

PGCPB No. 2025-078

File No. 4-24032

R E S O L U T I O N

WHEREAS, Penn Mar Improvements, LLC and Forestville Corner, LLC are the owners of a 40.79-acre tract of land known as Parcels 1, 3, 5, 6, and Parcel 8, said property being in the 6th Election District of Prince George's County, Maryland, and being zoned Commercial, General and Office (CGO) and Military Installation Overlay (MIO); and

WHEREAS, on March 31, 2025, Penn Mar Improvements, LLC filed an application for approval of a Preliminary Plan of Subdivision for 15 parcels; and

WHEREAS, the application for approval of the aforesaid Preliminary Plan of Subdivision, also known as Preliminary Plan 4-24032 for Penn Mar Shopping Center 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 September 11, 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 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 Regulations for the Subdivision of Land, Subtitle 24, Prince George's County Code in existence prior to April 1, 2022; and

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

WHEREAS, at the September 11, 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 Subtitle 24, Prince George's County Code, the Prince George's County Planning Board APPROVED Preliminary Plan of Subdivision 4-24032 for 15 parcels, subject to the following conditions:

1. Prior to signature approval of the preliminary plan of subdivision (PPS), the plan shall be revised as follows:

- a. Delineate the minimum 22-foot-wide access easements on the plan that provide direct vehicular access to a public street for Parcels 9, 10, 12, 13, 15–18, and 21. Where placed over existing drive aisles that are greater than 22 feet wide, the easement width shall be equal to the width of the existing drive aisle.
- b. Revise General Note 32 to read:

“Direct vehicular access to a public road for Parcels 9, 10, 12, 13, 15, 16, 17, 18, and 21 is provided in accordance with Section 24-128 (b)(15) of the prior Subdivision Regulations.”
- c. Revise the underlying existing parcel lines shown on the PPS to conform to current record plats, and label them as follows:
 - (1) Parcel 1, Plat Book WWW 85, page 74;
 - (2) Parcel 3, Plat Book WWW 35, page 78;
 - (3) Parcels 5 and 6, Plat Book REP 213, page 68; and
 - (4) Parcel 8, Plat Book ME 261, page 99.
- d. Revise General Note 1 to reflect the parcels and plat recording information provided above in Condition 1c.
- e. Darken all perimeter property line bearings and distances and include all perimeter property line curve data.
- f. Darken all interior parcel line distances.
- g. Add the approval date for the Site Development Concept Plan Exemption Letter (SIT-00205-2025) from the Prince George’s County Department of Permitting, Inspections and Enforcement, to General Note 20.
- h. Revise General Note 4 to reflect the property being subdivided into 15 parcels.
- i. Add Departure from Sign Design Standards DSDS-534 and Alternative Compliance AC-94077 to the prior approvals in General Note 5.
- j. In General Note 26, replace the Type 1 tree conservation plan number with the woodland conservation letter of exemption number and expiration date.
- k. Show the parcel layout, as reflected on Applicant’s Exhibit B.

2. Prior to approval, the final plat of subdivision shall include:
 - a. In accordance with Section 24-122(a) of the prior Prince George's County Subdivision Regulations, the granting of a minimum 10-foot-wide public utility easement along Donnell Drive, Marlboro Pike, and MD 4 (Pennsylvania Avenue), in accordance with the approved preliminary plan of subdivision.
 - b. A plat note stating that direct vehicular access to a public road is provided via an access easement to Parcels 9, 10, 12, 13, 15–18, and 21, in accordance with Section 24-128(b)(15) of the prior Prince George's County Subdivision Regulations, and delineation of the access easements.
3. At the time of final plat, and in accordance with Section 24-130(b)(5) of the prior Prince George's County Subdivision Regulations, a conservation easement shall be described by bearings and distances. The conservation easement shall contain the delineated primary management area except for any approved impacts and shall be reviewed by the Environmental Planning Section prior to approval of the final plat. The following note shall be placed on the plat:

“Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed.”
4. At the time of final plat, the applicant and the applicant's heirs, successors, and/or assignees shall submit to the Subdivision Section of the Development Review Division of the Prince George's County Planning Department, for review and approval, a draft access covenant and conditional access easement over the property, which delineates the easements that provide access to a public street for Parcels 9, 10, 12, 13, 15–18, and 21, in accordance with Section 24-128(b)(15) of the prior Prince George's County Subdivision Regulations. The document shall set forth the rights, responsibilities, and liabilities of the parties and shall include the rights of the Prince George's County Planning Board. The limits of the shared access easements shall further be reflected on the final plat. The document shall be recorded in the Prince George's County Land Records, and the Liber/folio indicated on the final plat, prior to recordation.
5. Prior to approval of the final plat, the applicant and the applicant's heirs, successors, and/or assignees shall submit to the Subdivision Section of the Development Review Division of the Prince George's County Planning Department, for review and approval, a draft access covenant and conditional access easement that will ensure continued access to the existing shopping center over Outparcel 1 to the signalized intersection.

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 east side of Donnell Drive, between Marlboro Pike and MD 4 (Pennsylvania Avenue), and is within Tax Map 82, Grids C1 and D1. The property totals 40.79 acres and consists of several parcels, which are recorded in the Land Records of Prince George’s County as Parcel 1 (recorded in Plat Book WWW 85, page 74), Parcel 3 (recorded in Plat Book WWW 35, page 78), Parcels 5 and 6 (recorded in Plat Book REP 213, page 68), and Parcel 8 (recorded in Plat Book ME 261, page 99). The property is further subject to the 2009 *Approved Marlboro Pike Sector Plan and Sectional Map Amendment* (sector plan).

The property lies in the Commercial, General and Office (CGO) Zone, as well as in the Military Installation Overlay (MIO) Zone for height. However, this preliminary plan of subdivision (PPS) was submitted and reviewed 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 “prior Subdivision Regulations”), pursuant to Section 24-1900 *et seq.* of the current Subdivision Regulations. Under the prior Zoning Ordinance, the entire site was in the Commercial Shopping Center (C-S-C) and Military Installation Overlay (M-I-O) Zones, which were effective prior to April 1, 2022.

The property is currently improved with 456,865 square feet of commercial development on 5 parcels comprising the existing Penn Mar Shopping Center. All existing structures are to remain, and no additional development or increase in gross floor area is approved. This PPS only subdivides the existing five parcels into 15 new parcels, in accordance with Section 24-107(b) of the prior Subdivision Regulations.

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 November 4, 2024. In accordance with Section 24-1904(b), the applicant provided a statement of justification which stated that they were requesting to use the prior regulations. In accordance with Section 24-1904(c), this PPS is supported by and subject to approved Certificate of Adequacy ADQ-2024-061.

3. **Setting**—The site is located within Planning Area 75A, on the east side of Donnell Drive, between Marlboro Pike and MD 4 (Pennsylvania Avenue). The site is bounded to the north by Marlboro Pike, with existing commercial development in the CGO (previously C-S-C) Zone beyond; to the east by existing commercial development in the CGO (previously C-S-C) Zone, single-family detached residential dwellings and an elementary school in the Residential, Single-Family-65 Zone, and single-family attached dwellings in the Residential, Multifamily-12 Zone; to the west by Donnell Drive, with commercial development in the CGO (previously the C-S-C) Zone beyond; and to the south by MD 4, with existing commercial and multifamily residential development in the Commercial, Service and Residential, Multifamily-20 Zones, respectively. The subject property and its surroundings are also located in the MIO (previously M-I-O) Zone for height.

4. **Development Data Summary**—The following information relates to the subject PPS and the evaluated development.

	EXISTING	EVALUATED
Zones	CGO/MIO	C-S-C/M-I-O
Use(s)	Commercial	Commercial
Acreage	40.79	40.79
Parcels	5	15
Outlots	0	0
Dwelling Units	0	0
Gross Floor Area	456,865 sq. ft.	456,865 sq. ft.
Variance	No	No
Variation	No	No

The subject PPS (4-24032) was accepted for review on March 31, 2025. Pursuant to Section 24-119(d)(2) of the prior Prince George’s County Subdivision Regulations, the PPS was reviewed by the Subdivision and Development Review Committee, which held a meeting on April 28, 2025, at which comments were provided to the applicant. Revised plans were received on June 12, 2025, and August 22, 2025, which were used for the analysis contained herein.

5. **Previous Approvals**—This property was previously subdivided in 1958, under PPS 12-2186, for which records no longer exist. Final plats of subdivision were subsequently recorded in accordance with this approval, in Plat Book WWW 35, page 78 for Parcels 1–4, titled Penn Mar Shopping Center. Subsequent to that, additional plats of correction and resubdivision were recorded over time, which has resulted in the parcels of this subdivision now currently being Parcels 1, 3, 5, 6, and 8. The plats for the present parcel designations are recorded in Plat Book WWW 85, page 74; Plat Book REP 213, page 68; and Plat Book ME 261, page 99. The most recent plat recorded for this shopping center (Plat Book REP 213, page 68), which resubdivided Parcel 7 into Parcel 8, included a test for adequate public facilities in accordance with Section 24-111 of the prior Subdivision Regulations (Final Plat of Subdivision 5-22045, PGCPB Resolution No. 2022-102). In addition, there has also been one Departure from Sign Design Standards (DSDS-534), one Departure from Design Standards (DDS-581), and two approvals of Alternative Compliance (AC-94077 and AC-07011) to the 2010 *Prince George’s County Landscape Manual* (Landscape Manual) approved for this property. However, these prior approvals are not relevant to the review of this PPS.
6. **Community Planning**—The 2014 *Plan Prince George’s 2035 Approved General Plan* (Plan 2035) and conformance with the sector plan are evaluated as follows:

Plan 2035

Plan 2035 designates the area in the Established Communities Growth Policy area. The vision for established communities is “most appropriate for context-sensitive infill and low- to medium-density development. Plan 2035 recommends maintaining and enhancing existing public services (police and fire/EMS), facilities (such as libraries, schools, parks, and open space), and

infrastructure in these areas (such as sidewalks) to ensure that the needs of existing residents are met” (page 20).

Sector Plan

According to Plan 2035, all planning documents which were duly adopted and approved prior to the date of adoption of Plan 2035 remain in full force and effect, except for the designation of tiers, corridors, and centers, until those plans are revised or superseded. Pursuant to Section 24-121(a)(5) of the prior Subdivision Regulations, a PPS must conform to the area master plan, unless events have occurred to render the relevant recommendations no longer appropriate, or the Prince George’s County District Council has not imposed the recommended zoning.

The sector plan recommends mixed-use land use on the subject property (page 23). Specifically, the subject property is within an identified Activity Node, and the northern portion of the subject property is within Priority Area 6 (page 26). The future land use for Priority Area 6 is mixed-use with a combination of high-end retail, residential, and potential office development. The Centre at Forestville and Penn-Mar shopping centers are already major shopping destinations that draw from beyond the immediate area and are well suited to provide more retail options for the community. The shopping centers can expand further to include establishments oriented to Marlboro Pike (page 38).

This PPS does not evaluate development or redevelopment of the site. However, future development in the northern portion of the subject property shall consider developing frontages that face Marlboro Pike. The sector plan identifies Priority Area 6 as an opportunity area to create a new main-street type atmosphere along Marlboro Pike (page 39). This objective should be considered during further development planning.

The sector plan recommends goals, policies, and strategies to help advance the intent and purpose of the plan, which are focused on providing placemaking, redevelopment, and providing amenities to serve the community. Though not relevant to the review of this PPS, which approves no new development, future development on the subject property should be designed to further the implementation of the sector plan. The subject property is both an ideal and feasible location for the continuation of clustered commercial and mixed-use development that provides community amenities to residents and visitors. Cohesive, attractive aesthetic characteristics should be used to guide future development and redevelopment on the subject property, especially those parcels with frontage along Marlboro Pike. Subdivision of the property for the existing commercial development may help spur ownership interest and future investment for redevelopment, in conformance with the sector plan’s goals and objectives.

Aviation/Military Installation Overlay Zone (MIOZ)

The property subject to this PPS is within the Military Installation Overlay Zone and is subject to the requirements for height, as outlined in Section 27-548.54 of the prior Prince George’s County Zoning Ordinance. Development of this property must comply with the requirements for height for properties located in the Conical Surface (20:1) E - Left Runway.

7. **Stormwater Management**—An application for a major subdivision must include an approved stormwater management (SWM) concept plan, or indication that an application for such approval

has been filed with the appropriate agency or municipality having approval authority. In accordance with Section 24-120(a)(8) of the prior Subdivision Regulations, an approved Site Development Concept Plan Exemption Letter (SIT-00205-2025) was submitted with the current PPS and is valid until June 17, 2028. No further information pertaining to SWM is required, at this time.

8. **Parks and Recreation**—In accordance with Section 24-134(a) of the prior Subdivision Regulations, the subject 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), the sector plan, and the prior Subdivision Regulations to provide the appropriate transportation facilities.

MPOT and Master Plan Conformance

Master Plan Right-of-Way

- **Pennsylvania Avenue (E-3) (MD 4): 200-foot right-of-way**

Both the MPOT and sector plan identify MD 4 as a 200-foot-wide right-of-way. The plan sheets delineate the existing right-of-way width as 100 feet from the road centerline, which meets the requirements of the MPOT and sector plan.

- **Donnell Drive (C-425): 100-foot right-of-way**

Both the MPOT and sector plan identify Donnell Drive as a 100-foot-wide right-of-way. The plan sheets delineate the existing right-of-way width as 50 feet from the road centerline, which meets the requirements of the MPOT and sector plan.

- **Marlboro Pike (C-410): 80–100-foot right-of-way**

Both the MPOT and sector plan identify Marlboro Pike as an 80- to 100-foot-wide right-of-way. The plan sheets delineate the existing right-of-way width as 40 feet from road centerline, which meets the requirements of the MPOT and sector plan.

Master Plan Pedestrian and Bike Facilities

- **Donnell Drive: Bicycle Lane**

The sector plan recommends sidewalk and on-road bicycle lanes. Donnell Drive is currently improved with a 5- to 6-foot-wide sidewalk. A standard bicycle lane shall be provided along the property frontage of Donnell Drive to meet the intent of the policy.

- **Pennsylvania Avenue (MD 4): Shared use path (hiker/biker facility)**

The MPOT recommends a shared-use facility hiker biker trail. A 10-foot-wide sidewalk and an on-road bicycle lane currently exist along the property frontage of MD 4, which meets the intent of the policy.

- **Marlboro Pike: Bicycle Lane**

Both the MPOT and sector plan recommend a sidewalk and on-road bicycle lanes. Marlboro Pike is currently improved with a 4- to 5-foot-wide sidewalk. A minimum 5-foot-wide sidewalk and a standard bicycle lane shall be provided along the property frontage of Marlboro Pike to meet the intent of the policy.

Recommendations, Policies, and Goals

MPOT Complete Streets policies:

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. (page 10)

MD 4 is currently improved with a shared-use path and bicycle lane along the property frontage, while Donnell Drive and Marlboro Pike are currently improved with sidewalks along the property frontage. Bicycle lanes shall be provided along the frontages of Donnell Drive and Marlboro Pike to meet the intent of this policy.

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*. (page 10)

A shared-use path and bicycle lane are provided along the property frontage of MD 4. Bicycle lanes along the frontages of Donnell Drive and Marlboro Pike shall be provided to meet the intent of this policy.

Sector plan policies:

Policy 3: Develop bicycle-friendly roadways in conformance with the latest standards and guidelines, including the American Association of State Highway and Transportation Officials (AASHTO) *Guide for the Development of Bicycle Facilities*. (page 62)

A shared-use path and bicycle lane are provided along the property frontage of MD 4. Bicycle lanes along the frontages of Donnell Drive and Marlboro Pike shall be provided to meet the intent of this policy.

Policy 5

Strategies:

- **Provide continuous sidewalks and on-road bicycle facilities to the extent feasible and practical. (page 62)**

MD 4 is currently improved with a shared-use path and bicycle lane along the property frontage, while Donnell Drive and Marlboro Pike are currently improved with sidewalk along the property frontage. Bicycle lanes along the frontages of Donnell Drive and Marlboro Pike shall be provided to meet the intent of this policy.

The sector plan provides additional policies and strategies for streetscape design and pedestrian facilities and amenities which should be implemented with any future applications proposing development or redevelopment on the subject site. Future development or redevelopment on the subject property should support the goals of the sector plan by incorporating applicable streetscape elements that improve pedestrian safety, accessibility, and visual consistency. This may include the use of street trees, pedestrian-scale lighting, street furniture, and enhanced pedestrian crossings, as the subject property is within an identified main street area. In addition, improvements to sidewalks and bike lanes are recommended throughout the sector plan area and should also be considered during future development planning. Where feasible, development projects should consider coordination with public agencies to implement these elements. The inclusion of such features can contribute to the overall intent of creating a more unified and pedestrian-oriented corridor.

Subdivision of the existing parcels may support mixed-use development and property enhancements that align with the goals and strategies of the sector plan. Subdivision of the property increases flexibility, mixed tenancy, and allows for incremental or phased development/redevelopment on the subject property. Future development applications on the intended subdivided parcels should work collaboratively with other owners/tenants and the Prince George's County Planning Department to ensure that development is coordinated and does not create a fragmented commercial center. All future development should adhere to the goals of the sector plan and relevant implementation studies pertaining to the subject property.

Access and Circulation

The subject PPS subdivides an existing shopping center into 15 parcels. The property has frontage on MD 4 to the south for Parcels 9 and 10, frontage on Donnell Drive to the west for Parcels 10 through 20, and frontage on Marlboro Pike to the north for Parcels 21 through 23. There are eight existing access points to the site, as well as one right-in and one right-out access point to Parcel 23 from these adjoining public roads. Six of existing access points provide full movement direct vehicular access to Parcels 11, 14, 19, 20, and 22. The two remaining full movement access points are shared by Parcels 16 and 18, and Parcels 21 and 22.

No development, other than what currently exists, is approved with this PPS. Also, no modifications to the number or location of site access points, the existing parking lots, or pedestrian infrastructure along the subject property frontages or internal to the site are included.

However, at the time of any subsequent development application for the subject property, the pedestrian and bicycle connections shall be evaluated and be provided, as necessary, to create continuous connections throughout the site via direct pathways to building entrances, ADA-compliant curb ramps, marked crosswalks, and bicycle parking.

Access Easement

Six of the parcels being created with this subdivision have frontage on and direct vehicular access to a public street, as required by Section 24-128(b) of the prior Subdivision Regulations (Parcels 11, 14, 19, 20, 22, and 23). The nine remaining parcels have frontage on, but do not have individual direct vehicular access to a public street (Parcels 9, 10, 12, 13, 15, 16, 17, 18, and 21), as required by this section. Section 24-128(b)(15)(A) of the prior Subdivision Regulations provides that the Prince George's County Planning Board may approve a subdivision with a private right-of-way or easement for an integrated shopping center in the C-S-C Zone, subject to three criteria. Each criterion is shown below in **bold**, with analysis on conformance following in plain text.

- (i) **Such right-of-way or easement shall have a minimum right-of-way width of twenty-two (22) feet connecting the lots to a public road;**

Review of prior approved permit site plans for the Penn Mar Shopping Center demonstrate that all existing drive aisles within the shopping center have a minimum pavement width of 22 feet. However, the width of the existing access driveways, drive aisles, and parking shall be dimensioned on the PPS prior to its signature approval, to demonstrate compliance with this criterion. Furthermore, the applicant shall delineate the minimum 22-foot-wide access easements from each affected parcel (Parcels 9, 10, 12, 13, 15, 16, 17, 18, and 21) to a public street on the PPS, prior to its signature approval.

An existing easement agreement was recorded in 1972, in the Prince George's County Land Records in Book 4044, page 823, which established joint use and access of the entire property between parcel owners. However, all parcels comprising this property are now owned by a single owner. As such, a new access covenant and conditional access easement over the property is required at the time of final plat of subdivision. The covenant area/conditional easement(s) shall be delineated to serve the existing development, through existing accessways that are adequate, as no new development is evaluated with this PPS. The new access easement covenant and conditional access easement shall include the rights of The Maryland-National Capital Park and Planning Commission and provide reference of the new parcels. Therefore, this criterion is found to be met.

- (ii) **Such authorization shall be based on a written finding that the private right-of-way or easement is adequate to serve the extent of the development proposed and shall not result in any adverse impact on the access and use of other lots or parcels within the Integrated Shopping Center; and**

The existing access provided on the subject site is adequate to serve the existing development and does not result in any adverse impact on the access and use of other lots or parcels within the integrated shopping center, with direct access to a public street. The subdivision does not alter the existing access. Therefore, this criterion is found to be met.

(iii) The development shall comply with all other applicable requirements of this Code.

The existing development has demonstrated conformance to all other applicable requirements of this Code, as evidenced in this resolution. All future development will be reviewed for Code conformance at the time it is proposed. Therefore, this criterion is found to be met.

Based on the findings presented above, transportation facilities will exist to serve the subdivision, as required under prior Subtitle 24 of the Prince George's County Code, and will conform to the MPOT and sector plan.

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

- **Ensure that public schools are well-maintained in order to adequately service surrounding communities and future development** (page 82).
- **Ensure that Marlboro Pike is a safe and inviting atmosphere for community residents** (page 84).

The project will not impede achievement of the above-referenced goals. The analysis provided with this resolution and approved ADQ-2024-061 illustrates that pursuant to adopted tests and standards, public safety facilities and water and sewer service are adequate to serve the current development. There are no master-planned 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 PPS or final plat approval. The 2018 *Water and Sewer Plan* placed this property in water and sewer Category 3, Community System. Category 3 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. In addition, the property is within Tier 1 of the Sustainable Growth Act, which includes those properties served by public sewerage systems. Accordingly, the subject property is in the appropriate service area 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 rights-of-way. The site abuts Donnell Drive on its east side, Marlboro Pike on its north side, and MD 4 on its south side. The required PUEs are shown along all roadways that abut the property.

12. **Historic**—The sector plan contains goals and policies related to historic preservation (pages 287 through 296). However, these are not specific to the subject site nor applicable to the PPS. 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 archeological survey is not required. No Prince George’s County historic sites or resources are on or adjacent to the subject property.
13. **Environmental**—The following applications and associated plans were previously reviewed for the subject site:

Development Review Case Number	Associated Tree Conservation Plan Number	Authority	Status	Action Date	Resolution Number
AC-07011	N/A	Planning Director	Approved	8/14/2007	N/A
NRI-086-2021	N/A	Staff	Approved	6/9/2021	N/A
NRI-063-2023	N/A	Staff	Approved	5/12/2023	N/A
NRI-030-2025	N/A	Staff	Approved	4/7/2025	N/A
4-24032	N/A	Planning Board	Approved	9/11/2025	2025-078

Applicable Environmental Regulations

This property is subject to the provisions of the 2024 Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance (WCO) and the 2018 Environmental Technical Manual (ETM). The property is also subject to the environmental regulations in prior Subtitles 24 and 27 because this PPS utilizes the prior County Codes to create additional lots for an existing commercial development.

Environmental Site Description

The approved Natural Resources Inventory Plan (NRI-030-2025) indicates that 100-year floodplain is located on the property, along Donnell Drive. There are no potential forest interior dwelling species habitat mapped on-site. According to information obtained from the Maryland Department of Natural Resources Natural Heritage Program, there are no rare, threatened, or endangered species on or in the vicinity of this property.

Plan 2035

The site is located within the Environmental Strategy Area 1 of the Regulated Environmental Protection Areas Map, as designated by Plan 2035, and is within the Established Communities of the General Plan Growth Policy of Plan 2035. The project is not within the boundaries of a transit-oriented center as identified in Plan 2035.

Environmental Conformance with Applicable Plans

Sector Plan Conformance

The sector plan includes applicable goals, policies, and strategies. The following policies are applicable to the current project regarding natural resources preservation, protection, and restoration. The text in **bold** is from the sector plan, and the plain text provides comments on plan conformance:

POLICY: **Preserve, protect, enhance or restore the green infrastructure network and its ecological functions while supporting the desired development pattern of the Marlboro Pike sector plan. (page 74)**

STRATEGIES:

- **Through the development review process, limit development in the Evaluation Areas and Network Gaps in order to preserve the integrity of the green infrastructure network.**
- **Through the development review process, target priority areas for development and allow for alternative designs that maximize the utilization of properties.**
- **Avoid, minimize, and mitigate environmental impacts associated with new development in the corridor.**
- **Minimize impervious surfaces by reducing parking lot sizes and using on-street parking.**
- **Encourage environmental stewardship measures to enhance environmental quality for redevelopment at existing properties throughout the corridor.**

According to approved NRI-020-2017, the site does contain regulated environmental features (REF) within or adjacent to the subject property. The western edge of the site features a 0.66-acre area of mapped floodplain; however, this area was already cleared and graded for the existing commercial development. No green infrastructure network regulated areas, evaluation areas, or network gap areas are indicated on-site. No development is evaluated with this PPS. Impacts to the green infrastructure network will be evaluated with subsequent proposals when development is proposed.

POLICY: Preserve and expand the green infrastructure network and promote community connectivity with the environment. (page 74)

STRATEGIES:

- Preserve viewsheds and allow for greenway trail access to natural areas, allowing the community to retain a connection with green infrastructure and park facilities.
- Preserve forested riparian buffers surrounding Oxon Run and Ritchie Branch as well as other natural environmental resources, including parkland, as part of the overall Prince George's County green infrastructure network.
- Acquire unprotected lands within the green infrastructure network for preservation.

No development or woodland clearing is included with this PPS. No green infrastructure network exists on-site.

POLICY: Increase the vegetated cover throughout the sector plan area. (page 74)

STRATEGIES:

- Require canopy trees and landscaping in all new development and redevelopment projects.
- Increase vegetation in existing properties with landscape enhancements.

No development is evaluated with this PPS. Canopy and landscaping elements will be evaluated with any subsequent development proposals.

POLICY: Ensure that future development and redevelopment along the corridor incorporates innovative and sustainable solutions to stormwater management and utilize the most current water quality standards. (page 74)

STRATEGIES:

- Upgrade existing stormwater management facilities within the sector plan area to meet the Maryland Department of the Environment's (MDE) most recent standards.

- **When designing stormwater management for new development or redevelopment sites, include additional treatment for drainage from existing neighboring developments that do not meet current stormwater management standards.**
- **Restore natural drainage patterns to preserve watershed hydrology and wetland functions during the land development process.**
- **Build stormwater management facilities to address any untreated areas offsite that are included within the drainage area of a development site.**
- **Identify areas for retrofit projects in collaboration with the Department of Environmental Resources and the Department of Public Works and Transportation.**

The present PPS does not propose disturbance. The Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) issued Site Development Concept Plan Exemption Letter SIT-00205-2025 in support of this PPS, which is for subdivision only. SWM requirements for subsequent developments will be reviewed by DPIE.

POLICY: Utilize best management practices and environmentally sensitive design techniques throughout the study area. (page 75)

STRATEGIES:

- **Decrease impervious surfaces to reduce volumes of run off in stormwater management facilities and to accommodate smaller size structures in lieu of larger single treatment areas.**
- **Incorporate infiltration devices, rain barrels, pervious paving, green roof technologies, and recycling of stormwater for irrigation where feasible. Figures V-3a, b, and c, alongside, illustrate examples of stormwater management best practices.**
- **Include rain gardens, or bioretention facilities, in site development projects as a part of the landscaping.**

No new development is evaluated with this PPS. SWM requirements will be reviewed by DPIE for any future development proposal.

POLICY: Utilize the most innovative energy efficient and environmentally sensitive design technologies for all new development and redevelopment that occurs throughout the sector plan area. (page 76)

STRATEGIES:

- **Encourage new buildings to meet LEED certification standards. Attract developers who are accredited LEED professionals or follow environmentally sensitive design practices.**
- **Encourage infill development and adaptive reuse of existing buildings.**
- **Encourage mixed-use and pedestrian and transit oriented development.**
- **Encourage waste reduction strategies and use of recycled construction materials.**
- **Encourage community gardening for family food production in public parkland and open spaces.**
- **Encourage the use of alternative energy sources, such as solar and wind power.**
- **Require the use of green building techniques such as green roofs, rainwater capture and reuse, sustainable building materials, and alternative energy sources.**

No new development is evaluated with this PPS. The above-mentioned items will be evaluated with subsequent development applications if, or when development is proposed.

POLICY 1: Reduce the need for vehicular travel throughout the corridor. Promote alternative modes of travel and development patterns that reduce trips. (page 76)

STRATEGIES:

- **Provide bicycle routes that are safe, convenient, accessible, and comfortable to increase bicycle usage.**
- **Promote the use of transit services by providing better connectivity to bus stops and more comfortable and convenient waiting areas.**
- **Provide better connectivity to the regional transit service offered through Metro by establishing a shuttle service to the area's closest Metro stations at Suitland and Addison Road.**

The above-mentioned items will be evaluated with future development applications if, and when development is proposed.

POLICY 2: Increase tree canopy coverage in the area. (page 77)

STRATEGIES:

- **Require a minimum of 10 percent tree canopy coverage on each new development project and redevelopment site.**
- **Ensure the long-term viability of planted and preserved landscapes.**
- **Preserve existing landscape trees during redevelopment.**

No new development is evaluated with this PPS. The above-mentioned items will be evaluated with any future development applications.

POLICY: Implement the AICUZ and Joint Land Use Study (JLUS) recommendations to reduce noise intrusion to sensitive developments within the sector plan. (page 77)

STRATEGIES:

- **Direct noise sensitive development away from areas with high noise intrusion that include but are not limited to residences, schools, and cultural venues.**
- **Encourage land uses that are not sensitive to noise to locate within the areas with high noise intrusion, such as commercial properties, auto-oriented businesses, light industrial properties, and open space.**
- **For all new construction, bring the indoor decibel level down to 45 decibels by increasing insulation, using double pane windows and other common noise attenuation building standards.**
- **Continue current procedures and requirements within areas affected by noise greater than 65dB which require noise abatement.**

No development is evaluated with this PPS. The above-mentioned items will be evaluated with any future development application.

Conformance with the Green Infrastructure Plan

The Green Infrastructure Plan (GI Plan) was approved with the adoption of the 2017 *Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan* (Prince George's County Council Resolution CR-11-2017), on March 7, 2017. According to the GI Plan, this site contains regulated and evaluation areas. The following policies and strategies are applicable to the subject PPS. The text in **bold** is from the GI Plan and the plain text provides findings on plan conformance:

POLICY 1: Preserve, enhance, and restore the green infrastructure network and its ecological functions while supporting the desired development pattern of Plan Prince George's 2035. (page 49)

1.1 Ensure that areas of connectivity and ecological functions are maintained, restored, and/or established by:

- a. Using the designated green infrastructure network as a guide to decision making and using it as an amenity in the site design and development review processes.**

The subject property is not within designated evaluation and regulated areas and is outside of the green infrastructure network. The property is within the Middle Potomac watershed and is not within a Tier II catchment area.

- b. Protecting plant, fish, and wildlife habitats and maximizing the retention and/or restoration of the ecological potential of the landscape by prioritizing healthy, connected ecosystems for conservation.**

The property is within the Middle Potomac watershed and is not within a Tier II catchment area. No areas of woodland, streams, or wetlands exist on-site.

- c. Protecting existing resources when constructing stormwater management features and when providing mitigation for impacts.**

This PPS is exempt from the SWM criteria.

- d. Recognizing the ecosystem services provided by diverse land uses, such as woodlands, wetlands, meadows, urban forests, farms and grasslands within the green infrastructure network and work toward maintaining or restoring connections between these.**

This site was developed prior to the WCO and is fully improved with impervious surfaces.

1.2 Ensure that Sensitive Species Project Review Areas and Special Conservation Areas (SCAs), and the critical ecological systems supporting them, are preserved, enhanced, connected, restored, and protected.

- a. Identify critical ecological systems and ensure they are preserved and/or protected during the site design and development review processes.**

The subject property is not within designated evaluation and regulated areas and is outside of the GI Plan. The property is within both the Middle Potomac watershed and is not within a Tier II catchment area. There are no woodlands, wetlands, or streams on-site. A total of 0.66 acre of floodplain exists on the western property edge, but this area was previously developed under prior entitlements. Sensitive species habitat was not identified on this site, and it is not in a special conservation area. SWM will be further evaluated by DPIE when development is proposed, and sediment and erosion control measures will be reviewed by the Prince George's County's Soil Conservation District when development is proposed.

POLICY 2: Support implementation of the 2017 GI Plan throughout the planning process. (page 50)

2.4 Identify Network Gaps when reviewing land development applications and determine the best method to bridge the gap: preservation of existing forests, vegetation, and/or landscape features, and/ or planting of a new corridor with reforestation, landscaping and/or street trees.

This site is outside the Green Infrastructure mapping as the site was cleared by prior development. No development is evaluated with this PPS.

2.5 Continue to require mitigation during the development review process for impacts to regulated environmental features, with preference given to locations on site, within the same watershed as the development creating the impact, and within the green infrastructure network.

No development is evaluated with this PPS, and no prior preservation areas exist.

2.6 Strategically locate off site mitigation to restore, enhance and/or protect the green infrastructure network and protect existing resources while providing mitigation.

The PPS subdivides the property for existing commercial development and does not include any impacts to the green infrastructure network. The site is outside of the GI Plan and was cleared with prior development. An application for a standard letter of exemption from the WCO was provided for review, showing that the site is exempt from the woodland conservation requirements.

POLICY 4: Provide the necessary tools for implementation of the 2017 GI Plan. (page 52)

4.2 Continue to require the placement of conservation easements over areas of regulated environmental features, preserved or planted forests, appropriate portions of land contributing to Special Conservation Areas, and other lands containing sensitive features.

This site is exempt from the WCO through the use of Prince George's County Council Bill CB-046-2025, which becomes effective on September 8, 2025. Thus, no woodland conservation is required with this PPS. All remaining undisturbed areas within the primary management area (PMA) will be protected within a conservation easement on the plat. The development is not within a special conservation area and does not contain rare, threatened, or endangered species on or in the vicinity of this property.

POLICY 5: Improve water quality through stream restoration, stormwater management, water resource protection, and strategic conservation of natural lands.
(page 53)

- 5.8 Limit the placement of stormwater structures within the boundaries of regulated environmental features and their buffers to outfall pipes or other features that cannot be located elsewhere.**

No land is to be disturbed with this PPS, and an exemption from SWM requirements was issued by DPIE.

- 5.9 Prioritize the preservation and replanting of vegetation along streams and wetlands to create and expand forested stream buffers to improve water quality.**

The subject site has an approved SWM Concept Plan Exemption Letter (SIT-00205-2025) from DPIE.

POLICY 7: Preserve, enhance, connect, restore, and preserve forest and tree canopy coverage (page 55).

General Strategies for Increasing Forest and Tree Canopy Coverage

- 7.1 Continue to maximize on site woodland conservation and limit the use of offsite banking and the use of fee in lieu.**

This PPS does not include any clearing or development, no fee-in-lieu is approved.

- 7.2 Protect, restore, and require the use of native plants. Prioritize the use of species with higher ecological values and plant species that are adaptable to climate change.**

This site does not feature any existing woodlands. Planting of native species on-site is required by both the ETM and Landscape Manual, and can count toward the tree canopy coverage (TCC) requirement for the development. TCC requirements will be evaluated at the time of future development plan review.

- 7.4 Ensure that trees that are preserved or planted are provided appropriate soils and adequate canopy and root space to continue growth and reach maturity. Where appropriate, ensure that soil treatments and/ or amendments are used.**

No areas of woodland exist on-site. This PPS does not include any clearing or development. This PPS does not require additional woodland conservation. The use of fee in lieu was not requested and is not approved with this PPS. If subsequent development applications propose further grading or development, then those changes will be accounted for with an associated WCO letter of exemption. Planting of native species on-site is required by the ETM, and the Landscape Manual, both of which can count toward the TCC requirement for the development. TCC requirements will be evaluated at the time of future development plan review.

Forest Canopy Strategies

- 7.12 Discourage the creation of new forest edges by requiring edge treatments such as the planting of shade trees in areas where new forest edges are proposed to reduce the growth of invasive plants.**

No new forest edges are created with this PPS. No woodland exists on this property.

- 7.13 Continue to prioritize the protection and maintenance of connected, closed canopy forests during the development review process, especially in areas where FIDS habitat is present or within Sensitive Species Project Review Areas.**

No existing woodland is located on-site. This site does not contain potential forest interior dwelling species habitat and is not in a sensitive species review area.

Tree Canopy Strategies

- 7.18 Ensure that new, more compact developments contain an appropriate percentage of green and open spaces that serve multiple functions such as reducing urban temperatures, providing open space, and stormwater management.**

Clearing of woodland is not included with the subject PPS, and no new development is approved. This site does not contain existing woodland or potential forest interior dwelling species habitat and is not in a sensitive species review area. Green space is encouraged to serve multiple ecological services.

Conformance with Environmental Regulations

Natural Resources Inventory/Existing Conditions

In conformance with Section 24-120(a)(22) of the prior Subdivision Regulations, approved NRI-030-2025 was submitted with this PPS. The site contains REF in the form of floodplain, which comprises the PMA. The site does not contain specimen trees. The site statistics table on the NRI shows 0.66 acre for the PMA for the site.

Woodland Conservation

The site is subject to the provisions of the WCO, as amended with CB-046-2025, and the ETM. The PPS was originally accompanied by companion TCP1; however, the applicant elected to utilize CB-046-2025, which was enacted on September 8, 2025. This legislation allows for a standard letter of exemption from the WCO to be issued for properties which are greater than 40,000 square feet in size, but contain less than 10,000 square feet of woodland.

No clearing of woodland is included with this PPS. This PPS is exempt from the WCO, in conformance with CB-046-2025.

Specimen Trees

No specimen trees are located in the geographic area of this PPS, and no specimen tree removals are approved.

Regulated Environmental Features

The site does contain REF, in the form of floodplain. This floodplain was previously graded. No new impacts to REF are approved with this PPS.

Soils

In accordance with Section 24-131 of the prior Subdivision Regulations, this PPS was reviewed for unsafe land restrictions. The predominant soils found to occur according to the United States Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (WSS) include the Beltsville-Urban land complex, Croom-Urban land complex, and Urban land. According to available mapping information, unsafe soils containing Marlboro clay or Christiana clay do not occur on this property. This information is provided for the applicant's benefit.

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

14. **Urban Design**—Future development is not proposed with this PPS. The requirement of a detailed site plan and the applicable regulations will be determined when any future development is proposed for the subject property.

Prince George's County Council Bill CB-21-2024 for the Tree Canopy Coverage Ordinance became effective July 1, 2024. Subsequently, Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of the site to be covered by tree canopy for any

development projects that propose more than 2,500 square feet of gross floor area, or disturbance, and requires a building or grading permit. Currently, the project proposes no development; therefore, conformance to the Tree Canopy Coverage Ordinance requirements will be evaluated when any future improvements are made to the subject property.

15. **Community Feedback**—The Planning Department did not received any correspondence from the community regarding this subject PPS.
16. **Planning Board Hearing**—The applicant submitted four exhibits, prior to the September 9, 2025 noon deadline, which were entered into the record as Applicant Exhibits 1–4. At the September 11, 2025 Planning Board hearing, staff presented the PPS to the Planning Board and summarized the exhibits submitted by the applicant. Applicant Exhibit 1 requested the addition of two conditions of approval, related to parcel layout and associated access easement. Applicant Exhibit 2 included a revised parcel layout of the subdivision that added an outparcel. Applicant Exhibits 3 and 4 included a statement of justification and plan view requesting five impacts to the PMA located on the property.

These impacts, which are existing, include the buildings on Parcels 18 and 19, as well as parking, landscaping, and sidewalks along the frontage of Parcels 15 through 19. In accordance with Section 24-130(b)(5) of the Subdivision Regulations, these PMA impacts must be approved by the Board, and Applicant Exhibits 3 and 4 provided justification for those impacts, which staff reviewed and recommended that the Board approve.

Pursuant to Applicant Exhibit 3, the requested impacts are existing, due to the original construction of the building. At the time of original construction, this area was not mapped or recognized as a regulated PMA. The subject application does not propose any new development. The requested impacts are necessary to allow the existing infrastructure to remain. Because the disturbance is fully existing, there are no feasible avoidance or minimization strategies that can be implemented without the removal of essential, permitted infrastructure. The applicant has proposed several mitigation techniques including, but not limited to, enhanced SWM and environmental site design, reforestation/urban tree canopy enhancement, PMA buffer enhancement and invasive species removal, and others as discussed further in Applicant Exhibit 3. The Board found this acceptable and approved the five existing PMA impacts.

The applicant’s attorney spoke on behalf of the applicant, providing a background and summary of the proposed development. No citizens had signed up to testify on the PPS. The Planning Board then unanimously approved the PPS, with conditions, as recommended by staff and as modified by Applicant Exhibits 1 and 2, in addition to approving the requested PMA impacts.

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.

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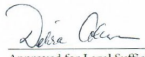
This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Washington, seconded by Commissioner Geraldo, with Commissioners Washington, Geraldo, and Barnes voting in favor of the motion at its regular meeting held on Thursday, September 11, 2025, in Largo, Maryland.

Adopted by the Prince George's County Planning Board this 2nd day of October 2025.

Darryl Barnes
Chairman

By 
Jessica Jones
Planning Board Administrator

DB:JJ:JB:rpg


Approved for Legal Sufficiency
M-NCPPC Office of General
Counsel

Dated 9/25/25