

PGCPB No. 2025-104

File No. DET-2024-005

R E S O L U T I O N

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

WHEREAS, the subject property is located on the north side of Elder Oaks Boulevard, approximately 215 feet east from its intersection with Excalibur Road and is within the Residential, Multifamily-20 (RMF-20) Zone; and

WHEREAS, the applicant, Collington Place, LLC, submitted an application for approval of a detailed site plan, entitled Detailed Site Plan DET-2024-005 for Covington Oaks, which proposes the development of the subject property with the physical site improvements needed for 48 two-family dwelling units; and

WHEREAS, the Zoning Ordinance authorizes the Prince George's County Planning Board ("Planning Board") to approve detailed site plans; and

WHEREAS, in consideration of evidence presented at a public hearing on October 23, 2025, regarding Detailed Site Plan DET-2024-005 for Covington Oaks, the Planning Board finds:

I. EVALUATION CRITERIA

The subject property is within the Residential, Multifamily-20 (RMF-20) Zone. This application is being reviewed under the requirements of Section 27-3605(e) of the Prince George's County Zoning Ordinance. The Planning Board considered the following, in reviewing this detailed site plan:

- A. The Prince George's County Zoning Ordinance;
- B. Preliminary Plan of Subdivision PPS-2024-010;
- C. Certificate of Adequacy ADQ-2024-026;
- 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 48 two-family dwelling units, with associated infrastructure and amenities.
- B. Development Data Summary:** The approved design includes a single development phase of 48 two-family dwelling units.

	EXISTING	EVALUATED
Zone(s)	RMF-20	RMF-20
Use	Vacant	Dwelling, two-family
Total Gross Acreage	2.34	2.34
Floodplain	0	0
Total Net Acreage	2.34	2.34
Dwelling Units	N/A	48

- C. Location:** The subject property is located on the north side of Elder Oaks Boulevard, approximately 215 feet east from its intersection with Excalibur Road.
- D. Surrounding Uses:** The subject property is surrounded by several properties in the Legacy Comprehensive Design Zone. More specifically:

North—	Immediately to the north is open space property owned by the City of Bowie. Beyond that is a senior multifamily development known as Pin Oak Village.
South—	Elder Oaks Boulevard, with a multifamily development known as Alvista Bowie beyond.
East—	Abutting the property to the east is open space owned by the Covington Recreation Association.
West—	Abutting the property to the west is open space owned by the City of Bowie.

- E. Previous Approvals:** Preliminary Plan of Subdivision PPS-2024-010 will be reviewed by the Prince George's County Planning Board on October 9, 2025, for one lot in support of the development of 48 two-family dwellings.
- F. Design Features:**

Site Design

The site is designed with one alley that forms a 'U' shape, providing circulation through the property. The two-family dwellings are situated around this 'U' shape, with the rear

of each unit facing the alley. On the inside of the alley, the dwellings face a central open space with active recreation amenities. The alley connects the site to Elder Oaks Boulevard, and sidewalks internal to the site connect to a local trail network.

Architecture

The applicant included three elevations. All units are 24 feet wide and 50 feet deep. Enhanced elevations have been provided for the high visibility locations. The elevations offer a variety of material and architectural elements, such as masonry veneer, horizontal and vertical board and batten siding, bay windows, balconies, and a header or pent roof over each entry door. Balconies are included on the rear facades, however, the top-level balconies do not include any options for a roof-like cover, such as an awning, overhang, or canopy. The Planning Board finds that the applicant should add an option to the architectural plans that would provide a cover for the top-level balconies, to ensure enjoyable use of balconies in various weather conditions, as conditioned herein.

Parking

Parking requirements are met (99 required, 106 provided including 10 guest parking spaces) mostly in the garage and driveway of each unit. There are also perpendicular parking spaces at the north end of the site. Two bicycle racks (four parking spaces) are provided throughout the community.

Signage

No signage is included with this application.

Lighting

Lighting is included along the alley that provides access internally to the site. Photometric plans and lighting details have been provided for the site showing full cut-off, light emitting diode (LED) fixtures.

Open Space and Recreation

Open space is provided along the site's Elder Oaks Boulevard frontage, with a central active recreation area. Amenities in the recreation area include play structures, bike racks, benches, and dog waste stations. This open space features landscaping that enhances the overall quality of development.

III. COMPLIANCE WITH APPLICABLE PROVISIONS OF THE ZONING ORDINANCE

- A. Prince George's County Zoning Ordinance:** The DET application has been reviewed for compliance with the requirements of the Zoning Ordinance.

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

This DET meets the detailed site plan decision standards contained in Section 27-3605(e) of the Zoning Ordinance, as follows:

- (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;**

As provided throughout this resolution, the DET meets the applicable standards or includes reasonable alternatives to meet the intended purposes, without causing unreasonable costs.

- (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;**

As discussed in detail below in Finding III.B, this DET complies with the applicable conditions of approval for PPS-2024-010 and Certificate of Adequacy ADQ-2024-026.

- (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;**

Regulated environmental features (REF) are required to be preserved and/or restored, to the fullest extent possible under Section 27-6808 of the Zoning Ordinance. This site is not associated with any REF.

- (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 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 is in conformance with the submitted tree conservation plan. Analysis of the tree conservation plan is included in Finding III.E below.

- (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 detailed site plan 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 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 development does not alter, expand, or enlarge existing structures or uses. Therefore, this criterion is not applicable.

2. Residential, Multifamily-20 (RMF-20) Zone (Section 27-4202(h))

The two-family dwelling use is permitted in the RMF-20 Zone, subject to the applicable standards in Section 27-4202(h)(2), Intensity and Dimensional Standards, of the Zoning Ordinance.

	Required	Evaluated
Density, max. (du/ac of net lot area)	40 du/ac	20 du/ac
Net lot area	No requirement	101,970 square feet
Lot width, min. (ft)	60 feet (80 feet on corner lots)	413.4 feet
Lot frontage (width) at front street line, min. (ft)	48 feet (May be reduced to 16 feet when building vertically stacked dwelling units.)	420.8 feet

	Required	Evaluated
Lot coverage, max. (% of net lot area)	35 % (Applicable to the building coverage of the development lot as a whole rather than individual lots under townhouse units.)	28.7%
Front yard depth, min. (ft)	15 feet	30.4 feet
Side yard depth, min. (ft)	8 feet (Applicable to buildings on the edges of the development lot as a whole. Within the development lot as a whole, a minimum separation of 8 feet is required between buildings.)	8 feet*
Rear yard depth, min. (ft)	20 feet	45.7 feet
Principal structure height, max. (ft)	50 feet (80 ft where net lot area \geq 4 acres)	50 feet

Note: *The coversheet identifies the minimum side yard provided is 10.4 feet; however, the plans indicate that the minimum side yard is 8 feet on the west side of the site. A condition is included herein requiring this technical correction.

3. **Applicable Development Standards (Section 27-6)**

a. **Section 27-6202 Consistency with Plans**

As discussed further herein, the proposal is consistent with the transportation goals, objectives, and actions in the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan* (master plan).

b. **Section 27-6203 Multimodal Transportation Systems**

As discussed further herein, the proposal provides access and circulation systems that accommodate multiple travel modes.

c. **Section 27-6204 Circulation Plan or Site Plan Required**

In conformance with this regulation, a circulation plan was included in the application and was reviewed for conformance with the relevant sections, as discussed herein.

d. **Section 27-6206(b). Vehicular Accessway Classifications**

(2) Alleys

- (A) Alleys make up a specialized classification of accessway that primarily functions to provide secondary vehicular access and/or service and delivery vehicle access between a street and the rear or sides of lots or buildings. Alleys may provide primary vehicular access for dwellings designed to have no driveway access from the fronting street, or access may be provided through a combination of an alley and a driveway from a fronting street. Alleys may not provide primary vehicular access for dwellings that do not have a fronting street.**

(3) Connectivity

The accessways defined in Sections 27-6206(b)(1) and 27-6206(b)(2) shall connect to public or private streets, which shall follow standards of design and construction as defined in the Prince George's County Specifications and Standards for Roadways and Bridges and in Subtitle 23: Roads and Sidewalks, SHA design standards (if applicable), or those of the applicable municipalities having jurisdiction.

Pursuant to Section 27-6104 of the Zoning Ordinance, this development standard is also applicable at the time of PPS. The alley access for two-family dwellings was reviewed with PPS-2024-010 and found to be in conformance with this regulation. The same access scheme is included with this DET, which includes a single private alley which forms a 'U' shape around the site, and remains in conformance with the required criteria of the Zoning Ordinance and the Prince George's County Subdivision Regulations.

e. **Section 27-6207. Pedestrian Access and Circulation.**

(a) Required Pedestrian Access.

(1) General Pedestrian Access.

All new development subject to this Section shall be served by an internal pedestrian circulation system (including sidewalks, pedestrian paths, and/or trails) that permits safe, convenient, efficient, and orderly movement of pedestrians among the following origin

and destination points within the development, as well as between the adjoining parts of an existing or planned external, community-wide pedestrian circulation system and any adjoining transit stops, bus stops, public parks, greenways, schools, community centers, and shopping areas:

As discussed herein, sidewalks are provided where appropriate throughout this development, creating a circulation system that permits safe, convenient, efficient, and orderly movement of pedestrians within the site and to nearby amenities.

(2) Sidewalks Required

- (A) All new development subject to this Section, except for development fronting a rural road, or single-family subdivisions where the density is 1 dwelling unit per 2 acres or less, shall install sidewalks on both sides of all streets having curb and gutter construction within the development site and along the entire frontage of the development site with an existing street (unless an existing sidewalk meeting County standards is already in place).**

Sidewalks are included throughout the site, mostly in front of the dwellings, forming a pedestrian network that connects the recreational area to the adjacent existing trail to the east, and to the sidewalk along the right-of-way of Elder Oaks Boulevard. The alleyway through the site has a depressed curb construction, and as such, this section does not apply to the internal alleyway. However, the pedestrian network within this site meets the intent of this section by providing sidewalks, where appropriate, for convenient and comfortable pedestrian circulation.

- (B) Where a development site fronts an existing street with insufficient right-of-way width to accommodate installation of a required sidewalk along the frontage, the developer shall install a sidewalk on the development**

site within a dedicated widening of the right-of-way or dedicated public easement running parallel and adjacent to the public street.

No additional right-of-way is required to be dedicated for this application. The sidewalk along Elder Oaks Boulevard will be constructed within the existing right-of-way.

- (C) The Planning Director may waive or modify the requirement for sidewalks where the applicant clearly demonstrates that such sidewalks are impractical or infeasible due to the presence of topographic conditions or natural features, such as steep grades that do not allow connections to be made without stairs.**

The application has met the requirements of this section and there is no need for a waiver.

f. Section 27-6208. Bicycle Access and Circulation

(a) Required Bicycle Access

(1) Internal and Adjoining Bicycle Access

All new development subject to this Section shall provide for internal bicycle circulation such that bicycle access to the development's primary use is safe, convenient and intuitive, specifically by providing the following, in coordination with the Department of Public Works and Transportation, State Highway Administration, or a municipality with jurisdiction over the streets.

The DET submission shows that the internal alley is designed to provide sufficient space to accommodate a system of pedestrian and bicycle facilities consistent with both the MPOT and master plan recommended policies. Further, the projected vehicular travel speeds within the site will be compatible with bicycle traffic within the alley, allowing cyclists to safely navigate the site and reach destinations outside of the site.

- (A) **Bicycle parking facilities required by Section 27-6309, Bicycle Parking Standards, in areas near the primary entrance(s) of principal buildings (or the buildable area of lots, for subdivisions) for bicycle storage;**

The applicant included four bicycle racks throughout the development. The bicycle racks will be installed on a paved surface and are in visible, well-lit areas conveniently accessible and adjacent to amenity areas.

- (B) **Connections to any adjacent existing or planned (identified in the applicable Area Master Plan or Sector Plan, or in the Countywide Master Plan of Transportation) on-street or off-street bicycle facilities outside the development, or internal bicycle systems in adjacent developments;**

The site connects to a local recreational trail within the City of Bowie, as well as the 6-foot-wide sidewalk along Elder Oaks Boulevard that can accommodate bicycles. The sidewalk and trail will connect the development to existing trails and bikeways within the City of Bowie.

- (C) **Connections to any designated or planned rail transit or bus stops and shelters (on-site or on an adjacent street); and**

There are no current or planned transit facilities on the site; however, there is a bus stop at the intersection of Mitchellville Road and Excalibur Road. The development connects to an existing trail network that provides access for bicycles from this site to the nearby bus stop.

- (D) **Connections to any recreational amenities internal to the development, such as open space.**

Bicycle access to the recreational amenities within the site is provided via the private alley. Additional bikeway improvements internal to

the site would not be appropriate, as discussed below.

(2) Required Bikeway Network Improvements

- (A) All new development subject to this Section shall be required to install bike lanes, bike paths, or other bicycle improvements. Additional bikeway network improvements are encouraged where appropriate, such as within large development sites and to provide additional connections to nearby bicycle routes. The facilities shall be established in part, through an agreement and/or easements which include assurances for their maintenance.**

The DET submission includes a single, U-shaped alleyway serving as the main road through the site. Additional bikeway improvements would not be appropriate within the alley, as this is not a large development and the projected vehicular travel speeds within the site will be compatible with bicycle traffic within the alley. The site's infrastructure does connect to an existing trail network within the City of Bowie property adjoining the site.

- (B) The Planning Director may, for private streets or, when advised by the permitting agency, for public streets, waive or modify the requirement for bike lanes, bike paths, or other bicycle improvements where the applicant clearly demonstrates that the facilities are impractical or infeasible due to topographic conditions, natural features, or visual obstructions that create hazards.**

The application has met the requirements of this section and there is no need for a waiver.

- (C) Where a development site fronts an existing street with insufficient right-of-way width to accommodate installation of a required bike path along the frontage, the applicant may install a bike path on the development site,**

within a public easement running parallel and nearby the public street. Such bicycle paths shall not be restricted from public use and shall allow physical passage at all times.

Right-of-way dedication is not required with this development. Bikeways are accommodated within the public right-of-way along Elder Oaks Boulevard via an existing hard surface trail and a 6-foot-wide sidewalk, which connects the development to existing bicycle infrastructure along Excalibur Road and Mitchellville Road.

g. 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 parking, loading, and bicycle parking requirements and standards.

As required by Section 27-6303 of the Zoning Ordinance, the site plan shows the number and location of required parking spaces, access aisles, and driveways, including how the parking facilities coordinate with the pedestrian, bicycle, and vehicular circulation systems for the development. The site plan shows the location and design of sidewalks, bike paths, pedestrian or bicycle pavement striping, and any other pedestrian or bicycle pathways.

As required by Section 27-6304 of the Zoning Ordinance, the off-street parking meets the requirements for surfacing, location, and arrangement by providing parking spaces made of concrete and asphalt that are located such that they are convenient for the residents and visitors of this development. Per Section 27-6304(g), accessible parking for persons with physical disabilities is provided near the central open space.

The applicant included multimodal access and circulation internal to the site via pedestrian walkways connecting the fronts of the dwelling units to the centralized recreational area and the sidewalk on Elder Oaks Boulevard. Bicycle parking is provided near the Americans with Disabilities Act (ADA) parking space near the recreational area to encourage multimodal transportation. The requirements of this section have been met.

Parking & Bicycle Tabulations (Sections 27-6305 and 27-6309(a))			
Requirement	Required		Provided
2.0 per Dwelling Unit Section 27-6305	48 DU x 2=96	96	96
1 Visitor Space/20 DU Section 27-6305(g)	48 DU/20=2.4	3	10
Total Parking		99	106
Total Bicycle Space Section 27-6309(a)(1)	Min. 2, Max. 20	2	4

The visitor parking spaces have been provided at a rate of at least one visitor parking space for every 20 dwelling units, per Section 27-6305(g) of the Zoning Ordinance.

Per Section 27-6306 of the Zoning Ordinance, the included parking spaces meet the minimum dimensional standards as outlined in Table 27-6306(a).

Per Section 27-6309(b) of the Zoning Ordinance, the included bicycle parking spaces meet the requirements of this section, as the bicycle racks will be installed on a paved surface, and located in visible, well-lit areas which are conveniently accessible to the buildings within this development. In addition, the bicycle racks will be placed at least 3 feet away from any structures and will be installed with at least 30 inches of spacing between each rack, to allow for adequate room for parking a bicycle.

Note: Section 27-6310 of the Zoning Ordinance provides requirements for loading areas. There is no loading space requirement for two-family dwellings.

h. Section 27-6400. Open Space Set-Asides

Development subject to the standards in this Section 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.

Residential uses in a Residential Base Zone have a 20 percent open space set-aside requirement. The DET appears to be in conformance with this requirement; however, more information is needed to demonstrate conformance to this section, specifically the limits of the areas considered open space, and the features of those areas that qualify them as open space, under Table 27-6403. A condition is included herein requiring the applicant to correct the coversheet to identify that

Section 27-6400, Open Space Set Asides, of the Zoning Ordinance is applicable to this development and to provide an open space set-aside diagram that shows the categories of open space and the limits thereof, demonstrating conformance to Section 27-6400.

Per Section 27-6404 of the Zoning Ordinance, “no less than fifteen percent (15%) of the total required minimum open space set-aside area within a residential development outside the Transit-Oriented/Activity Center base and Transit-Oriented/Activity Center PD zones shall consist of active recreational areas.” In accordance with this section, the active recreation requirement is 3,059 square feet. The application demonstrates conformance with this section by providing 3,081 square feet of active recreation areas.

i. **Section 27-6500. Landscaping**

The DET is in conformance with the applicable standards in the 2018 *Prince George’s County Landscape Manual* (Landscape Manual), including Section 4.1, Residential Requirements; Section 4.8, Building Frontage Landscape Requirements; and Section 4.9, Sustainable Landscaping Requirements.

j. **Section 27-6600. Fences and Walls**

The DET is in conformance with the applicable standards in Section 27-6600 of the Zoning Ordinance, including fence and wall heights, locations, and appearance. Along the northern property line, two retaining walls are included. Per Section 27-6609(a) of the Zoning Ordinance, a retaining wall should not “exceed six feet in height from the finished grade, except for: (1) A structure’s foundation wall, or (2) As necessary to construct a driveway from the street to a garage or parking area, or (3) As otherwise expressly allowed by this Ordinance.” One of the retaining walls included complies with the maximum 6-foot-high standard. However, the second is to be 9.0 feet tall at its highest point, with an average height of 5.83 feet. Because the second wall is necessary for construction of the driveway to connect the guest parking area with Elder Oaks Boulevard, and is less than the 10-foot maximum height contemplated in Section 27-6609(b) for walls meeting the three excepted situations, the second wall is also compliant with the requirements of Section 27-6609. No fences are included with this development.

k. **Section 27-6700. Exterior Lighting**

The DET, which includes a photometric plan, is in conformance with the applicable standards in Section 27-6700 of the Zoning Ordinance,

including maximum illumination measured in foot-candles at ground level at the lot lines, and the use of full cut-off LED light fixtures.

l. Section 27-6800. Environmental Protection and Noise Controls

The Planning Board finds the application is in conformance with the environmental regulations as follows.

Per Section 27-6802 of the Zoning Ordinance, the applicant has provided an approved natural resources inventory.

Per Section 27-6803 of the Zoning Ordinance, the application demonstrates compliance with the 2024 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) and the Prince George's County Tree Canopy Coverage Ordinance. Compliance with these ordinances is discussed in Findings III.E and III.F below.

Section 27-6805 of the Zoning Ordinance is not applicable, as there is no floodplain on the subject property.

In compliance with Sections 27-6808 and 27-6809 of the Zoning Ordinance, the applicant has submitted an approved stormwater management concept plan from the City of Bowie.

According to Section 27-6808, any REF on the subject property shall be preserved and/or restored, to the fullest extent possible. However, there are no REF on the subject property.

Section 27-6809 is not applicable, as there are no unsafe lands on the subject property. Section 27-6810 of the Zoning Ordinance is also not applicable, as the applicant is approved for residential use and the subject property is not adjacent to an existing or planned street classified as arterial or higher.

m. Section 27-61200. Neighborhood Compatibility Standards

Per Section 27-61202(a) of the Zoning Ordinance, the subject application is exempt from the neighborhood compatibility standards because it is not proposing new townhouse, multifamily, nonresidential, or mixed-use development.

n. Section 27-61500. Signage

No signage is included with this application.

o. **Section 27-61600. Green Building Standards**

The DET proposal is in compliance, based on the required total four points and a provided 4.5 points. The following features are provided as stated in the statement of justification:

Meet Energy Star standards for low-rise residential (1.00); low flow toilet (0.5); low flow showers (0.5); low flow faucets (0.5); stated water heater efficiency of 0.82 or more (1.25). Air conditioner with stated efficiency greater than 14 SEER is included as standard (0.75) – total is 4.5 points out of the four points required. A note should be added to the coversheet identifying these standards for the development, as conditioned herein.

Based on the analysis herein, the development represents a reasonable alternative for satisfying the applicable standards of Subtitle 27 of the Prince George's County Code, including those in Parts 4 and 6 of the Zoning Ordinance, without requiring unreasonable costs and without detracting substantially from the utility of the development for its intended use.

B. Preliminary Plan of Subdivision PPS-2024-010: PPS-2024-010 was approved by the Planning Board on October 9, 2025. The conditions of the PPS that are 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.

4. **In conformance with the recommendations of the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan* and Section 27-6404 of the Prince George's County Zoning Ordinance, the applicant and the applicant's heirs, successors, and/or assignees shall provide and show the active and passive recreational areas on the detailed site plan.**

The submitted plans show active and passive recreational areas in accordance with this condition.

7. **In conformance with the recommendations of the 2009 *Approved Countywide Master Plan of Transportation* and the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan*, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following and show the facilities on the detailed site plan:**

- a. **A minimum 6-foot-wide Americans with Disabilities Act (ADA)-compliant sidewalk along the site's frontage of Elder Oaks Boulevard, unless modified by the permitting agency, in accordance with any Prince George's County Department of Public Works and Transportation adopted standards, or in accordance with a waiver to said standards approved pursuant to the provisions currently**

codified in Section 23-105(g)(1) of the Prince George's County Code, with written correspondence.

A 6-foot-wide sidewalk, and a pedestrian walkway to the sidewalk along the frontage of Elder Oaks Boulevard are shown on the plan; however, the Planning Board finds that the applicant shall label the sidewalk along its frontage of Elder Oaks Boulevard. Pedestrian improvements are to be compliant with the permitting agency's requirements and subject to their approval. This condition has been met.

b. Striped crosswalks and Americans with Disabilities Act (ADA)-compliant curb ramps crossing the vehicular access points.

A condition is included herein requiring the applicant to update the plan to show striped crosswalks, in accordance with this condition.

c. A minimum 5-foot-wide Americans with Disabilities Act (ADA)-compliant sidewalk connecting fronts of the proposed dwelling units to the centralized recreational area per Section 27-6202(b)(2)(A) of the Prince George's County Zoning Ordinance.

The applicant includes multimodal access and circulation internal to the site via 5-foot-wide pedestrian walkways connecting the fronts of the dwelling units to the centralized recreational area. This condition has been met.

d. A minimum 5-foot-wide Americans with Disabilities Act (ADA)-compliant sidewalk connection to the trail in the northeast portion of the subject site per Section 27-6207(b) of the Prince George's County Zoning Ordinance.

The applicant includes a 5-foot-wide sidewalk connection to the existing trail. This condition has been met.

e. A minimum 5-foot-wide Americans with Disabilities Act (ADA)-compliant internal sidewalk connection to the 6-foot-wide sidewalk along the site's frontage of Elder Oaks Boulevard per Section 27-6207 of the Prince George's County Zoning Ordinance.

A 5-foot-wide sidewalk connection is shown from the sidewalk along the site's frontage of Elder Oaks Boulevard. This condition has been met.

f. Bicycle parking consistent with the standards of Section 27-6208 of the Prince George's County Zoning Ordinance.

The applicant includes two bicycle racks to accommodate the parking of four bicycles. This condition has been met.

8. **At the time of detailed site plan, demonstrate that areas identified as active and passive recreation are designed to qualify as such in accordance with Section 27-6404.**

This condition is met for the areas identified on the plans as active recreation. Further information is required to demonstrate that areas identified as passive recreation qualify as such, as conditioned herein.

- C. **Certificate of Adequacy ADQ-2024-026:** The property is the subject of Certificate of Adequacy ADQ-2024-026, which was approved by the Prince George's County Planning Director on October 2, 2025. This ADQ is valid for 12 years from the date of approval of the associated PPS-2022-025, subject to the additional expiration provisions of Section 24-4503(c) of the Subdivision Regulations. ADQ-2024-026 was approved with two conditions, which are listed below, in **bold** text. The Planning Board's analysis of the project's conformance to the condition follows, in plain text:

1. **Total development within the subject property shall be limited to uses that would generate no more than 34 AM and 38 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein above shall require a new determination of the adequacy of transportation facilities.**

The application includes construction of 48 two-family dwellings, consistent with the approval of the ADQ, which is within the established trip cap. This condition has been met.

2. **The applicant and the applicant's heirs, successors, and/or assignees shall provide a bicycle and pedestrian facilities plan that illustrates the location, limits, specifications and details of the on-site and off-site pedestrian and bicycle adequacy improvements consistent with Section 24-4506(c)(1)(G) of the Prince George's County Subdivision Regulations prior to acceptance of the detailed site plan submission.**

The applicant has submitted an exhibit showing the location of the off-site improvements. This condition has been met.

- D. **2018 Prince George's County Landscape Manual:** The application is subject to the requirements of Section 4.1, Residential Requirements; Section 4.8, Building Frontage Landscape Requirements; and Section 4.9, Sustainable Landscaping Requirements, of the Landscape Manual.

Section 4.1 provides residential requirements, including 1.5 shade trees plus one evergreen/ornamental tree per dwelling, and one shade tree plus 35 plant units per

1,000 square feet of common area. The submitted landscape schedule for this section identifies 72 required shade trees per dwelling, and a total of 72 shade trees are provided on the plans. The schedule identifies that 18 shade trees are required for the common area, however, these trees are in addition to the 1.5 required shade trees per dwelling unit. To demonstrate conformance with this section, an additional 18 shade trees are required. A condition is included herein requiring such.

Section 4.8 identifies building frontage landscape requirements. The building frontage zone shall be provided where a building's primary front façade or any building façade that includes doors and/or windows faces onto and is within 40 feet of the right-of-way of a public street, or the boundary of common open space. The landscape schedule for this section identifies 100 linear feet of building frontage, however, this is incorrect. Per this section, the building frontage needs to be recalculated to measure all facades that face and are within 40 feet of the common open space and the Elder Oaks Boulevard right-of-way. This revised information and conformance to this section is conditioned herein.

Section 4.9 provides sustainable landscaping requirements. The requirements of this section are met by providing 100 percent native plants to meet the requirements of the Landscape Manual.

E. The Prince George's County Woodland and Wildlife Habitat Conservation

Ordinance: This property is subject to the grandfathering provisions of the 2024 WCO because the property has an implemented tree conservation plan that was approved prior to September 12, 2010, and shall therefore conform to the environmental regulations of the 1993 WCO. TCP2-2025-0054 was submitted with this application to reflect the development.

The TCP2 covers the same area as approved with TCP2-115-95, which is applicable to the subject property and surrounding parkland. Based on the TCP2, this 6.39-acre site contains 0.3 acre of floodplain and 0.08 acre of previously dedicated land for a net tract area of 6.28 acres. The site contains a total of 1.51 acres of net tract woodlands. The woodland conservation threshold of 20 percent of the net tract area is 1.26 acres. The plan shows a proposal to clear 0.66 acre of net tract woodlands.

The resulting woodland conservation requirement is 1.73 acres, and this is to be met with 0.86 acre of woodland preservation, 0.38 acre of reforestation, and 0.49 acre of off-site woodland conservation mitigation credits. According to TCP2-115-95, the 0.49-acre off-site credits were obtained from portion No. 11 of the Pin Oak Village woodland conservation bank. The requirement is satisfied. Note that TCP2-2025-0054 conforms to TCP2-115-095.

Technical revisions to the TCP2 are required and included in the conditions of this resolution.

- F. The Prince George's County Tree Canopy Coverage Ordinance:** 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 Residential, Multifamily-20 (RMF-20) are required to provide a minimum of 20 percent of the net tract area covered by tree canopy. The subject site is 2.34 net acres and the required TCC is 0.47 acre. The site plan includes sufficient TCC (0.53 acre), with approved landscape trees, to exceed the minimum requirement. A technical correction is needed to accurately state the site area on the TCC schedule, conditioned herein.
- G. 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:
1. **Community Planning**—In a memorandum dated September 19, 2024 (Skibinski to Myerholtz), it was indicated that master plan conformance is not required for this application, but provided an analysis of the relevant goals and policies of the 2022 *Approved Bowie-Mitchellville Vicinity Master Plan* (master plan), finding the development, if approved as conditioned below, consistent with the recommendations of the master plan.
 2. **Transportation Planning**—In a memorandum dated September 22, 2025 (Patrick to Myerholtz), a review of conditions attached to prior approvals and of the applicable Part 27-6 development standards was noted, which is incorporated into the findings above. It was further determined that the application is acceptable and meets the findings for pedestrian and bicycle transportation purposes.
 3. **Prince George's County Department of Parks and Recreation (DPR)**—In a memorandum dated September 12, 2025 (Thompson to Myerholtz), it was noted that there are no objections to approval of this DET.
 4. **Environmental Planning**—In a memorandum dated September 19, 2025 (Rea to Myerholtz), a discussion of relevant development standards was noted, which has been incorporated into the findings and demonstrate conformance with applicable sections of the Zoning Ordinance and WCO, subject to conditions that have been included herein.
 5. **Historic Preservation**—In a memorandum dated September 16, 2025 (Stabler, Smith, and Chisolm to Myerholtz), it was indicated that the subject property does not contain and is not adjacent to any designated Prince George's County historic sites or resources.
 6. **Prince George's County Health Department**—In a memorandum dated August 25, 2025 (Adepoju to Myerholtz), it was noted that a sufficient number of market/grocery stores exist within a half mile radius. During the demolition and construction phases, noise and dust should not be allowed to adversely impact

activities on the adjacent properties. Such requirements will be enforced by the permitting agency.

7. **Prince George's County Fire/EMS Department**—The Fire/EMS Department did not offer comments on the subject application.
8. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—DPIE did not offer comments on the subject application.
9. **Maryland State Highway Administration (SHA)**—SHA did not offer comments on the subject application.
10. **Washington Suburban Sanitary Commission (WSSC)**—WSSC did not offer comments on the subject application.
11. **Prince George's County Department of Public Works and Transportation (DPW&T)**—DPW&T did not offer comments on the subject application.
12. **Prince George's County Soil Conservation District (PGSCD)**—PGSCD did not offer comments on the subject application.
13. **City of Bowie**—The City of Bowie did not offer comments on the subject application. This case was scheduled for a hearing with the City of Bowie City Council on October 6, 2025.

H. Community Feedback: Prior to the noon deadline on October 21, 2025, the Planning Board received an exhibit from Carol Mitchell, President of the Covington Recreation Association, which was a letter dated October 20, 2025, expressing support for the project, citing the community engagement efforts made by the applicant. No other written correspondence from the community has been received for this subject application.

I. Planning Board Hearing: The Planning Board held a public hearing on this application on October 23, 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.

Prior to the hearing, the applicant provided one exhibit (Applicant Exhibit 1), which provided revisions to the findings and deletion of Condition 1e in the technical staff report regarding the retaining wall at the northwest edge of the site. The applicant and staff were in agreement on all revisions and deletion of Condition 1e. The revisions and deletion of Condition 1e have been incorporated herein.

The hearing began with a technical staff presentation, followed by the applicant's presentation. Lisa Boban, a homeowner at 3610 Elder Oaks Boulevard, spoke in favor of the project, citing a collaborative relationship between the applicant's team, the City of Bowie, and the residents of the area.

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 2025-0054, and further APPROVED Detailed Site Plan DET-2024-005 for the above-described land, subject to the following conditions:

1. Prior to certification of the detailed site plan, the applicant and the applicant's heirs, successors, and/or assignees shall revise the plans as follows:
 - a. Correct the coversheet to identify that Section 27-6400, Open Space Set Asides, of the Prince George's County Zoning Ordinance, is applicable to this development, and provide an open space set-aside diagram that shows the proposed categories of open space and the limits thereof, demonstrating conformance to Section 27-6400.
 - b. Add striped crosswalks and Americans with Disabilities Act curb ramps crossing the vehicular access points, in conformance with Condition 7 of Preliminary Plan of Subdivision PPS-2024-010.
 - c. Add dimensions of the sidewalk along the site's frontage of Elder Oaks Boulevard, in accordance with Section 27-3605(c)(5)(F)(xvii) of the Prince George's County Zoning Ordinance.
 - d. Provide an option on the architectural plans for an overhang, canopy, or other cover for the top-level balconies.
 - e. Add a note to the coversheet that includes the green building standard features included within this development, demonstrating conformance to Section 27-61600 of the Prince George's County Zoning Ordinance.
2. Prior to certification of the detailed site plan, the landscape plans shall be revised as follows:
 - a. Correct the site area on the tree canopy coverage schedule.
 - b. Revise the plans to demonstrate conformance with Section 4.1, Residential Requirements, of the 2018 *Prince George's County Landscape Manual*, relative to the common area planting requirement, in addition to the plantings required per dwelling unit.
 - c. Revise the schedule for Section 4.8 of the 2018 *Prince George's County Landscape Manual*, to accurately measure the linear feet of building frontage to all applicable frontages and provide the required number of shade trees and planted areas.
3. Prior to certification of the detailed site plan, the Type 2 tree conservation plan (TCP2) shall be revised as follows:

- a. Complete the TCP2 Approval History Chart.
- b. Have the TCP2 worksheet signed by the qualified professional who prepared it.

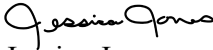
BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the District Council of Prince George's County within thirty (30) days following the final notice of the Planning Board's decision.

* * * * *

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 Geraldo, with Commissioners Washington, Geraldo, and Barnes voting in favor of the motion at its regular meeting held on Thursday, October 23, 2025, in Largo, Maryland.

Adopted by the Prince George's County Planning Board this 20th day of November 2025.

Darryl Barnes
Chairman

By 
Jessica Jones
Planning Board Administrator

DB:JJ:DM:rpg


Approved for Legal Sufficiency
M-NCPPC Office of General
Counsel
11/07/2025