPS shows two areas (0.29 acre and 0.24 acre) of reforestation implemented from TCP2-112-01. The off-site woodland requirement was met at the Miller Dobson bank (TCP2-116-00).

Specimen Trees

The site does not contain any specimen trees, as verified on NRI-134-2024. No impacts to critical root zones are shown on this PPS and no specimen trees were requested to be removed.

Regulated Environmental Features

No REF exist on-site; therefore, there is no impact by the proposed development.

Soils

The predominant soil found to occur on-site, according to the US Department of Agriculture, Natural Resource Conservation Service, Web Soil Survey is the Beltsville-Urban land complex soil type. Marlboro clay and Christiana complexes are not found on or near this property. No

further action is needed, as it relates to this PPS. At the time of permit, a soils report may be required by DPIE.

Based on the preceding findings, this PPS conforms to the relevant environmental policies of the master plan and GI Plan, and the relevant environmental requirements of Subtitle 25 and prior Subtitle 24.

14. **Urban Design**—This PPS meets the planning and design requirements of Section 24-121 of the prior Subdivision Regulations, and the applicable provisions of the prior Zoning Ordinance at this stage. A DSP is required for the proposed development, in accordance with Section 27-546(a) of the prior Zoning Ordinance, for all uses and improvements in the prior M-X-T Zone.

The proposed commercial use for this subject property in the M-X-T Zone is permitted per Section 27-547(b). Under the prior Zoning Ordinance, conformance with, but not limited to, the following regulations must be demonstrated, at the time of DSP review:

- Section 27-542 – Purposes;
- Section 27-543 – Uses;
- Section 27-544 – Regulations;
- Section 27-546 – Site Plans;
- Section 27-547 – Uses Permitted;
- Section 27-548 – M-X-T Zone
- Part 11 – Off-Street Parking and Loading; and
- Part 12 – Signage

The development proposed with this PPS must conform to the requirements of the *2010 Prince George's County Landscape Manual* and will be evaluated at the time of DSP review.

15. **Community Feedback**—The Prince George's County Planning Department did not receive any correspondence from the community, prior to the noon deadline on May 13, 2025.
16. **Planning Board Hearing on May 15, 2025**—At the May 15, 2025 Planning Board hearing, staff presented the PPS to the Board. No citizens registered to speak on the PPS, either online, prior to the noon deadline on May 13, 2025, or in person on the day of the hearing. The applicant's attorney, Mr. Tedesco, described the project to the Board, discussed its grandfathering under the prior Zoning Ordinance and prior Subdivision Regulations, and stated the applicant's agreement with all the findings and recommended conditions of approval in the technical staff report. Subsequent to Mr. Tedesco's testimony, the Planning Board approved the PPS unanimously, with conditions.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with Circuit Court for Prince George's County, Maryland within thirty (30) days following the date of notice of the adoption of this Resolution.

* * * * *

PGCPB No. 2025-041

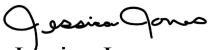
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This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Washington, seconded by Commissioner Geraldo, with Commissioners Washington, Geraldo, Bailey, and Shapiro voting in favor of the motion at its regular meeting held on Thursday, May 15 2025, in Largo, Maryland.

Adopted by the Prince George's County Planning Board this 5th day of June 2025.

Peter A. Shapiro
Chairman

By 
Jessica Jones
Planning Board Administrator

PAS:JJ:JB:tr



Approved for Legal Sufficiency
M-NCPPC Office of General
Counsel