

PGCPB No. 2025-034

File No. DET-2023-003

R E S O L U T I O N

WHEREAS, a new Zoning Ordinance, Subtitle 27, Prince George's County Code went into effect on April 1, 2022; and

WHEREAS, the applicant, A. Decesaris Holding Company, LLC, submitted an application for approval of a detailed site plan; and

WHEREAS, in consideration of evidence presented at a public hearing on April 17, 2025, regarding Detailed Site Plan DET-2023-003 for Michael's Retreat, the Planning Board finds:

I. EVALUATION CRITERIA

The subject property is within the Residential, Single-Family-Attached (RSF-A) and Residential, Rural (RR) Zones. This application is being reviewed under the requirements of Section 27-3605(e) of the Prince George's County Zoning Ordinance. The Planning Board has considered the following criteria in reviewing this detailed site plan:

- A. The Prince George's County Zoning Ordinance;
- B. Preliminary Plan of Subdivision PPS-2023-005;
- C. Certificate of Adequacy ADQ-2022-010;
- D. The 2018 *Prince George's County Landscape Manual*;
- E. The Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- F. The Prince George's County Tree Canopy Coverage Ordinance;
- G. Referral comments; and
- H. Community feedback.

II. BACKGROUND

- A. **Request:** The subject detailed site plan (DET) approves development of 155 single-family attached (townhouse) residential dwelling units with associated infrastructure and amenities. The applicant requests a waiver from Section 27-6208(a)(2)(B), to provide an internal bicycle circulation system.
- B. **Development Data Summary:** The approved design includes a single development phase with 155 townhouse units.

	EXISTING	EVALUATED
Zone(s)	RSF-A/RR	RSF-A/RR
Use	Vacant	Single-family attached (townhouse) dwelling units
Total Gross Acreage	30.41 (RSF-A: 30.29 acres; RR: 0.12 acres)	30.41 (RSF-A: 30.29 acres; RR: 0.12 acres)
Floodplain Acreage	3.37	3.37
Total Net Acreage	27.04	27.04
Lots	8	155
Parcels	1	18
Dwelling Units	0	155

- C. Location:** The subject property is located on the north side of MD 373 (Accokeek Road), approximately 600 feet west of its intersection with MD 5 (Branch Avenue).
- D. Proposed Uses:** The subject DET approves a single use on the property, which is single-family-attached (Townhouse) residential dwelling units. This use is permitted in the Residential, Single-Family-Attached (RSF-A) Zone, subject to the applicable standards found in Section 27-4202 of the Prince George’s County Zoning Ordinance.
- E. Surrounding Uses:** The subject property is bound by MD 373 to the south and single-family detached dwellings in the Residential, Rural (RR) Zone beyond. All other boundaries of the site are surrounded by properties in the RR Zone, which are either wooded areas or are developed with single-family detached dwellings. A small portion of the property is also bound by MD 381 (Brandywine Road) to the northwest. Across MD 381 are properties in the Commercial, General Office (CGO) Zone.
- F. Previous Approvals:** Special Exception SE-3968 was approved by the Prince George’s County District Council on February 22, 1991, for a day care center for children. However, the approved day care center was never constructed. Zoning Map Amendment (ZMA) A-9982-C was approved by the District Council in 2008, to rezone subject property from the prior Rural Residential (R-R) Zone to the prior Townhouse (R-T) Zone and was subject to eight conditions. However, the conditions of approval of this ZMA are no longer applicable, due to the Countywide Map Amendment (CMA) per District Council Resolution CR-136-2021, which placed the property in the RSF-A and RR Zones.

Preliminary Plan of Subdivision PPS-2023-005 was approved by the Prince George’s County Planning Board on May 23, 2024 (PGCPB Resolution No. 2024-033), for 155 lots and 18 parcels. Certificate of Adequacy ADQ-2022-010 was approved by the Prince George’s County Planning Director on April 19, 2024. This ADQ is valid for 12 years from the date of its approval and subject to the additional expiration provisions of Section 24-4503(c)(1)(C) of the Prince George’s County Subdivision Regulations.

G. Design Features: This DET application includes 155 single-family dwelling (townhouse) units. These townhouses are located in two pods because on-site environmental features divide the property into two developable areas. The western pod consists of 73 units and the eastern pod consists of 82 units. The approved development includes three vehicular access points on MD 373: two access points for the western pod and one access point for the eastern pod. Within the subject property, private roads form the primary vehicular circulation of the site and provide access to 155 front-loading townhouse units. The provision of crosswalks and trails, 5-foot-wide sidewalks on both sides of the private roads, and a 10-foot-wide sidepath along MD 373 form the pedestrian circulation for the site.

1. **Architecture.** Among the 155 townhouse units, 54 units are designed with a two-car garage and 104 units are designed with a one-car garage. The applicant provides seven architectural models: Regent (24 feet wide), Patuxent (24 feet wide), Keagan (22 feet wide), Kyla (22 feet wide), Lafayette (20 feet wide), Keaton (20 feet wide), and Magothy (20 feet wide). The approved townhouse models vary in depth and offer a variety of front elevation options. Each elevation is designed with a mixture of materials in different colors and textures as well as architectural elements. Seven highly visible lots are identified on the plans, which include Lots 1, 18, 33, 65, 74, 78 and 114. Given that the side elevation of Lot 64 faces a private street, this lot should be considered highly visible and is conditioned herein to be noted on the plan. A brick tracking chart is included in the coversheet. Conditions are included herein requiring the applicant to add a note to the brick tracking chart, indicating that 60 percent of the full-front façades are constructed of brick, stone, or stucco, and to revise the tracking chart to reflect the number of identified highly visible lots.

High-visibility side elevations are shown on the architectural elevations of all approved townhouse models, except the Keagan and Kyla models. A condition is included herein requiring the applicant to provide high-visibility side elevations for the Keagan and Kyla townhouse models. In addition, the side elevation of Lots 1, 18, 74 and 78 are facing MD 373, a public right-of-way (ROW), which will be designed in conformance with Section 27-6903(e)(3), as noted on the coversheet.

Model Name	Front-loading Garage	Unit Width	Base GFA (sq. ft.)	Typical Model Height	Variety in Front Elevation
Regent	Two car	24 ft.	2,198	35 ft., 3 inches	6
Patuxent	Two car*	24 ft.	1,982	35 ft., 4 inches	11
Keagan	Two car	22 ft.	2,176	41 ft., 5 inches**	8
Kyla	One car	22 ft.	2,062	41 ft., 5 inches**	8
Lafayette	One car	20 ft.	1,969	35 ft., 3 inches	5
Keaton	One car	20 ft.	1,566	34 ft., 1 inch**	3
Magothy	One car*	20 ft.	1,784	36 ft., 6 inches	9

Notes: *The statement of finished square footage for the Patuxent and Magothy models does not clearly indicate the number of cars in the garage, which is conditioned herein for correction.

**The submitted architectural package shows that the height of the Keagan and Kyla townhouse models is measured up to the roof ridge. A condition is included herein requiring the applicant to clearly label the height of these models, up to the average height between the eaves and ridge of a gable, hip, or gambrel roof.

2. **Parking.** The subject DET meets the parking requirements (318 spaces required and 401 spaces provided, including 37 guest parking spaces). Parking spaces are located in the garage, driveway, and parallel parking spaces along streets throughout the community. Bicycle racks are provided in two separate recreation areas. Each space has three bicycle racks, for a total of six bicycle racks, which provides 12 bike parking spaces.
3. **Signage.** The subject DET includes one decorative column, faced on two sides with entrance signs, and located at the north side of the northernmost entrance, near Lot 74. No illumination is provided for the signs. The same decorative columns are also provided at the other two vehicular access points, without signs: two columns located on both sides of the middle access that is close to Lot 65 and one column located on the south side of the southernmost access that is close to Lot 1. These columns are designed with stone veneer and concrete capstones, set back from MD 373, and do not impede the sightline.
4. **Lighting.** Pole-mounted light fixtures are provided along the private streets. These fixtures will be full cut-off, and light will be directed downward. The submitted photometric plan demonstrates that the internal roadways of the site are adequately lit.
5. **Recreation Facilities.** PPS-2023-005 determined that the provision of recreational facilities for the approved development, to meet the mandatory dedication of parkland requirement, shall be provided in accordance with Section 24-4601 of the Subdivision Regulations. As such, the applicant provides two recreation areas, with details as shown on the submitted recreational facilities sheet. One area is located on Parcel N in the western pod, which includes one pergola, four picnic tables, six benches, three trash receptacles, three dog waste stations, two playground facilities, decorative fencing, and three bike racks. The other area is located on Parcel F in the eastern pod, which includes one gazebo, two picnic tables, two benches, one trash receptacle, one dog waste station, and three bike racks. The number of the provided facilities in the recreational facilities schedule on the coversheet does not correctly reflect the number of those facilities shown on the submitted recreational facilities detail sheet, which is conditioned herein for correction. The location of the two playground facilities

is not shown on the plans; therefore, a condition is included herein requiring the applicant to label them on the plans.

III. COMPLIANCE WITH APPLICABLE PROVISIONS OF THE ZONING ORDINANCE

A. Detailed Site Plan Decision Standards (Section 27-3605(e))

- (1) **The proposed development represents a reasonable alternative for satisfying the applicable standards of this Subtitle, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use;**

The applicable standards of this Subtitle consist of standards applicable in the RSF-A Zone - Intensity and Dimensional Standards (Section 27-4202(f)(2)); and applicable Development Standards (Part 27-6).

1. Residential, Single-Family-Attached (RSF-A) Zone (Section 27-4202(f))

Although the subject property is in the RSF-A and RR Zones, all of the single-family attached (townhouse) units are located within the area zoned RSF-A. The DET is in conformance with the applicable RSF-A Zone, Intensity and Dimensional Standards, as shown below:

STANDARDS	REQUIRED	PROVIDED
Density, max. (du/ac of net lot area)	16.33	5.75
Lot width, min. (ft.)	20	20
Lot frontage (width) at front street line, min. (ft.)	16	20
Lot coverage, max. (% of net lot area)*	45	35
Front yard depth, min. (ft.)	15	20**
Side yard depth, min. (ft.)***	8	8**
Rear yard depth, min. (ft.)	20	20**
Principal structure height, max. (ft.)		
Non-NCS	50	35
NCS: 150-200 ft., max****	45	35
NCS: 50-150 ft., max ****	35	35
Accessory	25	25

Notes: *Applicable to the lot coverage of the development lot as a whole, rather than individual lots under townhouse units.

**In the RSF-A intensity and dimensional standards on the coversheet, the applicant does not include the approved dimensions for front, side, and rear yard depth, which is conditioned herein to be provided. The setback dimensions shall

also be shown on the typical townhouse stick on the coversheet, as well as reflected on the submitted site plans.

***Throughout the approved development, a minimum separation of eight feet is required between buildings

****NCS refers to Neighborhood Compatibility Standards, per Section 27-61203(a)(2) of the Zoning Ordinance.

2. **Applicable Development Standards**

The DET is consistent with the applicable standards in Part 27-6. The following analysis is offered:

a. **Section 27-6200—Roadway Access, Mobility, and Circulation**

The DET is in conformance with the applicable standards in Section 27-6200 of the Zoning Ordinance, as follows:

Section 27-6202. Consistency with Plans: The design and construction of access and circulation systems associated with this DET is consistent with the transportation goals, objectives, and actions in the 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035), the 2009 *Approved Countywide Master Plan of Transportation* (MPOT), and the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* (master plan) addressing transportation.

Master Plan Right-of-Way

The subject property has frontage on MD 373 and MD 381. Both are master-planned collector roadways with an 80-foot-wide ROW. However, the submitted plan only labels 30 feet from the center line of MD 381. As such, a condition is included herein requiring the applicant to revise the site plan to label 40 feet from the center line of MD 381 with the associated roadway dedication. The submitted plan shows approximately 0.01 acre to be dedicated along MD 381, which is inconsistent with 0.05 acre outlined on page 9 of PGCPB Resolution No. 2024-033, for PPS-2023-005. The roadway dedication of 0.53 acre along MD 373 is also not labeled on the plan. Therefore, a condition is included herein requiring the applicant to add the total acreage of roadway dedication for both roadways to the general notes.

Master Plan Pedestrian and Bike Facilities

The MPOT recommends the following facilities along the subject property's frontage:

MD 373 (Accokeek Road): Shared Roadway
MD 381 (Brandywine Road): Bicycle Lane

The Complete Streets element of the MPOT reinforces the need for multimodal transportation and includes the following policies regarding the accommodation of pedestrians and bicyclists (MPOT, pages 9-10):

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

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.

Policy 5: Evaluate new development proposals in the Developed and Developing Tiers for conformance with the complete streets principles.

The master plan includes the following sidewalk and trail recommendations:

- **Promote pedestrian and bicycle opportunities as a part of a multi-modal transportation network.**
- **Promote dual-route facilities along all of the major road transportation corridors.**

The site plan includes a 10-foot-wide sidepath along the property's frontage of MD 373, with Americans with Disabilities Act (ADA) compliant crosswalks at each vehicular access point. The site also includes a 10-foot-wide sidepath along MD 381. Internal pedestrian movement is facilitated by 5-foot-wide sidewalks along both sides of the roadway, pedestrian crossings, and a 6-foot-wide trail that connects both residential pods. Two

additional 6-foot-wide ADA compliant trails are provided in the recreation area. In addition, sharrows (shared lane markings) are provided along the property's frontage of MD 373 and MD 381, and six bicycle parking racks are provided in the two recreation areas. The Planning Board finds that the facilities meet the intent of the master plan and encourage multimodal transportation.

Section 27-6203. Multimodal Transportation System:

A bicycle and pedestrian plan was submitted for this DET, showing all on-site bicycle and pedestrian improvements. These improvements include a sidepath along the site's frontage of MD 373 and MD 381, sidewalks, crosswalks and trails throughout the development, and bicycle parking in two recreation areas. The Planning Board finds that the approved facilities are sufficient, based on the development's size and its relationship to existing and planned transportation systems.

Section 27-6204. Circulation Plan or Site Plan Required: The applicant has submitted a detailed site plan and a circulation plan that demonstrates vehicular, pedestrian, and bicycle movement throughout the site. The submitted site plan meets the requirements for this section.

Section 27-6206. Vehicular Access and Circulation: The subject property consists of two residential pods of development. The western pod is designed with two full-movement access points along MD 373. The eastern pod is designed with one full-movement access point along MD 373. There are no internal vehicle connections between the pods. In addition, the subject property is zoned RSF-A and is not required to provide vehicle cross-access. The Planning Board finds that the vehicular circulation presented is in conformance with the standards of this section.

Section 27-6207. Pedestrian Access and Circulation: The subject DET includes an internal pedestrian circulation system, which allows pedestrian walkway access to the development's building and recreational and parking areas. Sidewalks are shown on the site plan throughout the site, and along the site's frontages, as well as cross walks crossing the vehicular access point. The site has several primary management areas where the pathway is provided. To minimize disturbance, a 6-foot-wide ADA compliant path was provided to accommodate internal pedestrian circulation between the eastern and western portions of the site. The Planning Board finds the bicycle access and circulation acceptable. In addition, the properties adjacent to the

subject property are zoned RR, to which pedestrian cross-access is not required.

Section 27-6208. Bicycle Access and Circulation: A

10-foot-wide sidepath is provided along the site's frontage of MD 373, and bicycle parking is provided in two recreation areas. The properties adjacent to the subject property are zoned RR and are developed with single-family detached homes or vacant. Therefore, bicycle cross-section is not required.

Pursuant to Section 27-6208(c)(1)(B), off-street bicycle facilities should be at least 10 feet wide and surfaced with a smooth-surface, durable, and dustless material. In this DET, the applicant provides the 6-foot-wide path as a connection between the eastern and western portions of the site. Therefore, the applicant requested a waiver in accordance with Section 27-6208(a)(2)(B). The Planning Director supports the applicant's waiver request as the environmental and topographical conditions make this impractical.

b. Section 27-6300—Off-Street Parking and Loading

The DET is in conformance with the applicable standards in Section 27-6300 of the Zoning Ordinance, including vehicular and bicycle parking requirements.

Section 27-6305. Off-Street Parking Space Standards:

Off-Street Parking will be on private lots, with visitor parking along private streets. Parking will be surfaced with concrete and/or asphalt, which shall be labelled on the plans. Off-street parking is arranged for convenient access, with no conflicts with public streets and provided sidewalks.

Parking & Bicycle Tabulations			
Required (min.)			Provided
2.0 per Dwelling Unit Section 27-6305	155 DU x 2=310	310	364*
1 Visitor Space/20 DU Section 27-6305(g)	155 DU/20=7.75	8	37
Total Parking		318	401
Total Bicycle Space Section 27-6309(a)(1)	Min. 2, Max. 20	5	12

Note: *209 spaces are in the garages (54 units with a two-car garage and 101 units with a one-car garage) and 155 spaces are located in the driveways (one space per unit).

- c. **Section 27-6400—Open Space Set-Asides:** Development subject to the standards of Section 27-6400 shall provide the minimum amounts of open space set-asides identified in Table 27-6403: Required Open Space Set-Asides, of the Zoning Ordinance, based on the use classification.

The DET is in conformance with the applicable standards in Section 27-6400 of the Zoning Ordinance. Residential uses in a Residential Base Zone have a 20 percent open space set-aside requirement. The applicant provided an open space set-aside plan showing approximately 40 percent of the site (12.26 acres) as open space being provided in natural features and active recreational areas.

Section 27-6404(a)(1) of the Zoning Ordinance states that no less than 15 percent of the total required minimum open space set-aside area within a residential development for this zone shall consist of active recreational areas. The submitted open space set-aside plan shows the provision of approximately 0.91 acre (15 percent) as active recreational areas, to meet this requirement. The active recreational areas cover two recreation sites, as discussed above in Finding II. G., and one 6-foot-wide trail with two end points located near Lots 64 and 89. This trail crosses the environmental features that bisect the subject property into the western and eastern residential pods of development.

Section 27-6406. Design Standards for Open Space

Set-Asides: The open space set-aside area is an interconnected system of natural features and usable active recreational spaces, which are located central to the development and include trail connections to the planned internal sidewalks. As such, the open space serves as the focal point of the approved development.

- d. **Section 27-6500—Landscaping:** The DET is in conformance with the applicable standards in the Landscape Manual, including Section 4.1, Residential Requirements; Section 4.6, Buffering Development from Streets; Section 4.7, Buffering Incompatible Uses; Section 4.9, Sustainable Landscaping Requirements; and Section 4.10, Street Trees Along Private Streets, of the Landscape Manual. The required schedules

demonstrating conformance are provided on the plans, which is further discussed below in Finding III.B.

- e. **Section 27-6600—Fences and Walls:** The DET includes fences and noise barrier walls, which are all located outside of the public ROWs and utility easements, of a uniform style, color, and material, with no unfinished side, and no gates.

The approved 6-foot-tall fences are installed along the lot lines shared with a single-family detached home in the RR Zone, specifically along the landscape bufferyards 4, 5 and 6. The fence details are included in the submission, but the materials used for the fences are not noted, which is conditioned herein to be provided. The applicant also provides a 10-foot-tall noise barrier behind Lots 74–77 and an 8-foot-tall noise barrier around Lot 90, to comply with the noise requirements. These noise barriers are located outside the areas that are required to comply with Section 27-6603(a), Fence and Wall Height.

- f. **Section 27-6700—Exterior Lighting:** A photometric plan was submitted with this DET, demonstrating conformance to the applicable standards in this section, which is discussed above in Finding II. G. A detail is provided for the pole-mounted lights along the private roads.

Section 27-6704. Prohibited Lighting: No prohibited lighting types are provided.

Section 27-6706. General Standards for Exterior Lighting:

As shown on the photometric plan, all lighting will be full cut-off fixtures that are directed downward. Maximum illumination measured in foot-candles, at ground-level, at the lot lines will not exceed the maximums listed in Section 27-6706(c)(1) of the Zoning Ordinance, except the property line along the recreation area in the western pod. In addition, the subject DET is subject to the requirements of Section 27-61200, Neighborhood Compatibility Station, as discussed below. A condition is included herein requiring the applicant to adjust the location of the light fixture along the trail and revise the photometric plan, to ensure the maximum illumination level at the lot line will not exceed 0.5 foot-candle. The approved 16-foot-tall exterior lighting fixtures are within the maximum height limit of 16 feet for residential based zones.

g. Section 27-6800—Environmental Protection and Noise Controls

Section 27-6802. Natural Resources Inventory (NRI): An approved Natural Resource Inventory (NRI-089-06-02) was submitted with the subject DET, which was approved on October 19, 2022. There are five specimen trees located on-site. The site contains wetlands, a stream, their associated buffers, 100-year floodplain, and primary management area. The submitted Type 2 tree conservation plan (TCP2) and the DET show all the required information correctly in conformance with the NRI.

Section 27-6803. Trees and Vegetations: This DET complies with the requirements of Subtitle 25, Division 1, General; Subtitle 25, Division 2, Woodland and Wildlife Habitat Conservation Ordinance; and Subtitle 25, Division 3, Tree Canopy Coverage Ordinance, of the Prince George's County Code. See Findings IV and V below.

Section 27-6804. Floodplain Management
According to NRI-089-06-02, the site statistics table shows 3.37 acres of 100-year floodplain on this site.

Section 27-6805. Erosion and Sedimentation Control:
Development shall comply with the requirements for sedimentation and erosion control in accordance with Subtitle 32, Division 2, Grading, Drainage and Erosion and Sedimentation Control, of County Code.

The County requires approval of an erosion and sediment control plan for development applications. The TCP2 must reflect the ultimate limits of disturbance (LOD), not only for installation of permanent site infrastructure, but also for the installation of all temporary infrastructure, including erosion and sediment control measures. Prior to certification of the TCP2, a copy of the erosion and sediment control technical plan must be submitted so that the ultimate LOD for the project can be verified and shown on the TCP2.

Section 27-6806. Stormwater Management: An approved SWM concept plan and concept approval letter (Application Number P34219-2024-SDC and Approval Number 13684-2023-SDC), issued on January 18, 2024, were submitted with this application. The plan includes environmental site design, which will be implemented to the maximum extent

practicable, with three micro-bioretenment ponds and four submerged gravel wetland facilities. A fee of \$38,750 is required for providing on-site attenuation and quality control measures. The DET and TCP2 are in conformance with the approved SWM concept plan.

Section 27-6807. Chesapeake Bay Critical Area: The subject property is not within the Chesapeake Bay critical area. Therefore, Section 27-6807 of the Zoning Ordinance is inapplicable.

Section 27-6808. Regulated Environmental Features: The on-site regulated environmental features (REF) include streams, stream buffers, wetlands, wetland buffers, floodplain, and steep slopes. Eight impacts were approved by the Planning Board with the PPS. There are no additional impacts included in this DET.

Section 27-6809. Unsafe Lands: This application will use Section 24-4101(c)(1) of the Subdivision Regulations, which states “The Planning Director or Planning Board, as appropriate, shall restrict or prohibit the subdivision of land found to be unsafe for development. The restriction or prohibition may be due to a) natural conditions including, but not limited to flooding, erosive stream action, high water table, unstable soils, severe slopes or soils that are unstable either because they are highly erodible or prone to significant movement or deformation (Factor of Safety < 1.5), or b) man-made conditions on the land including, but not limited to unstable fills or slopes.”

The soil types found on-site, according to the United States Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey, are Aquasco silt loam, Beltsville silt loam, Croom-Marr complex, Leonardtown silt loam, and Potobac-Issue complex soils. Marlboro and Christiana clays are not identified on-site.

Section 27-6810. Noise Control: The applicant provided a Phase II noise study, relative to noise generated by MD 5, which is classified as a freeway, located to the east of the subject property. The study recommends that the installation of two noise barriers with a minimum height of 6.5 feet and 9 feet, respectively, will be required along the rear lot lines of the townhomes (Lots 74–77 and Lot 90), to maintain noise levels below 55 dBA Leq within these impacted rear yards. The applicant plans to install a 10-foot-tall noise barrier behind Lots 74-77 and an 8-foot-tall noise barrier around Lot 90, to

comply with the noise requirements. The location and details of the noise barriers are included in the submitted site plans for this DET. In addition, two approved outdoor recreation areas are located outside the noise impact area and no noise mitigation is required.

h. Section 27-6900—Multifamily, Townhouse, and Three-Family Form and Design Standards

Site Access: The subject DET includes three vehicular access points on MD 373.

Location of Off-Street Parking: As shown on the submitted site plans, guest and overflow parking will be located along the internal private streets.

Building Orientation and Configuration: The primary entrances of the approved townhouse units are oriented towards internal streets.

Maximum Building Length: The length of the approved townhouse sticks is below the maximum length of 150 linear feet in the RSF-A Zone.

Building Facades: As shown in the submitted architectural elevations, the façades of each townhouse model are designed with wall offsets in the form of projections or recesses, with a minimum depth of 2 feet and spaced less than 50 feet apart. Pursuant to Section 27-6903(e)(3) of the Zoning Ordinance, the street-facing façades of townhouses are designed with a minimum of three design features, such as eaves projecting at least 6 inches from the façade; multiple windows with a minimum 4-inch-wide trim; and, roof form and line changes consistent with the wall offset. The applicant clearly indicates the required three design features incorporated into the front elevations for the Patuxent and Magothy models. However, the required features of the other architectural models have not been listed. A condition is included herein requiring the applicant to note a list of design features incorporated in each front elevation option of the approved townhouse models, in accordance with Section 27-6903(e)(3) of the Zoning Ordinance.

Building Façade Fenestration/Transparency: The submitted architectural elevations show that, at least, 15 percent of the street-facing façade area of the ground-level floors of the townhouse dwellings within the approved development will be

occupied by windows and/or doorways. Such information is noted in the architectural packages for the Regent (19 percent), Patuxent (15.6 percent), Lafayette (18 percent), and Magothy (15.6 percent). A condition is included herein requiring the applicant to meet the minimum requirement and to add the percentage of the street-facing façade area of the ground-level floor to the architectural package for the Keagan, Kyla, and Keaton models.

Materials: As shown on the architectural elevations, the approved primary façade materials extend along any side façade that is visible from a street, for a minimum of 20 feet; and material changes occur along a horizontal line, where two forms meet, or where materials occur as accents.

The townhouses must be designed in accordance with Section 27-61203(d) of the Zoning Ordinance. This is addressed in the discussion of Section 27-61200 of the Zoning Ordinance below.

- i. **Section 27-61200—Neighborhood Compatibility Standards:** Section 27-61200 applies because the applicant plans to construct new townhouses adjacent to existing single-family detached dwellings and vacant land in the RR Zone.

Building Heights and Setbacks: The submitted compatibility sheet shows that some approved lots are located greater than 50 feet, but less than 150 feet from adjacent single-family dwellings or vacant lands in the RR Zone, which are Lots 1 through 5, Lots 19 through 30, and Lots 125 through 131. As such, the maximum building height on those lots is the lesser of three stories or 35 feet. Among the seven approved townhouse models, the Keaton model is within this height limit, which is approximately 34 feet, 1 inch. Therefore, a condition is included herein requiring the applicant to note on the coversheet that only the Keaton townhouse model can be built on approved Lots 1 through 5, 19 through 30, and 125 through 131, unless a future minor amendment to the DET approves another architectural model(s) that is found to meet the maximum height restrictions in Section 27-61203(a) of the Zoning Ordinance, at that time. Setbacks of buildings within the approved development will be consistent with other buildings on the block face.

Building Orientation: The approved townhouses are oriented towards the streets in which they will derive their street address.

Building Design: The approved townhouses are compatible with the adjacent single-family detached homes, in terms of architectural features, roof type, and use of exterior colors. Any porches, balconies, and/or outdoor activity areas within the approved development will be oriented away from adjacent single-family detached homes and vacant lands.

Building Materials: The submitted architectural elevations for the four townhouse models demonstrate conformance to the transparency requirements. The architectural packages for the Keagan, Kyla, and Keaton models do not include such information. Compared to the other four models, it appears that the Keagan, Kyla, and Keaton models may meet the transparency requirements. A condition is included herein requiring the applicant to meet the minimum requirement and to add the minimum façade area percentage to be transparent for the approved Keagan, Kyla, and Keaton townhouse models.

Building Story	1 st Floor	2 nd Floor	3 rd or higher floor
Transparency requirement	15 percent	20 percent	20 percent
Regent	19	28-29	30-31
Patuxent	15.56	28.69	26.87
Keagan	MI	MI	MI
Kyla	MI	MI	MI
Lafayette	18	22	28
Keaton	MI	MI	MI
Magothy	15.56	28.68	26.87

Note: MI refers to missing information.

The submitted compatibility-building materials sheets show the building façades of the buildings within the approved development, which are within 200 feet of a single-family detached home or vacant land in the RR Zone. These buildings are located on Lots 18 through 33, Lots 90 through 143, and Lots 154 through 155, which is conditioned herein to note these impacted lots on the coversheet. The submitted architectural packages for the seven townhouse models indicate that a selection of elevations will be used to demonstrate conformance to this requirement. Conditions are included herein require the applicant to clearly note which townhouse models are used for those impacted lots on the coversheet and add a note to those selected elevations in the architectural packages, prior to certification. The labeling of actual materials used for

architectural elevations is still missing in some elevations, which is conditioned herein to be provided.

Multibuilding Placement: The applicant plans to construct multiple buildings, but because all buildings include townhouse uses at the same intensity, the multibuilding placement requirements are inapplicable.

Off-Street Parking: Parking spaces will be located within, or in front of, the approved townhouses and along the private streets. The total amount of off-street parking spaces will not exceed 1.5 times the required minimum specified in Table 27-6305(a).

Other Site Features: The submitted photometric plan shows that some approved lighting fixtures may be located within 100 feet of a single-family detached home or vacant lands in the RR Zone, and that the height of the lighting fixtures is 16 feet. Conditions are included herein requiring the applicant to show the 100 feet contour from an adjacent single-family home and vacant lands in the RR Zone on the photometric plan; revise the photometric plan to ensure illumination does not exceed 0.5 foot-candle at the lot line; and revise the height of the lighting fixtures within the impacted areas to have a maximum height of 14 feet.

The signage for the development is located more than 50 feet from the lot line shared with a vacant lot in the RR Zone. The two approved recreation areas are also located at least 50 feet away from any lot line that is shared with a single family detached home or vacant lands in the RR Zone. The existing natural features, such as existing vegetation and wetlands within the subject property, are used as a transition to the adjacent RR-zoned properties.

- j. **Section 27-61300—Agricultural Compatibility Standards:** The subject application is exempt per Section 27-61302, because it is not adjacent to an on-going agricultural use or activity in the Reserved Open Space, Agriculture and Preservation, and Agricultural-Residential base zones.
- k. **Section 27-61400—Urban Agriculture Compatibility Standards:** The subject application is exempt because it is not adjacent to on-going urban agriculture use.
- l. **Section 27-61500—Signage:** The subject DET includes one decorative column faced on two sides with entrance signs. This

column is located on the north side of the northernmost entrance, near Lot 74. No illumination is provided for the signage. The column is designed with stone veneer and concrete capstones, sets back from MD 373, and does not impede the sightline. The height of this column is 6 feet, and the sign area of the double sign is approximately 8 square feet. The approved signage is in conformance with Section 27-61506(b) of the Zoning Ordinance.

- m. Section 27-61600—Green Building Standards:** The approved development meets the minimum Green Building score requirement of 4.0 points for new residential development containing 25 or more units, as follows:

Table 27-61603(b): Green Building Point System	Points Earned
The use of environmental site design including, but not limited to, grass buffers and swales, bioretention (rain garden or porous landscape detention, sand filters, and permeable pavement systems), to meet stormwater management requirements of the County Code.	1.0
Provide rain gardens or other appropriate stormwater infiltration system(s) that accommodate a minimum of 25% of the runoff.	1.0
Retain at least 20% of existing pre-development natural vegetation.	0.75
Meet ASHRAE standards for lighting. *	0.75
Home energy rating system (HERS) index greater than 60 and less than or equal to 75.	0.5
Total	4.0

Note: *Standard for the design of high-performance green buildings, American Society of Heating, Refrigerating, and Air-Condition Engineers, 2014, as amended, or other appropriate ASHRAE standards, as amended.

Based on the analysis herein, in addition to the evidence filed in conjunction with this application, the Planning Board finds that DET-2023-003 represents a reasonable alternative for satisfying the applicable standards of this Subtitle, without requiring unreasonable costs and without detracting substantially from the utility of the approved development for the intended uses. Documentation has been provided with the submission of the DET.

- (2) All conditions of approval in any development approvals and permits previously approved for the property have been considered and imposed as necessary to satisfy the applicable standards of this Subtitle;**

The DET is subject to the conditions of approval of PPS-2023-024 and Certificate of Adequacy ADQ-2022-010. If the application is revised, as conditioned herein, the approved development will comply with all of the relevant conditions of approval.

1. **Preliminary Plan of Subdivision PPS-2023-005:**PPS-2023-005 was approved with 18 conditions. The conditions relevant to the review of this DET are listed below in bold text. The Planning Board's analysis of the project's conformance to the conditions follows each one in plain text:

PPS 2. Development of this site shall be in conformance with Stormwater Management Concept Plan 13684-2023-SDC, and any subsequent revisions.

The DET and TCP2 are in conformance with the approved Stormwater Management Concept Plan 13684-2023-SDC.

PPS 3. Prior to the approval of the first detailed site plan for architecture, the applicant and the applicant's heirs, successors, and/or assignees shall provide a plan for any interpretive signage to be erected and public outreach measures (based on the findings of the Phase I, II, and/or Phase III archeological investigations). The location and wording of the signage and the public outreach measures shall be subject to approval by the Prince George's County Planning Department staff archeologist. The plan shall include the timing for the installation of the signage and the implementation of public outreach measures.

The wording and placement of the interpretive signage and public outreach measures were reviewed and approved by the Historic Preservation staff in July 2024. The included text and sign location shown on the DET are what was agreed upon. The sign will be located on Parcel K, near Lot 73. Therefore, this condition has been satisfied.

PPS 9. In accordance with Section 24-4601(b)(4)(C) of the Prince George's County Subdivision Regulations, the applicant, and the applicant's heirs, successors, and/or assignees shall allocate appropriate and developable areas for, and provide, adequate on-site recreational facilities.

The subject DET includes two recreation areas with recreational facilities, located on Parcels F and N, as discussed above in Finding II. G.

PPS 10. The on-site recreational facilities shall be reviewed by the Urban Design Section of the Development Review Division of the Prince George's County Planning Department, for adequacy and proper siting, in accordance with the Park and

Recreation Facilities Guidelines, with the review of the detailed site plan (DET). Timing for construction shall also be determined at the time of DET.

The applicant provides on-site recreational facilities in two recreation areas, with details. These facilities are determined to be appropriate and adequate for the approved development, as discussed above in Finding II.G. Timing for construction of these two recreation areas is shown on the coversheet. The areas on Parcels F and N will be constructed prior to the approval of the 78th and 100th building permit, respectively.

PPS 13. In conformance with the recommendations of the 2009 Master Plan of Transportation and the 2013 Approved Subregion 5 Master Plan and Sectional Map Amendment, the applicant and the applicant's heirs, successors, and assignees shall provide the following bicycle and pedestrian facilities, and shall show these facilities on the detailed site plan (DET) and a bicycle and pedestrian facilities plan, prior to approval of the DET:

- a. A minimum of three bicycle racks at each proposed recreation area.**

The subject DET includes two recreation areas; each of which is designed with three bike racks.

- b. Shared lane markings (sharrows) along the frontage of Brandywine Road and Accokeek Road, unless modified by the operating agency with written correspondence.**

The submitted bicycle and pedestrian plan shows sharrows along the frontage of MD 373 and MD 381. However, the sharrows are not shown on the site plans. A condition is included herein requiring the applicant to label them along the frontage of MD 373 and MD 381.

- c. 10-foot-wide sidepaths along the frontages of Brandywine Road and Accokeek Road, unless modified by the operating agency with written correspondence.**

The submitted site plan and bicycle and pedestrian plan show 10-foot-wide sidepaths along the frontages of MD 373 and MD 381, subject to the operating agency.

d. Marked crosswalks and Americans with Disabilities Act-compliant curb ramps along the access points on Accokeek Road and throughout the site.

The submitted site plan and bicycle and pedestrian plan show marked crosswalks and Americans with Disabilities Act-compliant curb ramps along the access points on Accokeek Road and throughout the site.

e. 5-foot-wide sidewalks along both sides of all private roadways and 5-foot-wide trail connecting between Private Roads B and E, to include dimensions on all plan sheets.

The submitted site plan and bicycle and pedestrian plan show 5-foot-wide sidewalks along both sides of all private roadways. The width of the trail connecting Private Roads B and E has been increased to six feet, as shown on the plan.

This condition shall not be construed to remove the applicant's right to request waivers or departures at the time of the DET, in conformance with Section 27-3614 of the Prince George's County Zoning Ordinance which, if approved, may modify the above requirements.

Page 10 of the statement of justification (SOJ) notes that the applicant is not requesting any waivers or departures from the requirements of this condition.

PPS 16. Prior to acceptance of the detailed site plan (DET), the applicant shall provide a Phase II noise study which shows the final locations of the dwelling units, and which recommends noise mitigation features to ensure that all outdoor activity areas (at ground and upper levels) will have noise mitigated to below 55 dBA/Leq during the hours of 10:00 p.m. to 7:00 a.m. (nighttime) and below 65 dBA/Leq during the hours of 7:00 a.m. to 10:00 p.m. (daytime). The DET shall show the locations and details of the recommended noise mitigation features. The DET shall delineate the locations of the mitigated daytime 65 dBA/Leq ground-level noise contour, the mitigated daytime 65 dBA/Leq upper-level noise contour, the mitigated nighttime 55 dBA/Leq groundlevel noise contour, and the mitigated 55 dBA/Leq upper-level noise contour, under

future conditions. The mitigated contours shall be modeled using both the dwellings and the recommended noise mitigation features.

The applicant provided a Phase II noise study dated July 16, 2024, in conformance with this condition. This report provides the location, and requires mitigation with represented values, to demonstrate conformance. Both the required noise contours and the location of the two noise barriers are labelled on the submitted site plans. The applicant also included the details of the noise barriers in the plan set.

2. **Certificate of Adequacy ADQ-2022-010:** The property is the subject of Certificate of Adequacy ADQ-2022-010, which was approved by the Planning Director on April 19, 2024. This ADQ is valid for 12 years from the date of approval of the associated PPS-2023-005, subject to the additional expiration provisions of Section 24-4503(c). ADQ-2022-010 was approved with one condition, which is relevant to the review of this DET and is listed below in bold text. The Planning Board's analysis of the project's conformance to the condition follows in plain text:

ADQ 1. Total development within the associated Preliminary Plan of Subdivision shall be limited to uses which generate no more than 109 AM peak-hour trips and 124 PM peak-hour trips.

The approved development will not exceed the trip cap established by ADQ-2022-010. This condition has been met.

- (3) **The proposed development demonstrates the preservation and/or restoration of the regulated environmental features in a natural state, to the fullest extent possible, in accordance with the requirements of Section 24-4303(D)(5) of Subtitle 24: Subdivision Regulations;**

This site contains REF areas that are required to be preserved and/or restored to the fullest extent possible under Section 27-6808 the Zoning Ordinance. The on-site REF include streams, stream buffers, wetlands, wetland buffers, floodplain, and steep slopes.

Section 27-6808 refers to section 24-4303(d)(5) of the Subdivision Regulations which states: "Where land is located outside the Chesapeake Bay Critical Area Overlay zones, the preliminary plan of subdivision (minor or major) and all plans associated with the application shall demonstrate the preservation and/or restoration of regulated environmental features in a natural state, to the fullest extent possible, consistent with the Environmental Technical Manual established in accordance with Subtitle 25: Trees and Vegetation, of the County Code. Any lot with an impact shall demonstrate sufficient net lot area where a net lot area is

required in accordance with Subtitle 27: Zoning Ordinance, of the County Code, for the reasonable development of the lot outside the regulated feature.”

Eight impacts were approved by the Planning Board with the PPS. There are no additional impacts included in this DET.

- (4) Proposed development located within a Planned Development (PD) zone shall be in conformance with the PD Basic Plan and PD Conditions of Approval that apply to that development;**

The approved development is not located in a planned development zone. Therefore, this criterion is not applicable.

- (5) The proposed development conforms to an approved Tree Conservation Plan, if applicable;**

The DET has a companion TCP2-003-2025, which the Planning Board recommends be approved, with conditions, as included herein.

- (6) The development proposed in a detailed site plan for infrastructure complies with applicable regulations of PART 27-6: Development Standards, prevents offsite property damage, and prevents environmental degradation to safeguard the public's health, safety, welfare, and economic well-being for grading, reforestation, woodland conservation, drainage, erosion, and pollution discharge;**

The subject application is not a DET for infrastructure. Therefore, this provision does not apply.

- (7) Places of worship located on a lot between one (1) and two (2) acres in size shall also meet the following standards:**

- (A) The minimum setback for all buildings shall be twenty-five (25) feet from each lot line;**
- (B) When possible, there should be no parking or loading spaces located in the front yard; and**
- (C) The maximum allowable lot coverage for the zone in which the use is proposed shall not be.**

The approved development does not include a place of worship. Therefore, this criterion is not applicable.

- (8) Notwithstanding any other provision in this Section to the contrary, in determining whether to approve an alteration, extension, or enlargement of**

a legal conforming building, structure, or use filed in conformance with Section 27-1707(c), the Planning Board shall find that the proposed alteration, extension, or enlargement will benefit the development and will not substantially impair implementation of any applicable area master plan or sector plan.

The approved development does not alter, expand, or enlarge existing structures or uses. Therefore, this criterion is not applicable.

- B. 2018 Prince George's County Landscape Manual:** The application is subject to the requirements of Section 4.1, Residential Requirements; Section 4.6, Buffering Development from Streets; Section 4.7, Buffering Incompatible Uses; Section 4.9, Sustainable Landscaping Requirements; and Section 4.10, Street Trees Along Private Streets, of the Landscape Manual. The submitted landscape plans show conformance to these requirements.

IV. COMPLIANCE WITH APPLICABLE PROVISIONS OF THE 2010 PRINCE GEORGE'S COUNTY WOODLAND AND WILDLIFE HABITAT CONSERVATION ORDINANCE

The site is subject to the grandfathering provisions of the 2024 Woodland Conservation Ordinance (WCO) because the property had a TCP that was accepted for review on or before June 30, 2024. The property must conform to the environmental regulations of the 2010 Woodland Conservation Ordinance (2010 WCO) and the 2018 *Prince George's County Environmental Technical Manual*.

Based on the TCP2, the site contains a total of 26.69 acres of net tract woodlands and 3.37 acres of wooded floodplain. The plan shows a proposal to clear 18.44 acres of on-site woodlands and 0.27 acre of wooded floodplain. The resulting woodland conservation requirement is 10.27 acres, and this is approved to be met with 7.97 acres of on-site woodland preservation and 2.32 acres of off-site woodland credits. As part of the PPS approval, the Planning Board supported the request to use off-site woodland mitigation credits. No technical revisions are required to the TCP2 as part of this DET.

Specimen Trees

In conformance with Section 25-122(b)(1)(G) of the County Code, no specimen trees are planned for removal with this application.

V. COMPLIANCE WITH APPLICABLE PROVISIONS OF THE PRINCE GEORGE'S COUNTY TREE CANOPY COVERAGE ORDINANCE

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 tree canopy coverage (TCC) on projects that require a grading permit. Properties zoned RSF-A and RR are required to provide a minimum of 20 percent of the net tract area covered by tree canopy. The subject site is 27.04 net acres and the required TCC is approximately 5.41 acres (or approximately 235,572 square feet). The site plan

provides sufficient TCC between on-site woodland conservation and approved landscaped trees to meet the minimum requirement.

VI. REFERRAL COMMENTS

The subject application was referred to the concerned agencies and divisions. The referral comments are incorporated herein by reference, and major findings are summarized, as follows:

- A. **Community Planning**—The Planning Board has reviewed and adopts the memorandum dated March 7, 2025 (Calomese to Huang). The Community Planning Division indicated that master plan conformance is not required for this application.
- B. **Transportation Planning**—The Planning Board has reviewed and adopts the memorandum dated March 7, 2025 (Daniels to Huang). The Transportation Planning Section provided a review of conditions attached to prior approvals and of the applicable Part 27-6 development standards, which are incorporated into the findings above. In addition, the Transportation Planning Section agreed with the waiver requested by the applicant, as discussed above, in Finding III.A. Lastly, the Transportation Planning Section determined that the application is acceptable and meets the findings for pedestrian and bicycle transportation purposes.
- C. **Environmental Planning**—The Planning Board has reviewed and adopts the memorandum dated March 4, 2025 (Schneider to Huang). The Environmental Planning Section finds the application in conformance with Sections 27-3605(e)(3), 27-3605(e)(6), 27-6802, 27-6803, 27-6805, 27-6808, and 27-6809 within the Section 27-6800, Environmental Protection and Noise Control section of the Zoning Ordinance, subject to the findings and conditions in the Recommendation section of this report.
- D. **Historic Preservation**—The Planning Board has reviewed and adopts the memorandum dated February 24, 2025 (Stabler, Smith, and Chisholm to Huang). The Historic Preservation Section indicated that the subject property does not contain and is not adjacent to any designated Prince George’s County historic sites or resources.
- E. **Permit Review**—The Planning Board has reviewed and adopts the memorandum dated February 13, 2025 (Meneely to Huang). The Permit Review Section had no comments on this application.
- F. **Prince George’s County Department of Parks and Recreation (DPR)**—In an email dated February 28, 2025 (Thompson to Huang), DPR noted that conditions of PPS-2023-005, which are related to on-site private recreational facilities, will be reviewed by the Urban Design Section of the Development Review Division and indicated that DPR has no additional comments.
- G. **Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE)**—DPIE did not offer comments on this application.

- H. **Prince George's County Fire/EMS Department**—The Planning Board has reviewed and adopts the memorandum dated February 24, 2025 (Reilly to Huang). The Fire/EMS Department offered fire-related comments, which were addressed by the applicant, and provided a list of parking restrictions which the applicant should consider incorporating into the homeowners association covenants.
- I. **Prince George's County Police Department**—The police department did not offer comments on this application.
- J. **Prince George's County Health Department**—The Planning Board has reviewed and adopts the memorandum dated February 6, 2025 (Adepoju to Huang). The Health Department noted that noise and dust should not be allowed to adversely impact activities on the adjacent properties during the demolition and construction phases. One comment about the property's existing sewer category was addressed by the applicant in the revised plan.
- K. **Washington Suburban Sanitary Commission (WSSC)**—WSSC had not offered comments on the subject application.
- L. **Public Utilities**—On February 10, 2025, the subject DET application was referred to Verizon, Comcast, AT&T, the Southern Maryland Electric Cooperative, and Washington Gas for review and comments. No correspondence has been received from these public utility companies.

VII. **COMMUNITY FEEDBACK**

On December 18, 2024, when Mr. Jonathan Ammons filed online to become a party of record for the approved development, he noticed the case name for the subject DET was shown as Towns at Brandywine, not Michael's Retreat. On December 19, 2024, the Urban Design staff responded to his email and corrected this error on the webpage. On January 7, 2025, the Urban Design staff received an email from Mr. Samuel Felder, with his concerns about the approved development regarding traffic, school, wildlife habitat, and its impact on public services in the area (e.g., police, fire, and emergency medical services). The concerns raised by Mr. Felder are more related to the review of the PPS for the approved development, not directly related to the subject DET. Staff responded confirming receipt of his email. On January 23, 2025, the Urban Design staff received an email from Mr. Steve Gaskins to request documentation related to the approved development, to clarify if the additional materials they submitted to the Planning Board for PPS-2023-005 (Michael's Retreat) were received, and to note an error on his mailing address. Prior to and after this email, Mr. Steve Gaskins also contacted the Urban Design staff. On February 25, 2025, the Urban Design staff directed Mr. Gaskins to request documentation via a Maryland Public Information Act request and resolved one of his questions regarding his mailing address. On February 27, 2025, Ms. Mridula Gupta, the acting supervisor of the Subdivision Section, responded to Mr. Gaskins and noted that his three files were received after the deadline for additional materials for the May 2, 2024 Planning Board hearing for PPS-2023-005, and after close of the case record. As such, these files are included in the case file for administrative purposes only and are not part of the record.

VIII. PLANNING BOARD

The Planning Board held a public hearing on this application on April 17, 2025. At the hearing, and in rendering its decision, the Board considered all written and oral testimony, along with all exhibits submitted according to the Planning Board's procedures. A total of ten exhibits were submitted to the record related to land dispute, which is outside of the Board's purview. Staff presented a review of the application and testimony was provided by the applicant's attorney. A community member spoke in support of the project. The speakers in opposition, representing Mr. Hershel Michael Carpenter, talked about the legitimacy of a 60-foot-wide right-of-way (or roadway) located west of Mr. Carpenter's property and how this right-of-way is related to the development of his property. Cross examinations were conducted between the applicant's attorney and Mr. Carpenter's representatives, as well as the expert witnesses representing both sides.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED Type 2 Tree Conservation Plan TCP2-003-2025, and further APPROVED Detailed Site Plan DET-2023-003 for the above-described land, subject to the following conditions:

1. Prior to certification, the applicant and the applicant's heirs, successors, and/or assignees shall revise the detailed site plan (DET), as follows, or provide the specific documentation:
 - a. Add the approved dimensions for front, side, and rear yard depth to the RSF-A intensity and dimensional standards on the coversheet.
 - b. Label the materials used for the parking surface on the plans to be concrete and/or asphalt.
 - c. Indicate the materials used for fences along the landscape bufferyards 4, 5, and 6 on the plan, in accordance with Section 27-6604 of the Prince George's County Zoning Ordinance.
 - d. Regarding the townhouse models:
 - (1) Add high-visibility side elevations for the Keagan and Kyla townhouse models to the architectural package to include three architectural features in addition to a full first floor of brick or stone.
 - (2) Indicate the number of cars in the garage for the Patuxent and Magothy townhouse models in the statement of finished square footage on the coversheet.
 - (3) In the architectural elevations, clearly label the height of the Keagan and Kyla townhouse models, up to the average height between the eaves and ridge of a gable, hip, or gambrel roof.

- (4) In addition to Lots 1, 18, 33, 65, 74, 78 and 114, add Lot 64 to the highly visible lot list because Lot 64 faces a private street.
 - (5) Revise the brick track chart to reflect those identified highly visible lots, including Lots 1, 18, 33, 64, 65, 74, 78 and 114.
 - (6) Add a note to the brick tracking chart indicating that a minimum 60 percent of the full-front façades of each townhouse stick shall be constructed of brick, stone, or stucco.
 - (7) Note a list of design features incorporated in each front elevation option of the approved townhouse models, in accordance with Section 27-6903(e)(3) of the Prince George's County Zoning Ordinance.
 - (8) Add the fenestration/transparency percentage of the street-facing façade area to the architectural package for the Keagan, Kyla, and Keaton models in accordance with Section 27-6903(g) and Section 27-61203(d)(1) of the Prince George's County Zoning Ordinance.
 - (9) Indicate the elevations in the architectural package which qualify and will be used for those lots within 200 feet of a single-family detached home or vacant land in the Residential, Rural (RR) Zone, in accordance with Section 27-61203(d)(2)(C) of the Prince George's County Zoning Ordinance.
 - (10) Clearly label the materials used for architectural elevations in the architectural package.
- e. Regarding Neighborhood Compatibility Standards:
- (1) Add a note to the coversheet that only the Keaton townhouse model can be built on approved Lots 1 through 5, 19 through 30, and 125 through 131, unless a future minor amendment to the detailed site plan approves another architectural model(s) that is found to meet the maximum height restrictions in Section 27-61203(a) or other maximum height restriction regulation of the Prince George's County Zoning Ordinance, at that time.
 - (2) Add a note to the coversheet indicating that Lots 18 through 33, Lots 90 through 143, and Lots 154 through 155 within the approved development are located within 200 feet of a single-family detached home or vacant land in the abutting Residential, Rural (RR) Zone.
 - (3) Add a note to the coversheet indicating which townhouse models qualify and will be used for those lots within the approved development that are located within 200 feet of a single-family detached home or vacant land in the abutting

Residential, Rural (RR) Zone, in accordance with Section 27-61203(d)(2)(C) of the Prince George's County Zoning Ordinance.

- f. Regarding the recreation areas:
 - (1) Correct the information in the recreational facilities schedule on the coversheet to correctly reflect the number of the facilities provided and shown on the submitted recreational facilities sheet
 - (2) Indicate the location of the playground equipment on the plan.
 - g. Regarding the photometric plan:
 - (1) Adjust the location of the light fixtures along the trail in the recreation area and revise the photometric plan, to ensure the maximum illumination level at lot line will not exceed 0.5-foot candle.
 - (2) Revise the height of the lighting fixtures, which are located within 100 feet from an adjacent single-family home and vacant lands in the Residential, Rural (RR) Zone, to have a maximum height of 14 feet.
 - h. Add the total acreage of roadway dedication to the general notes on the coversheet, label 40 feet from the center line of MD 381 (Brandywine Road), and reflect the right-of-way dedication area of MD 373 (Accokeek Road) on the plans.
 - i. Label the shared lane markings (sharrows) along the frontage of MD 373 (Accokeek Road) and MD 381 (Brandywine Road).
- 2. Prior to signature approval of the detailed site plan, the Type 2 tree conservation plan shall be revised on the woodland conservation worksheet to show the 0.12 acre Residential, Rural-zoned area in the zoning column.
 - 3. Prior to certification of the Type 2 tree conservation plan for this site, and in conformance with Section 25-122(d) of County Code, documents for the required woodland and wildlife habitat conservation easements shall be prepared and submitted to the Environmental Planning Section for review by the Office of Law and submission to the Office of Land Records for recordation. The following note shall be added to the standard Type 2 tree conservation plan notes on the plan as follows:

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

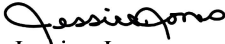
BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the District Council of Prince George's County within thirty (30) days following the final notice of the Planning Board's decision.

* * * * *

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 Bailey, with Commissioners Washington, Bailey, and Shapiro voting in favor of the motion, and with Commissioner Geraldo opposing the motion at its regular meeting held on Thursday, April 17, 2025, in Largo, Maryland.

Adopted by the Prince George's County Planning Board this 8th day of May 2025.

Peter A. Shapiro
Chairman

By 
Jessica Jones
Planning Board Administrator

PAS:JJ:TH:tr

APPROVED AS TO LEGAL SUFFICIENCY



David S. Warner
M-NCPPC Legal Department
Date: May 5, 2025