

PGCPB No. 2025-077

File No. 4-25004

R E S O L U T I O N

WHEREAS, Oxon Hotel LLC is the owner of a 1.70-acre parcel of land known as Parcel 236, said property being in the 12th Election District of Prince George's County, Maryland, and being zoned Neighborhood Activity Center (NAC); and

WHEREAS, on March 31, 2025, Oxon Hotel LLC filed an application for approval of a Preliminary Plan of Subdivision for one parcel; and

WHEREAS, the application for approval of the aforesaid Preliminary Subdivision Plan, also known as Preliminary Plan 4-25004 for Oxon Hill Hotel 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 on 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 4-25004, including a Variation from Section 24-121(a)(3), for one parcel, subject to the following conditions:

1. Prior to signature approval of the preliminary plan of subdivision, the plan shall be revised as follows:
 - a. Delineate the master plan right-of-way width along MD 414 (Oxon Hill Road) to be a minimum of 73 feet wide from the road centerline.

- b. Label the proposed parcel as Parcel 1 on the plan and in the Site Data table.
 - c. Remove building restriction lines from the plan and in the Site Data table.
 - d. Show existing and proposed stormdrains and stormwater management facilities.
 - e. Revise General Note 14 to provide the number of the approved standard letter of exemption to the 2024 Woodland and Wildlife Habitat Conservation Ordinance.
2. 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 right-of-way, in accordance with the approved preliminary plan of subdivision, in accordance with Section 24-122(a) of the prior Prince George's County Subdivision Regulations.
 - b. Right-of-way dedication along MD 414 (Oxon Hill Road), in accordance with Section 24-123(a)(1) and (5) of the prior Prince George's County Subdivision Regulations, and the approved preliminary plan of subdivision.
 - c. A note indicating the Prince George's County Planning Board's approval of a variation from Section 24-121(a)(3) of the prior Prince George's County Subdivision Regulations, in accordance with the approving resolution for Preliminary Plan of Subdivision 4-25004, approving one access driveway to MD 414 (Oxon Hill Road).
3. In accordance with the 2009 *Approved Countywide Master Plan of Transportation* and the 2006 *Approved Henson Creek-South Potomac Master Plan and Sectional Map Amendment*, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following facilities and show the locations and extent of the facilities at the time of detailed site plan review:
- a. A minimum 5-foot-wide Americans with Disabilities Act-compliant sidewalk and curb ramps along the property frontage of MD 414 (Oxon Hill Road), unless modified by the permitting agency with written correspondence. Any modification shall be in accordance with Prince George's County Department of Public Works and Transportation and Maryland State Highway Administration adopted standards.
 - b. Designated pathways for pedestrians to the building entrance from MD 414 (Oxon Hill Road), including Americans with Disabilities Act-compliant curb ramps and marked crosswalks.
 - c. A standard bicycle lane and signage along MD 414 (Oxon Hill Road), unless modified by the permitting agency with written correspondence. Any modification shall be in accordance with Prince George's County Department of Public Works and Transportation and Maryland State Highway Administration adopted standards.

- d. A minimum of two inverted U-shaped bicycle racks near the building entrance.
4. Development of this site shall be in conformance with the stormwater management concept plan, once approved, and any subsequent revisions, in accordance with Section 24-130 of the prior Prince George's County Subdivision Regulations.

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 property is located on Tax Map 96, Grid C4, and is located on the south side of MD 414 (Oxon Hill Road), approximately 2,000 feet east of its intersection with Bock Road. The property contains 1.70 acres of land and is described in the Land Records of Prince George's County as Parcel 236, in Book 48477, Page 155. The property lies in the Neighborhood Activity Center (NAC) Zone. However, this preliminary plan of subdivision (PPS) was submitted for review under the Prince George's County Zoning Ordinance and Prince George's County Subdivision Regulations in effect prior to April 1, 2022 (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 subject property was within the Commercial Office (C-O) Zone.

The subject PPS qualifies for review under both the prior Zoning Ordinance and prior Subdivision Regulations because it was accepted for review prior to April 1, 2025, and 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 21, 2025. In accordance with Section 24-1904(b), the applicant provided a statement of justification explaining why they were requesting to use the prior regulations. In accordance with Section 24-1904(c) of the Subdivision Regulations, this PPS is supported by and subject to an approved Certificate of Adequacy, ADQ-2025-007. The site is further subject to the 2006 *Approved Henson Creek-South Potomac Master Plan and Sectional Map Amendment* (master plan).

The site is currently improved with a vacant, 6-story, 45,663-square-foot office building originally constructed around 1974. The applicant proposes to raze the existing structure and construct a 6-story, 160-room hotel. The subject property currently has sole access to MD 414, located directly across from the main entrance to the Rivertowne Commons Shopping Center, at a signalized intersection. This driveway access to MD 414 is to remain. No other public road frontage or access is existing or approved.

This PPS allows the creation of a single new parcel for the purpose of constructing the proposed hotel. The property has not been the subject of a prior PPS. In accordance with Section 24-107(c)(7)(B) of the prior Subdivision Regulations, a proposed development of more

than 5,000 square feet of gross floor area on the property requires the filing of a PPS and final plat.

The applicant filed a request for a variation from Section 24-121(a)(3) of the prior Subdivision Regulations, to allow direct access from the site to MD 414, an arterial roadway. This request is discussed further in the Transportation finding of this resolution.

3. **Setting**—The subject property is located within Planning Area 76B and is situated on the south side of MD 414. The subject property and the surrounding properties are located in the NAC Zone. The subject property is bounded to the north, across MD 414, by the Rivertowne Commons Shopping Center, which is located in the former Commercial Shopping Center Zone. To the east and west of the property are existing office buildings in the former C-O Zone. To the south of the property is undeveloped land located in the former Multifamily Medium Density Residential-Condominium Zone.
4. **Development Data Summary**—The following information relates to the subject PPS and the evaluated development.

	EXISTING	EVALUATED
Zone	NAC	C-O
Use(s)	Commercial (Office)	Lodging (Hotel)
Acreage	1.7	1.7
Lots	0	0
Parcels	1	1
Dwelling Units	0	0
Gross Floor Area	45,663 sq. ft.	114,646 sq. ft.
Subtitle 25 Variance	No	No
Subtitle 24 Variation	No	Yes (Section 24-121(a)(3))

The subject PPS was accepted for review on March 31, 2025. Pursuant to Section 24-119(d)(2) of the prior Subdivision Regulations, this case was referred to the Subdivision and Development Review Committee (SDRC), which held a meeting on April 28, 2025, where comments were provided to the applicant. Pursuant to Section 24-113(b) of the prior Subdivision Regulations, the requested variation from Section 24-121(a)(3) was also received on March 31, 2025, and comments were also provided to the applicant at the SDRC meeting on April 28, 2025. Revised plans and/or information were received on May 30, 2025, June 17, 2025, June 20, 2025, June 25, 2025, and August 6, 2025, which were used for the analysis contained herein. The property, at the time of acceptance, was subject to Section 25-119(a)(2)(A) of the 2024 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) and was required to have an approved Type 1 tree conservation plan (TCP1) for the proposed development. The applicant accordingly filed a TCP1 with the PPS. Concurrently, the applicant also filed a variance request to Section 25-121(c)(3) of the WCO, to provide a fee in-lieu of the woodland conservation or afforestation threshold on-site. Since the subsequent submission of the TCP1 and the Subtitle 25 variance request, Prince George's County Council Bill CB-46-2025 was

adopted by the Prince George's County Council and became effective on September 8, 2025. With the adoption of this bill, the property qualifies for an exemption from the provisions of the WCO pursuant to Section 25-119(b)(5)(B) of the WCO, since the subject property has less than 10,000 square feet of woodlands and is not subject to a previously approved tree conservation plan. The TCP1 and the accompanying variance were withdrawn by the applicant by letter dated August 6, 2025. The applicant also applied for a standard letter of exemption pursuant to Section 25-119(b)(5)(B). Prior to signature approval of the PPS, the approved letter of exemption application number shall be added to the PPS.

5. **Previous Approvals**—The subject property has never been the subject of a PPS. The site is currently developed with an office building, constructed around 1974, per State tax records. Detailed Site Plan DSP-19033 was approved on December 3, 2020 (PGCPB Resolution No. 2020-173), for conversion of the existing office building into a 100-room hotel. This development did not proceed, and the DSP has since expired.
6. **Community Planning**—The 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035) is discussed and conformance with the master plan is evaluated as follows:

Plan 2035

The subject property is located in the Oxon Hill Neighborhood Center (Local Center). The Local Centers are envisioned as focal points for development and civic activity based on their access to transit or major highways. These centers are envisioned as supporting walkability, especially in their cores and where transit service is available. Town centers will often be larger in size and may rely more on vehicular transportation. In addition, it is noted that Neighborhood Centers are primarily residential areas with mid-rise and low-rise apartments and condos, townhouses, and small-lot single family homes that are often lower in density. These areas generally have fewer transit options and offer neighborhood-serving retail and office uses. (Table 16, page 108).

Master Plan

The master plan recommends mixed-use, medium to high density land uses on the property to support transit-oriented development. The evaluated use of this development conforms with the recommended use.

In addition, the master plan also makes the following recommendations (policies and strategies) that affect the subject property and help advance the intent and purpose of the master plan. The policies and strategies are provided below in **bold** text, with findings of conformance following in plain text:

Centers and Corridors

Policy 2: Promote development of mixed residential and nonresidential uses at moderate to high densities and intensities at the Oxon Hill Regional Center and in the Oxon Hill Transit Corridor with a strong emphasis on pedestrian- and transit-oriented development. (page 51)

Strategies

- **Redevelop the Oxon Hill area as a major center of regional activity with a moderate- to high- intensity mix of residential and nonresidential uses organized to create an urban character and feel.**

The proposed hotel contributes to the redevelopment of the Oxon Hill Regional Center and adds to the overall mix of uses proposed in the area. This property is in Focus Area A, and the master plan includes development guidelines related to elements in a built environment. These should be considered during the review of the DSP.

Economic Development, Housing, and Community Character Elements

Economic Development

Policy: Target economic development efforts to existing commercial centers.
(page 88)

Strategies

- **In the Oxon Hill Regional Center and in each of the local activity center areas (Andrews Manor, Broad Creek and Henson Creek Transit Villages, Camp Springs Town Center, and Padgett's Corner), acknowledge development opportunity and constraints and reflect these realities in the land use concept for each area.**

Community Character: Urban Design

Policy 1: Promote pedestrian- and transit-oriented design principles in moderate- to high-density centers, corridors, and mixed-use activity centers. (page 96)

Strategies

- **Ensure that sidewalks are of sufficient width to allow for café seating, pedestrian amenities, and a continuous flow of pedestrian traffic.**
- **Provide attractive landscaping, street trees, and planting strips between the street and sidewalk to enhance the development and streetscape and to increase pedestrian safety by providing a buffer from traffic.**
- **Locate parking areas to the sides and rear of buildings (never in the front, between the street and the building), and provide innovative circulation and landscaping design for parking areas to reduce conflicts between cars and pedestrians and reduce the amount of impervious surfaces. Consolidate curb cuts whenever possible.**

The Oxon Hill Regional Center is planned for transit-oriented development with the inclusion of pedestrian service area in the area. During site design, wide sidewalks and attractive streetscape should be incorporated and all parking should be located on the sides and rear of the building.

The PPS is found to conform to the relevant policies of the master plan, as outlined above and throughout this resolution.

7. **Stormwater Management**—In accordance with Sections 24-120(a)(8) and 24-130(b)(3) of the prior Subdivision Regulations, 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 the municipality having approval authority. An unapproved SWM concept plan was submitted with this PPS which proposes stormwater to be directed into above ground and underground stormwater treatment facilities. An underground storage system is also proposed to provide 100-year SWM quantity control.

Per Section 24-121(a)(15) of the prior Subdivision Regulations, “The Planning Board shall not approve a preliminary plan of subdivision until evidence is submitted that a stormwater management concept plan has been approved by the Department of Permitting, Inspections, and Enforcement or the municipality having approval authority, unless the Planning Board finds that such approval will not affect the subdivision.” Since approval of the SWM concept plan will not affect the lotting pattern of the one parcel, the Prince George’s County Planning Board may approve this PPS prior to approval of the SWM concept plan. This SWM concept approval will be required prior to issuance of permits for the proposed development.

Development of the site, in conformance with the SWM concept plan once approved by the Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE), and any subsequent revisions, will ensure that no on-site or downstream flooding occurs. Therefore, this PPS satisfies the requirements of Section 24-130 of the prior Subdivision Regulations.

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 master plan, and prior Subdivision Regulations to provide the appropriate transportation facilities.

MPOT and Master Plan Conformance

Master Plan Right-of-Way

Two master-planned roadways impact the subject site:

Oxon Hill Road (A-48): The subject property has frontage on Oxon Hill Road (MD 414), a master plan arterial roadway (A-48), with a recommended right-of-way

width of 146 to 154 feet along its frontage. The PPS identifies approximately 0.10 acre of road dedication along MD 414; however, the applicant shall revise the PPS to dimension the right-of-way width as a minimum of 73 feet from the road centerline, consistent with master plan recommendation.

A-68: In addition, the rear of the property is impacted by the alignment of planned arterial roadway A-68, which requires a 100-foot-wide right-of-way by the MPOT and master plan. Due to the significant dedication required, additional right-of-way was considered under reservation, but is not required, as further analyzed below.

Reservation Analysis

In accordance with Section 24-139 of the prior Subdivision Regulations, and Section 9(C) of the Transportation Review Guidelines, the Planning Board, when reviewing a PPS, shall refer to the General Plan, master plans, or amendments and parts thereof to determine the need for reserving, for public use, any of the land included in the PPS. Reservations may be required for highways, transit, or right-of-way. If a reservation appears desirable, staff refer the proposed right-of-way to the public agency with jurisdiction over the right-of-way for consideration, as well as to the County Executive, County Council, and any municipality within which the property is located, for their comments. The public agency's recommendation, if affirmative, must include a map showing the boundaries and area of the parcel to be reserved, and an estimated time required to complete the acquisition. Upon receipt of an informative report from the public agency, the Planning Board shall establish the reservation, with or without modifications, concurrently with the approval of the PPS.

Further, Section 24-140 of the prior Subdivision Regulations states that no reservation shall continue for longer than three years without the written approval of all persons holding or otherwise owning any legal or equitable interest in the property. The reservations will be exempt from all state, County, and local taxes during the reservation period. Prior to the expiration of a reservation period, with the written consent of all landowners, the Planning Board may renew the reservation for additional periods of time, provided that the time period of the renewal is mutually agreeable to the landowners and the Planning Board. At the end of the reservation period, if the reservation has not been renewed or if the land reserved has not been acquired for public use and proceedings for acquisition have not been initiated, the reservation will expire. If, prior to the expiration of the reservation, the Planning Board determines that the reservation no longer appears necessary, the Planning Board may cancel the reservation with the written consent of the property owner(s).

In a letter dated May 28, 2025, The Maryland-National Capital Park and Planning Commission (M-NCPPC) staff requested comments from the Maryland State Highway Administration (SHA) to determine if reservation for planned arterial roadway MD 414 (A-48) frontage was desirable. In the same letter, M-NCPPC staff requested comments from the Prince George's County Department of Public Works and Transportation to determine if reservation for planned arterial roadway A-68 was desirable. Notification regarding these requests was provided to the Prince George's County Executive Office and the District Council.

In a written statement dated June 24, 2025, SHA stated that they are not in a position to recommend placing the area of master plan roadway A-48 in reservation.

No response was received within the 30-day time frame permitted for a response by Section 24-139(b) of the prior Subdivision Regulations; therefore, the portion of master plan roadway A-68, located on the property, was not approved for reservation. In addition, the memorandum submitted by DPIE on May 19, 2025, regarding the PPS, was submitted prior to the M-NCPPC referral of reservation letter was sent and were not affirmative of reservation.

Master Plan Pedestrian and Bike Facilities

The following master-planned facility impacts the subject site:

- **Oxon Hill Road (MD 414): Bicycle Lane**

Both the MPOT and master plan recommend a bicycle lane and a continuous sidewalk along the property frontage of MD 414. A bicycle lane shall be provided along the property frontage. The existing sidewalk along MD 414 and the required bicycle facility meet the intent of the MPOT and master plan recommendations.

The MPOT provides policy guidance regarding multimodal transportation and the Complete Streets element of the MPOT recommends how to accommodate infrastructure for people walking and bicycling. (MPOT, pages 9–10). These are provided below in **bold** text, with analysis following in plain text:

Complete Streets

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.

The frontage of MD 414 is currently developed with a sidewalk and marked crosswalk along the property. A standard bicycle lane shall be provided along the frontage of MD 414. The existing and required improvements 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*.

A bicycle lane shall be provided along the property frontage of MD 414 to meet the intent of this policy.

The master plan includes the following policies applicable to the site:

Policy 1: Incorporate appropriate pedestrian, bicycle, and transit-oriented design and transit-supporting design features in all new development within the centers and Corridor Nodes. (page 75)

The frontage of MD 414 is currently developed with sidewalk and marked crosswalk along the property frontage. A standard bicycle lane shall be provided along the frontage of MD 414. In addition, bicycle parking shall be provided on-site to accommodate multimodal use. The existing and required improvements meet the intent of the policy.

Policy 3: Provide adequate pedestrian and bicycle linkages to schools, parks, and recreation areas, commercial areas, and employment centers. (page 76)

The site is adjacent to numerous commercial properties. The frontage of MD 414 is currently developed with sidewalk and marked crosswalk along the property. A standard bicycle lane shall be provided along the frontage of MD 414. In addition, bicycle parking shall be provided on-site to accommodate multimodal use. The existing and required improvements meet the intent of the policy.

Variation Analysis

A variation request for direct vehicular access onto MD 414 was submitted and reviewed, as part of PPS. Section 24-121(a)(3) requires that lots proposed on land adjacent to an existing or proposed roadway of arterial or higher classification be designed to front on either an interior street or service roadway. The subject property does not have frontage on any other roadway from which access may be provided to serve the subject site. Section 24-113 of the prior Subdivision Regulations provides criteria which must be met for approval of a variation. The criteria are listed below in **bold** text, with analysis of each criterion following in plain text:

- (a) **Where the Planning Board finds that extraordinary hardship or practical difficulties may result from strict compliance with this Subtitle and/or that the purposes of this Subtitle may be served to a greater extent by an alternative proposal, it may approve variations from these Subdivision Regulations so that substantial justice may be done and the public interest secured, provided that such variation shall not have the effect of nullifying the intent and purpose of this Subtitle and Section 9-206 of the Environment Article; and further provided that the Planning Board shall not approve variations unless it shall make findings based upon the evidence presented to it in each specific case that:**

- (1) **The granting of the variation will not be detrimental to the public safety, health, or welfare, or injurious to other property.**

The direct access to the arterial roadway is currently positioned at a signalized intersection. The same configuration will be suitable for the proposed development. SHA has not indicated any opposition to or issues with access along the site's frontage. As a result, the Planning Board finds that the granting of this variation will not be detrimental to the public safety, health, or welfare, or injurious to other property. In addition, the access will be reviewed under SHA's

permit process, which will ensure further that the access, at its shown location, will not be detrimental to the public safety, health, or welfare, or injurious to other property.

- (2) **The conditions on which the variation is based are unique to the property for which the variation is sought and are not applicable generally to other properties.**

This property is part of a row of several parcels along the south side of MD 414, between Bock Road and Saint Barnabas Road, where the only access option is MD 414. The subject property has an existing signalized access point along MD 414. Furthermore, master plan roadway A-68 is located in the rear of the property. However, as discussed previously, this right-of-way is not approved for reservation or dedication. The combination of all these factors is unique to this property.

- (3) **The variation does not constitute a violation of any other applicable law, ordinance, or regulation.**

Access to MD 414 is regulated by SHA. However, the restriction of access to an arterial roadway, and variation thereto with a PPS, is unique to the Subdivision Regulations and under the sole authority of the Planning Board. The Board's determination does not negate the authority of any other review agency for permits under their purview. Therefore, no known applicable law, ordinance, or regulation is violated by this variation.

- (4) **Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out.**

The site is surrounded on three sides by developed properties, with its only street frontage and opportunity for access along MD 414. These conditions create a practical difficulty for the applicant. Not allowing the lot access from the only available street, MD 414, would result in a particular hardship to the landowner as the land would not be able to be developed for any purpose. Master plan roadway A-68 is located in the rear of the property. However, as discussed previously, this right-of-way is not approved for reservation or dedication.

- (5) **In the R-30, R-30C, R-18, R-18C, R-10A, R-10 and R-H Zones, where multifamily dwellings are proposed, the Planning Board map approve a variation if the applicant proposes and demonstrates that, in addition to the criteria in Section 24-113(a), above, the percentage of dwelling units accessible to the physically handicapped and aged will be increased above the minimum number of required by Subtitle of the Prince George's County Code.**

This criterion does not apply.

Based on the preceding findings, a practical difficulty is found to exist, the criteria for approval of a variation are met, and the purposes of prior Subtitle 24 are served to a greater extent by the alternative proposal set forth. Therefore, a variation from Section 24-121(a)(3) is approved, to allow one direct access to MD 414 from the subject site.

Access and Circulation

The PPS maintains the existing access point along MD 414, a signalized intersection. No additional access is shown. The driveway access is currently configured to accommodate a full movement access point and circulation will be contained to the site. Access to the site is found to be sufficient. The PPS shows a sidewalk along the site's frontage of MD 414. Based upon the conceptual site plan reflected on the TCP1 and the SWM concept plan, a sidewalk is shown providing a pedestrian connection from the frontage of MD 414 to the proposed building. All sidewalks shall include appropriate Americans with Disabilities Act-compliant ramps and provide striped crosswalks at the vehicular access point along MD 414 and crossing the parking area. Short-term bicycle parking shall also be provided on-site and be located near the entrance to the building.

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

10. **Public Facilities**—This PPS was reviewed for conformance to the master plan, in accordance with Section 24-121(a)(5) of the prior Subdivision Regulations. The master plan contains a Public Facilities section (page 79) that identifies the following policies:

Policy 1: Construct the appropriate number of schools in order to achieve a school system that operates at 100 percent of capacity or less at every school.

Policy 2: Provide for police facilities that meet the size and location needs of the community.

Policy 3: Provide fire and rescue facilities in the Henson Creek-South Potomac area in order to meet the travel time standards adopted by the county.

The proposed development will not impede achievement of the above-referenced policies. The analysis provided with this resolution and approved Certificate of Adequacy ADQ-2025-007 illustrates that, pursuant to adopted tests and standards, public safety facilities and water and sewer service 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 and 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 the water and sewer Category 3, “Community System”. Category 3 includes developed land on public water and sewer, and underdeveloped properties with valid a 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 both sides of all public rights-of-way. The site has frontage along MD 414. The required PUE is reflected on the PPS along MD 414, in conformance with this section.

12. **Historic**—The master plan contains goals and policies related to historic preservation (pages 99 through 102). However, these are not specific to the subject site nor 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 archeological survey is not required. There are no Prince George’s County historic sites or resources 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	Associated Tree Conservation Plan(s)	Authority	Status	Action Date	Resolution Number
NRI-003-2018 (EL)	N/A	Staff	Approved	3/8/2007	N/A
DSP-19033	S-005-2018	Planning Board	Approved	12/3/2020	2020-173
NRI-014-2025	N/A	Staff	Approved	2/5/2025	N/A
4-25004	N/A	Planning Board	Approved	9/11/2025	2025-077

Applicable Woodland Conservation Ordinance

The project is subject to the WCO and the environmental regulations contained in prior Subtitles 24 and 27 of the Prince George's County Code because this is a new PPS that was accepted for review after July 1, 2024.

Environmental Site Description

According to information obtained from the Maryland Department of Natural Resources Natural Heritage Program, there are no rare, threatened, or endangered species found to occur on or in the vicinity of the PPS. The elevation is highest near MD 414 to the north and then drains to the south off-site. This site is located within the Henson Creek watershed flowing into the Potomac River. The PPS fronts on MD 414, which is identified as a master-planned arterial road and not a historic and scenic roadway. A second master-planned arterial road identified as A-68 crosses the southern part of the property parallel to MD 414.

Plan 2035

The site is located within Environmental Strategy Area 1 of the Regulated Environmental Protection Areas Map, and in the Established Communities of the General Plan Growth Policy map, as designated by Plan 2035. The project is within the boundaries of a transit-oriented center as identified in Plan 2035, which is identified as the Oxon Hill neighborhood center.

Environmental Conformance with Applicable Plans

Master Plan Conformance

This property is not associated with a focus area as identified in the master plan. The Environmental Infrastructure Section of the master plan contains the following policies which have been determined applicable to the PPS. The text in **bold** is text from the master plan, and the plain text provides comments on plan conformance.

Policy 1: Protect, preserve, and enhance the identified green infrastructure network within the Henson Creek planning area (page 61).

This project does not contain mapped network areas within the Countywide Green Infrastructure Plan (GI Plan) of the 2017 *Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan* and does not contain regulated environmental features (REF).

Policy 2: Restore and enhance water quality in areas that have been degraded and preserve water quality in areas not degraded (page 64).

The approved natural resources inventory (NRI) shows no REF or primary management areas (PMA) within the property area. An unapproved SWM concept plan was submitted with this PPS, which proposes the use of one rain garden, two microbio retention facilities, and one bay filter to manage stormwater. The front parking area will contain an underground storage system for 100-year stormwater quantity control.

Policy 3: Reduce Overall energy consumption and implement more environmentally sensitive building techniques (page 64).

As a PPS does not approve any structures, the current PPS does not show any environmentally sensitive building techniques. Any use of environmentally sensitive building techniques will be addressed at the time of DSP.

Policy 4: Reduce light pollution and intrusion into rural and environmentally sensitive areas (page 64).

This property area is not located in a rural area and there are no REF or woodlands on-site. The use of alternative lighting technologies, such as full cut-off optic fixtures, is encouraged to minimize light intrusion at the time of subsequent application that includes site design.

Policy 5: Reduce noise impacts to meet State of Maryland noise standards (page 64).

This project allows for construction of a hotel building with associated infrastructure. Noise generated by the site will be subject to noise ordinances of the County Code that will be enforced by DPIE.

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, this site contains no regulated or evaluation areas.

Conformance with Environmental Regulations

Natural Resources Inventory/Existing Conditions

NRI-014-2025 was approved on February 7, 2025, and included with the PPS. The NRI verifies that the subject area contains no woodlands or specimen trees as defined in Section 25-118(b) of the WCO, nor does it contain REF as defined in prior Subtitle 24 of the County Code. This site is currently improved with surface parking and a single commercial/office building.

No revisions are required for conformance to the NRI.

Woodland Conservation Plan

The site is subject to the provisions of the WCO and the 2018 Environmental Technical Manual.

A TCP1 was initially submitted with this PPS. In accordance with Section 25-119(c)(5)(A) of the WCO, notification mailings were mailed to the parties listed in Subsection 27-125.01(a) of the prior Zoning Ordinance at least 20 days before the tree conservation plan approval. According to the affidavit provided by the applicant, notice letters were mailed on April 24, 2025. No public comment was received about this PPS, as the result of the mailing. However, since the acceptance of the PPS, and in accordance with CB-046-2025, the site qualifies for an exemption to the WCO,

effective September 8, 2025, and the TCP1 and notification requirement is no longer required. The subject property area contains no woodland or REF areas.

Specimen Trees

No specimen trees as defined in Section 25-118(b)(84) of the WCO are located within the property area.

Preservation of Regulated Environmental Features/Primary Management Area

The PPS does not contain REF or PMA as defined in Subtitle 24 of the prior Subdivision Regulations.

Soils

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

The soil types found on-site, according to the United States Department of Agriculture Natural Resources Conservation Services (USDA NRCS) Web Soil Survey (WSS), are Beltsville silt loam, and Urban land – Beltsville complex soils. No Marlboro clay or Christiana clay were identified onsite.

14. **Urban Design**—The evaluated hotel use is permitted in the C-O Zone, subject to Footnote 22 of Section 27-461(b) of the prior Zoning Ordinance. Therefore, a DSP is required.

Under the prior Zoning Ordinance, conformance with the following regulations, but not limited to, will be required to be demonstrated at the time of DSP:

- Sections 27-453 - C-O Zone (Commercial Office)
- Section 27-461 – Use permitted
- Section 27-462 – Regulations
- Part 11 – Off-Street Parking and Loading; and
- Part 12 – Signage

2010 Prince George’s County Landscape Manual

The proposed development is subject to the requirements of the 2010 *Prince George’s County Landscape Manual* (Landscape Manual). The site is subject to Section 4.2, Requirements for Landscape Strips Along Streets; Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; Section 4.7 Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements. Conformance with the applicable landscaping requirements will be determined at the time of DSP review.

Based on the PPS, the hotel use is classified as “Medium Impact”. The subject property is bounded to the east and west by existing office buildings. A buffer yard might be required depending on the types of offices and their impact categories. At the time of DSP review, the

applicant should clearly label the types of existing offices uses of the abutting properties on the plan, according to the categories listed in the Landscape Manual.

The subject property is bounded to the south by undeveloped land in R-18C Zone. In accordance with Section 4.7(c)(5), Developing Lots Adjacent to Vacant Lots, if a developing property with a nonresidential use is adjacent to a vacant property zoned residential, then 100 percent of the bufferyard is required. Therefore, a Type B bufferyard will be required along the south property line, which requires a minimum 30-foot building setback, a minimum 20-foot landscape yard, and 80 plant units per 100 linear feet of the property line. The subject property is in the former Developed Tier; therefore, the landscape yard requirements (including the number of plant units, setback, and landscape yard) may be reduced by 50 percent if a 6-foot-high, opaque fence or wall is provided on the developing lot.

Tree Canopy Coverage Ordinance

Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of the site to be covered by tree canopy for any development projects that propose more than 2,500 square feet of gross floor area, or disturbance, and requires a building or grading permit. The Tree Canopy Coverage Ordinance is not subject to the current Zoning Ordinance grandfathering provisions and does not contain any grandfathering provision for prior zoning, except for specified legacy zones or developments that had a previously approved landscape plan demonstrating conformance to tree canopy coverage (TCC). Therefore, this PPS was reviewed for conformance with the TCC requirement for the current property zone, which is the NAC Zone and is required to provide a minimum of 15 percent of the net tract area to be covered by tree canopy. Compliance with this requirement will be evaluated at the time of the DSP review.

Master Plan

The subject property is located within Area A of Oxon Hill Regional Center, in the master plan. The development guidelines recommended for Area A regarding setbacks (page 53) notes “Zero lot line front yards. Buildings should be constructed up to the build-to line located at the edge of the sidewalk.” Positioning the proposed building closer to MD 414 can help create a more activated street frontage and encourage a walkable, human-scale urban environment, which will be further evaluated at the time of DSP.

15. **Citizen Feedback**—The Prince George’s County Planning Department did not receive any correspondence from the community regarding this PPS.
16. **Planning Board Hearing**—At the September 11, 2025 Planning Board hearing, staff presented the PPS to the Planning Board. The applicant’s attorney, then spoke on behalf of the applicant, providing a background and summary for the proposed development. The Planning Board approved the PPS unanimously, with conditions, as recommended by staff.

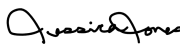
BE IT FURTHER RESOLVED, that an appeal of the Planning Board’s action must be filed with Circuit Court for Prince George’s County, Maryland within thirty (30) days following the date of notice of the adoption of this Resolution.

* * * * *

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:SM:rpg


Approved for Legal Sufficiency
M-NCPPC Office of General
Counsel

Dated 9/23/25