

PGCPB No. 2025-121

File No. DET-2024-016

R E S O L U T I O N

WHEREAS, the applicant, Freeway Realty, LLC, submitted an application for approval of a detailed site plan; and

WHEREAS, in consideration of evidence presented at a public hearing on December 11, 2025, regarding Detailed Site Plan DET-2024-016 for Freeway Airport, the Planning Board finds:

I. EVALUATION CRITERIA

The subject property is located in the Residential, Single-Family-Attached (RSF-A) 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 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-2024-021;
- C. Certificate of Adequacy ADQ-2024-045;
- D. The 2018 *Prince George's County Landscape Manual*;
- E. The 2024 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) includes development of 297 single-family detached dwellings and associated infrastructure, excluding architecture and signage. Signage and architecture shall be included in a subsequent detailed site plan application.

The application includes a waiver of the DET submittal requirements, approved by the Planning Director, pursuant to Section 27-3605(c)(5) of the Prince George's County Zoning Ordinance, to omit the following three items:

- (F) One copy of a detailed site plan, which shall include the following:**
 - (xviii) Architectural elevations of facades for all sides of all proposed buildings, preliminary floor plans, and other illustrative drawings,**

photographs, or renderings deemed appropriate by the Planning Director;

(xxiv) A signage plan;

(xxv) Identification of all proposed green building requirements in accordance with Section 27-61603, Green Building Standards;

B. Development Data Summary:

	EXISTING	EVALUATED
Zone(s)	RSF-A/APAO 5 and 6*	RSF-A
Use	Airport	Dwelling, single-family detached
Total Gross Acreage	131.5	131.5
Floodplain Acreage	11.17	11.17
Total Net Acreage	120.33	120.33
Lots	0	297
Parcels	8	17
Dwelling Units	0	297

Note: *Pursuant to Section 27-4402(b)(2), Aviation Policy Area Overlay (APAO) Zones, of the Zoning Ordinance, this subject property is located within Aviation Policy Areas (APAs) 5 and 6 associated with the operation of Freeway Airport. The property is currently improved with a runway, aircraft hangars, and multiple accessory buildings. The applicant will redevelop the property into a residential community. Upon redevelopment of the property, the existing airport operation will completely cease, and all buildings on-site will be razed. The applicant has provided official correspondence from the Maryland Aviation Administration (MAA), dated October 20, 2020, outlining the procedures for decommissioning the airport (EXHB-A-MAA CLOSURE-DET-2024-016).

Upon cessation of the airport use of the site and termination of licensing by MAA, the associated APAs and their development criteria will no longer be applicable to the subject site, in accordance with Section 27-4402(b)(9) of the Zoning Ordinance. As such, applicable standards in APAs (5 and 6) are not analyzed with this DET.

C. Location: The subject DET is located at the southwest quadrant of the intersection US 50 (John Hanson Highway) and Church Road.

D. Proposed Uses: The subject DET includes residential use on the property, consisting of single-family detached dwellings. This use is permitted in the Residential, Single-Family-Attached (RSF-A) Zone, subject to the applicable standards found in Section 27-4202(f) of the Zoning Ordinance.

E. Surrounding Uses: The subject site is bounded to the north by US 50, with vacant land in the Legacy Mixed-Use Community (LMXC) Zone beyond; to the west by right-of-way for Potomac Electric Power Company (PEPCO) power lines, with single-family detached dwellings beyond, both of which are in the Agricultural-Residential (AR) Zone; to the south and southeast are vacant land and single-family detached dwellings in the AR Zone; to the east is Church Road, with vacant land in the Reserved Open Space (ROS) Zone beyond, owned by the Maryland-National Capital Park and Planning Commission. The property and its surroundings are all in APAO Zones (5 and 6), which are required to cease effect prior to approval of any final plat.

F. Previous Approvals: This property is the subject of a prior approved application for a special exception, known as SE-4375. This special exception was approved in May 2000, for the purpose of permitting a 140-foot-tall weather radar tower near the northwest corner of the site. This tower will be razed, along with the rest of the existing site improvements. As such, the special exception's conditions of approval are not analyzed with this DET.

Preliminary Plan of Subdivision (PPS) 4-20006 was approved by the Prince George's County Planning Board on November 5, 2020 (PGCPB Resolution No. 2020-159), for 509 lots and 62 parcels to support development of 416 townhouse units and 93 single-family detached units. However, this PPS was superseded by PPS-2024-021. Therefore, the conditions of approval for PPS 4-20006 are no longer in effect.

Detailed Site Plan DSP-20015 was approved by the Planning Board on May 6, 2021 (PGCPB Resolution No. 2021-62), and affirmed by the Prince George's County District Council on September 28, 2021, for development of 416 single-family attached (townhouse) units and 93 single-family detached units. The Planning Board also approved its companion case, Alternative Compliance AC-21003. The DSP was never implemented and has expired.

Certificate of Adequacy ADQ-2024-045 was approved by the Planning Director on April 1, 2025, for residential development of 297 dwelling units, subject to 3 conditions. The ADQ is valid for 12 years from the date of its approval, subject to additional expiration provisions of Section 24-4503(c) of the Prince George's County Subdivision Regulations.

PPS-2024-021 was approved by the Planning Board on April 10, 2025 (PGCPB Resolution No. 2025-031), for 297 lots and 18 parcels to support development of 297 single-family detached residential units.

G. Design Features: This DET application includes 297 single-family detached dwelling units. The development includes two vehicular access points on Church Road. Within the subject property, public roads form the primary vehicular circulation of the site and provide access to 297 single-family detached dwelling units. The provision of crosswalks and 10-foot-wide trails, 5-foot-wide sidewalks on both sides of the public roads, and a

10-foot-wide shared-use path along the Church Road frontage form the pedestrian circulation for the site.

1. **Architecture.** Architecture design is not included in this DET.
2. **Parking.** The subject DET meets the parking requirements (594 spaces required, 1,188 spaces provided; 15 visitor parking spaces required, 174 visitor parking spaces provided). Off-street parking spaces are located in the garage and in the driveway of each individual unit, and parallel parking spaces for visitors are located along streets throughout the development. Twelve bicycle racks (24 parking spaces) are provided at four different locations adjacent to the approved recreational facilities on the property.
3. **Signage.** A signage proposal is not included in this DET.
4. **Lighting.** No lighting is included with this DET.
5. **Recreation Facilities.** This DET provides a mixture of active and passive recreational facilities, which are consistent with the approval of PPS-2024-021. Equipment details, cost estimates, and construction timing for the recreation facilities are included on the coversheet of the plan set. The development will be constructed in four phases. The recreational facilities will be constructed in three phases. The subject DET includes four recreation areas, each on Parcel B1, H1, G1 and M1, which are connected by 10-foot-wide asphalt hiker/biker trails and 5-foot-wide sidewalks. Parcel B1 includes a 10-foot-wide trail loop and a dog park at the west end. Parcel H1 is a passive recreation area with a pergola, landscape, and seating. Parcel G1 includes nature features (woodland reforestation/afforestation area) and an open play area. Parcel M1 is an airplane-themed, multi-age playground. A range of seating options is provided throughout the recreation area, including benches at both the dog park and playground, as well as picnic tables with seating at the playground and within the passive recreation area in Parcel H1. Details are provided in accordance with the *Parks and Recreation Facilities Guidelines*, and as shown on Sheets 25–30 of the landscape plan set.

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 include standards of the RSF-A Zone, use standards, intensity and dimensional standards (Section 27-4202(f)),

Development Standards (Part 27-6), as well as applicable sections of the 2018 *Prince George's County Landscape Manual* (Landscape Manual). The analysis of conformance to these standards is addressed, in detail, in Finding III.B. Based on the analysis herein, and subject to the conditions of approval, in addition to the evidence filed in conjunction with this application, the Planning Board finds that DET-2024-016 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 development for the intended uses.

(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 Findings IV and V, the development complies with applicable conditions of PPS-2024-021 and ADQ-2024-045.

(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;

The regulated environmental features (REF) on the subject property have been preserved and/or restored, to the fullest extent possible. The on-site REF include a stream, wetlands, floodplain, and their associated buffers. Eleven impacts were approved by the Planning Board with PPS-2024-021: two for demolition of existing structures, two roadway crossings, four stormwater management (SWM) outfalls, one sewer connection, and two for access. There are no additional impacts included with 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 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, TCP2-2025-0070. Analysis of the TCP2 is included in Finding VII 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 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 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.

B. Conformance to applicable Zoning Standards

1. Intensity and Dimensional Standards (Section 27-4202(f)(2))

The DET is in conformance with the applicable RSF-A Zone Intensity and Dimensional Standards, as shown below:

STANDARDS (Single-Family Detached Dwelling)	REQUIRED	PROVIDED
Density, max. (du/ac of net lot area)	8.70	2.5
Net lot area, min. (sf)	5,000	5,755
Lot width, min. (ft)	45	55

STANDARDS (Single-Family Detached Dwelling)	REQUIRED	PROVIDED
Lot frontage (width) at front street line, min. (ft)	40	42
Lot coverage, max. (% of net lot area)	40%	40%
Front yard depth, min. (ft)	15	15
Side yard depth, min. (ft)	8*	8
Rear yard depth, min. (ft)	20	20
Principal structure height, max. (ft)	40	40
Accessory structure height, max. (ft)	25**	25

Notes: *On the corner lot, the minimum side yard depth alongside street is 25 feet. The provided side yard depth on the corner lot meets the minimum requirement.

**May be increased for certain purposes by approval of a special exception, pursuant to Section 27-3604, Special Exception, of the Zoning Ordinance. Height may not exceed two stories.

2. Applicable Development Standards (Section 27-6)

Section 27-6200—Roadway Access, Mobility, and Circulation

This was evaluated at the time of the PPS, per Section 27-6104 of the Zoning Ordinance, and this DET is in conformance with the approved PPS.

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.

As required by Section 27-6303 of the Zoning Ordinance, the site plan shows the number and location of required parking spaces and driveways, including how these parking facilities coordinate with the pedestrian, bicycle, and vehicular circulation systems for the development. Specifically, off-street parking will be on private lots in garages, and parallel visitor parking will be along internal roads. Each single-family unit includes a concrete-surfaced driveway providing access to garage parking. The site plan also shows the location and design of all pedestrian and bicycle facilities.

As required by Section 27-6304 of the Zoning Ordinance, the approved off-street parking meets the requirements for surfacing, location, and arrangement. The parking includes concrete-surfaced parking on driveways and in garages, as well as asphalt-surfaced on-street parking. Per Section 27-6304(c), off-street parking is arranged for convenient access, with no conflicts with sidewalks.

The DET includes 12 bicycle racks installed on a paved surface conveniently accessible to recreational areas. The bicycle racks allow for at least 30 inches of spacing between each rack. The requirements of this section have been met.

Principal Use	Parking and Bicycle Tabulations		
	Required (min.)	Provided	
Single family detached	2 spaces per DU (297 DU)	594	1,188 (Garage Only)
Visitor parking	1 space per every 20 DU (297 DU)	15	174
Total Parking		609	1,362
Total Bicycle Space	2 bicycle spaces up to 10 visitor parking spaces/ 1 bicycle space for each additional 10 visitor parking spaces	20	24 (12 racks)

Per Section 27-6306 of the Zoning Ordinance, the included parking spaces meet the minimum dimensional standards as outlined in Table 27-6306(a). The typical width of garages and driveways are labeled on the detailed site plan. The typical length is not labeled. The Planning Board estimated the length will meet the minimum dimensional standards. A condition is included herein requiring the applicant to label the typical length of driveways and garages on each sheet of the detailed site plan, to demonstrate conformance.

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 recreation facilities 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.

Section 27-6400—Open Space Set-Asides

Section 27-6400 of the Zoning Ordinance is not required to be evaluated at the time of detailed site plan review, in accordance with Section 27-6104. However, page 35 of PGCPB Resolution No. 2025-031, for PPS-2024-021, notes “The stated open space set-aside amount, in conformance with Section 27-6400 of the Zoning Ordinance, will be further evaluated at the time of DET review, to ensure the details for active recreational area are provided and met the minimum requirement.” As such, this section is being evaluated, and the requirements of this section have been met.

27-6403. Amount of Open Space Set-Asides Required:

The DET is in conformance with the applicable standards in Section 27-6403 of the Zoning Ordinance. Residential uses in a RSF-A Zone are required to provide 20 percent of the development site area for open space set-aside, which is 26.3 acres for the subject development. The subject DET includes 35 percent of gross tract area, or 48.02 acres, for open space set-aside, which meets the requirement.

27-6404. Areas Counted as Open Space Set-Asides:

All approved open space areas are eligible to be counted towards the open space set-aside, per Table 27-6404(a). 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 shall consist of active recreational areas. In the subject application, 15 percent of the total required minimum open space is 3.95 acres. The development provides 5.3 acres or 20.1 percent of the total required minimum open space set-aside as active recreation area, which meets the requirement. Active recreation facilities include 10-foot-wide trails throughout the development, the dog park in Parcel B1, and the multi-age playground area in Parcel M1, as shown on the open space set-aside exhibit.

Section 27-6405. Areas Not Counted as Open Space Set-Asides:

The open space set-aside areas are not among the areas that shall not be counted for the open space set aside, per Section 27-6405.

Section 27-6406. Design Standards for Open Space Set-Asides:

As required by Section 27-6406(a), the open spaces are readily accessible and useable by residents and visitors, and serve as focal points within the development. In particular, active recreation facilities are generally located within accessible portions of the development, featuring attractive and convenient amenities for future site residents. Furthermore, the active and passive recreation areas and woodland preservation are highly visible from the roadways within the community. Given the high degree of visibility, these open spaces provide a focal point for the development. In addition, approved woodland conservation also acts as a buffer for the adjacent single-family detached uses that adjoin the site.

Per Section 27-6406(b)(1), the open space set aside areas are contiguous or interconnected, to the maximum extent practicable. Specifically, besides natural features, the open space set-aside includes four concentrated recreational areas, which are connected by jogging trails.

Per Section 27-6406(d), the existing natural features of the site, including existing woodlands, are being preserved in accordance with the priorities of the open space set-aside.

Section 27-6407. Development in Open Space Set-Asides:

The development within the open space set-aside consists only of improvements appropriate to each open space set-aside, as listed in the recreational facilities calculation chart on the coversheet, as discussed in Finding II.G.5 above.

27-6408. Ownership, Management, and Maintenance of Open Space Set-Asides:

The areas that are designated as open space set-asides are to be conveyed to the homeowners association (HOA) for effective management, operation and maintenance, in perpetuity.

Section 27-6500—Landscaping:

The DET is in conformance with the applicable standards in the Landscape Manual. Details have been addressed in Finding VI below.

Section 27-6600—Fences and Walls:

The DET includes three types of fences and noise barrier walls, which are all located outside of the public rights-of-way and utility easements, with no unfinished side. The DET is in conformance with the applicable standards in Section 27-6600 of the Zoning Ordinance, including fence and wall heights (Section 27-6603), locations (Section 27-6302), and appearance (Section 27-6606), as shown on Sheet 25 of the landscape plan set, and Sheets 21 and 22 of the detailed site plan set.

A 6-foot-tall decorative metal fence is included around the dog park, and a 4-foot-tall decorative metal fence is included around the multi-age playground. 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 decorative metal fence for the dog park and playground includes gates. Gate details are shown on Sheet 25 of the plan set. It is unclear how the gate can be self-closing when not in use. A condition is included to demonstrate all unattended gates being closed opening onto a public sidewalk when not in use per Section 27-6608(b) of the Zoning Ordinance.

The 8-foot-tall chain link fence and sliding gate details are installed along the perimeter of the pump station on Parcel C2, which is to be dedicated to the Washington Suburban Sanitary Commission (WSSC). The applicant to provide a written correspondence from WSSC, dated November 12, 2025, indicating "As written in the scope of work for the Freeway Airport WWPS under CP7008A1, the land is to be deeded to WSSC." As such, the fence and sliding gate is exempt from the provisions of the Zoning Ordinance (including the fencing and wall

standards within Section 27-6600) per Section 27-1405(b) of the Zoning Ordinance. In accordance with an email from the applicant dated November 11, 2025 (Antonetti to Sun), WSSC mandates that a pump station be built on property the utility/agency owns. The applicant will construct the facility on behalf of WSSC, and WSSC will have full maintenance obligation for the facility. The Planning Board observed a technical error on the site plan, at the intersection of the driveway to the pumping station and Mooney Crossing Road, which does not show the driveway fully connecting to the road. This should be revised on the DET, to show complete connection. A condition is included to resolve the design of the intersection.

Noise barriers are required to meet Condition 9 of PPS-2024-021, for indoor and outdoor noise mitigation. As such, the DET includes noise barriers ranging from 6-foot-tall to 16-foot-tall within the northern and western property line, outside of the public right-of-way. These noise barriers are located along the periphery of the property, not along lot lines of a development consisting of multiple buildings, and therefore, are outside the areas that are required to comply with Section 27-6603(a), Fence and Wall Height, of the Zoning Ordinance. Noise barrier details are provided on Sheet 21 of the plan set.

Section 27-6700—Exterior Lighting:

As discussed in Finding II.G.4 above, no lighting is included with this DET, including along trails and recreation areas, due to safety and lighting concerns. The statement of justification (SOJ) notes that much of the trail network is adjacent to back and side yards. Adding lights would be detrimental to adjacent homeowners, invite foot traffic, and increase light pollution during nighttime hours. Parcels H1 and M1 will be lit by adjacent public streetlights. The dog park and trail in Parcel B1 are not to be lit, as they are not to be used after dusk due to nighttime noise levels. A path hour/usage sign detail is provided on Sheet 26 of the landscape plan, indicating the path in Parcel B1 is closed dusk to dawn. The Planning Board is in agreement with the applicant's justification.

The lighting locations along public roads are not shown. The applicant should label the location of streetlight fixtures along public streets with lighting fixture details. In addition, for the lighting fixtures within Parcels H1 and M1, the applicant should label their locations, provide details, and provide a photometric plan to demonstrate conformance to Section 27-6700 of the Zoning Ordinance. Accordingly, conditions have been included herein.

Section 27-6800—Environmental Protection and Noise Controls

27-6802. Natural Resources Inventory (NRI):

Section 27-6802 of the Zoning Ordinance requires an approved natural resources inventory (NRI) plan with DET applications. Approved NRI-029-2020-01 was submitted with the application. The site contains a 100-year floodplain, wetlands, streams, and steep slopes that comprise

the primary management area (PMA). The TCP2 and the DET show all required information correctly in conformance with the NRI. No additional information is required regarding the NRI.

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, as discussed in Findings VII and VIII below.

27-6804. Floodplain Management:

According to approved NRI-29-2020-01, the site statistic table shows 11.17 acres of existing 100-year floodplain on this site. Compliance with Subtitle 32, Division 4, Floodplain Ordinance, of the County Code, is administered by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE).

27-6805. Erosion and Sedimentation Control:

Section 27-6805 of the Zoning Ordinance requires an approved Grading, Erosion, and Sediment Control Plan. 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 the County Code. The County requires the approval of an Erosion and Sediment Control Plan. 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. An approved Concept Grading, Erosion and Sediment Control Plan (CSC No. 84-21-01) was provided. No further information pertaining to erosion and sediment control plans is required at this time.

27-6806. Stormwater Management:

Section 27-3605(c)(F)(x) of the Zoning Ordinance requires a SWM concept approval prior to the approval of a DET. An approved SWM Concept Letter and Plan (No.17175-2020-01) were submitted. The approved plan shows the use of four submerged gravel wetland facilities and two bio-swales. The TCP2 is in conformance with the approved SWM concept plan.

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.

27-6808. Regulated Environmental Features:

This site contains REF that are required to be preserved and/or restored, to the fullest extent possible, under Section 27-6808 of the Zoning Ordinance. The on-site REF include a stream, wetlands, floodplain, and their associated buffers. Eleven impacts were approved by the Planning Board with PPS-2024-021: two for demolition of existing structures, two roadway crossings, four SWM outfalls, one sewer connection, and two for access. The DET is reliant on that prior approval. There are no additional impacts included with this DET.

27-6809. Unsafe Lands:

Section 27-6809 of the Zoning Ordinance states that “all applications shall conform to the requirements pertaining to unsafe land in Section 24-4300, Environmental Standards, of Subtitle 24: Subdivision Regulations”. This application will use the current Subdivision Regulations, and Section 24-4101(c)(1) of the Subdivision Regulations 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 predominant soils found to occur according to the United States Department of Agriculture Natural Resource Conservation Service Web Soil Survey include Adelphia-Holmdel, Annapolis fine sandy loam, Collington-Wist, Donlonton fine sandy loam, Shrewsbury loam, Udothents highway and loamy, and Widewater and Issue soils. According to available mapping information, unsafe soils containing Marlboro clay or Christiana clay do not occur on this property.

27-6810. Noise Control:

The applicant provided a Phase II noise study, relative to noise generated by US 50, which is classified as a freeway, located to the north of the subject property. The study recommends noise barriers to mitigate noise impact and demonstrates conformance to noise standards. A detailed analysis has been discussed in Finding IV, Condition 9 below.

Sections 27-6900 through 27-61600

The subject DET doesn't include Multifamily, Townhouse, Three-Family units, or nonresidential or mixed-use development. Therefore, Sections 27-6900 through 27-61200 are not applicable. It is not adjacent to agricultural or urban agriculture uses or activity; therefore, Sections 27-61300 through 27-61400 are not applicable. This DET does not include signage or architecture. Therefore,

Sections 27-61500 and 27-61600 are not applicable to this DET, but will be applicable when architecture and signage are included.

IV. PRELIMINARY PLAN OF SUBDIVISION PPS-2024-021

PPS-2024-021 was approved by the Planning Board, subject to 23 conditions. The conditions relevant to the review of this DET are listed below in bold text. An analysis of the project's conformance to the conditions follows each one in plain text:

PPS 3. Prior to approval of a final plat, and in accordance with the approved preliminary plan of subdivision (PPS), the final plat shall include:

a. The dedication of public utility easements in accordance with the approved PPS.

The required public utility easements are shown along all public road frontages and internal public roads. The DET is in conformance with the approved PPS. This condition will be further evaluated at the time of final plat.

b. Right-of-way dedication along Church Road (C-300), in accordance with the approved PPS.

Right-of-way dedication is provided along Church Road and shown on Sheets 8 and 11 of the DET. However, the area of right-of-way dedication listed on these sheets is inconsistent – it is shown as 22,663 square feet and 22,778 square feet. This discrepancy shall be addressed prior to certification of the DET.

c. The dedication of the new public streets in accordance with the approved PPS.

Dedication of new public streets in accordance with the approved PPS is shown on the DET.

d. The labeling of parcels to be conveyed to the homeowners association.

Parcels to be conveyed to the HOA, as shown on the approved PPS, remain unchanged and are shown as such on the provided plans.

e. The labeling of Parcel C3 as to be conveyed to the owner of Parcel 72.

Parcel C3 is labeled to be conveyed to the owner of Parcel 72, as shown on Sheet 17 of the DET. Pursuant to Condition 7 of PGCPB Resolution No. 2024-031, this conveyance shall be completed prior to approval of the first building permit.

f. Any temporary access easements required to maintain access for Parcel 72 from its boundary to a public right-of-way.

The applicant provided an exhibit showing a temporary access easement located along the rear of Lots 16 through 29 Block D, connecting the existing ingress/egress easement to Parcel 72. However, this temporary access easement is not shown on the DET. Also, the width of this easement is not identified. This temporary access easement should be shown and labeled, with its width, on the site plan.

PPS 5. Prior to approval of the first building permit for a residential dwelling, the applicant and the applicant's heirs, successors, and/or assignees shall convey land to a homeowners association (HOA), as identified on the approved preliminary plan of subdivision and detailed site plan. Land to be conveyed shall be subject to the following:

Parcels are correctly labeled to be conveyed to the HOA, in accordance with this condition and the approved PPS. This condition will be further evaluated at the time of future final plats for the project.

PPS 6. Prior to recordation of the final plat for Parcel D3, as shown on the approved preliminary plan of subdivision, the existing access easement to the benefit of Lot 1 of the Rodenhauser's Subdivision (Plat Book WWW 58, page 67) shall be amended to expand the easement by 1,462 square feet (or by the amount determined with the final design, as shown on the detailed site plan). The book and page of that recorded amended easement shall be provided as a general note on the final plat.

Sheet 11 of the DET shows expansion of the existing ingress/egress easement by 1,462 square feet, which is consistent with the approved PPS. This condition, which requires recordation of the amended access easement, will be further evaluated at the time of final plat.

PPS 7. Prior to approval of the first building permit, the existing access easement to the benefit of Parcel 72, which extends from Parcel 72 to the termination of the existing access easement to the benefit of Lot 1 of the Rodenhauser's Subdivision (Plat Book WWW 58, page 67), shall be extinguished and Parcel C3 shall be conveyed to the owner of Parcel 72. Evidence of extinguishment of the easement and conveyance of Parcel C3 shall be provided.

Conveyance of Parcel C3 to the owner of Parcel 72 is indicated on the submitted DET. An exhibit for Parcel 72 access is included with this DET, which has distinguished between the existing access easement and the new temporary access easement required by PPS Condition 8. The temporary access easement will be required to be recorded prior to final plat approval. The exhibit shows the phasing of the development and indicates the existing access easement will be extinguished, which is required prior to approval of the

first building permit. This condition will be further evaluated at the time of first building permit.

PPS 8. At the time of a detailed site plan (DET) for the subject property, a phasing plan shall be submitted indicating how construction will proceed while not interrupting access to Parcel 72. If temporary access easements are required to achieve continued access to Parcel 72, those easements shall be recorded, and their recording information and easement location shall be shown on the final plat.

A phasing plan was provided as an exhibit with the submitted plans and indicates how construction will proceed while not interrupting access to Parcel 72. Per the provided phasing plan, the existing ingress/egress easement is to remain functional during Phase 1 of construction. During Phase 2 construction, a temporary access easement is included along the rear of Lots 16 through 29, Block D, connecting the existing ingress/egress easement to Parcel 72. However, this temporary access easement, or its width, is not shown on the DET. Also, the DET does not provide additional information about whether this temporary easement is feasible in terms of existing grades along its alignment, and who will construct and maintain this temporary access. This temporary access easement should be shown and labeled, with its width, on the site plan. Per the phasing plan, Parcel 72 will have direct access to a public right-of-way at the end of construction of Phase 2, and will not require the temporary access easement after this phase. The phasing plans should clearly show and note how access will be maintained throughout Phase 2 of the development. Prior to certification, the applicant shall provide updated phasing plans showing this requirement.

PPS 9. Prior to acceptance of a detailed site plan (DET), the applicant shall submit a Phase II noise study based on the final site layout and contain techniques for enhanced building design or construction materials, which demonstrates conformance to Section 27-6810 of the Prince George's County Zoning Ordinance. The DET shall identify all dwelling units requiring enhanced building shell design or construction materials for interior noise mitigation. Any DET containing architecture shall reflect the enhancements required to these units. The DET shall show the locations and details of features provided for outdoor activity area noise mitigation. The ground-level and upper-level mitigated 65 and 55 dBA/Leq noise contours shall be delineated on the DET. The noise contours shall account for the locations of all buildings and noise barriers.

The applicant has submitted a Phase II noise study, dated October 28, 2025, based on the final site layout. A noise contour exhibit is provided along with the noise analysis. Based on the findings of the noise analysis, additional mitigation measures are required, as daytime noise levels will be as high as 65 dBA Leq on the first floor and 68.7 dBA Leq on the second floor of dwelling units located near US 50 and Church Road. Noise reduction methods are further discussed within the analysis. Noise walls ranging from 6 and 16 feet high are recommended along the northern and western perimeter of the property to mitigate outdoor noise levels for residential rear yards and outdoor recreation areas. The DET shows the location and details of this noise wall. The noise study

indicates no architectural upgrades are needed because standard construction would meet the interior noise requirements, which is 45 dBA.

With the noise wall installation, the rear yards of the houses within this development at both day and nighttime, and all outdoor recreation areas in the daytime, will meet Zoning Ordinance requirements. However, the mitigated noise level at nighttime in the trail close to US 50 is higher than required minimum 55dBA, therefore that portion of the trail in Parcel B1 will be closed at night. In addition, the second level of certain homes, located close to US 50, will have mitigated noise level at nighttime over 55dBA. As such, the applicant does not include second-level balconies for those homes, as indicated on the noise contour exhibit.

The noise contour exhibit labels day-night average sound level (Ldn) noise levels. However, the noise measurements are required to be based upon decibels equivalent continuous sound level (L_{eq}) for the time frames specified in Section 27-6810 of the Zoning Ordinance. The noise study is reflective of this requirement, and the noise contour exhibit should be revised accordingly. The submitted plans also delineate the mitigated 65 and 55 dBA Ldn noise contours. However, the DET should show ground-level and upper-level mitigated 65 and 55 dBA L_{eq} noise contours, for daytime and nighttime hours, to demonstrate compliance with the applicable noise limits. This information should be added prior to certification of the site plan, and any necessary adjustments made to noise mitigation methods for conformance with the condition and the Zoning Ordinance.

PPS 10. Prior to approval of a detailed site plan, the applicant shall provide official correspondence from the Maryland Aviation Administration outlining the procedures for decommissioning the airport. In addition, the applicant shall submit to the Prince George's County Planning Department written acknowledgement that it will complete said decommissioning procedures to ensure that the airport will no longer be active and licensed for public use by the time the final plat of subdivision is approved.

The applicant has submitted a letter from the Maryland Aviation Administration (MAA), dated October 20, 2020, which outlines the MAA required steps for the decommissioning of the airport. Also, written acknowledgment is provided by the applicant within the SOJ that they will complete the said decommissioning procedures to ensure that the airport will no longer be active and licensed for public use by the time the final plat of subdivision is approved. This condition is met.

PPS 12. 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 provide sufficient on-site recreational facilities.

The subject DET provides sufficient on-site recreational facilities. Details have been discussed in Finding II.G.5 above.

PPS 13. 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 sufficiency 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.

Recreational facilities location, cost estimate, and timing for construction are included in the submitted DET, as discussed in Finding II.G.5 above. Benches, tables and chairs, picnic tables with chairs, and site furnishings are provided in each recreation facility area, offering sufficient and proper siting. The submitted plans provide a chart that outlines the approved recreational facilities and specifies the timing of construction for each facility. A portion of 10-foot-wide asphalt hiker/bike trail in parcels B1, F1, and G1, the 9,600-square-foot dog park, the interpretive/informational sign, the dog waste station and benches are to be constructed prior to 66th building permit in Phase 1. A portion of the 10-foot-wide asphalt hiker/bike trail in parcels B1, D1, and G1, pergola arc structure with seat wall, wooden picnic tables, wooden round table with chairs, interpretive/informational sign, dog waste station and benches are to be constructed prior to the 88th building permit in Phase 2. A portion of the 10-foot-wide asphalt hiker/bike trail in Parcels K1, L1, and M1, multi-age playground, picnic tables, and dog waste station in Phase 3 are to be constructed prior to 42nd building permit in Phase 3. Overall, the chart illustrates a phased approach that is acceptable.

In addition, the construction phasing in the exhibit titled "Parcel 72 Temporary Access Exhibit" and in the exhibit titled "Phasing and recreational facilities exhibit" are inconsistent. A condition is included herein to include both of the above-mentioned exhibits into the detailed site plan set, and ensure the construction phasing is consistent. The construction phasing of recreational facilities should coincide with the phase of the development where the recreational facilities are located, and remove the note under "Recreational Facility Timing" chart which indicates the construction trigger can be increased by 10 percent.

The plans provide a calculation table for the minimum value of recreational facilities to be provided. However, this calculation is not in accordance with the Subdivision Regulations and the *Parks and Recreation Facilities Design Guidelines* (adopted 2024). Therefore, the calculation table should be removed from the plans.

PPS 15. Prior to approval of the first building permit for a residential dwelling, the applicant and the applicant's heirs, successors, and/or assignees shall submit a performance bond, letter of credit, or other suitable financial guarantee for the construction of recreational facilities.

In the recreational facilities calculation/timing chart on the coversheet of the plan set, the notes indicate that bonding for recreational facilities within each phase is prior to first building permit of each phase. However, the above condition requires the bond to be submitted prior to the first building permit for the construction of all approved recreational facilities and does not defer the establishment of timing to the DET. A

condition is included herein to remove the column of bonding time from the recreational facility timing chart on the DET.

Review of a performance bond, letter of credit, or other suitable financial guarantee for the construction of the recreational facilities will be evaluated at the time of permitting, in accordance with the above condition.

PPS 16. In conformance with the 2009 *Approved Countywide Master Plan of Transportation*, and the 2022 *Approved Bowie-Mitchellville and Vicinity Plan Master Plan*, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following improvements and show the following facilities at the time of detailed site plan:

a. A minimum 5-foot-wide sidewalk on both sides of all internal roads.

The site plan includes 5-foot-wide continuous sidewalks along both sides of all internal roads.

b. A 10-foot-wide shared-use path along the frontage of Church Road, unless modified by the permitting agency with written correspondence, 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.

The detailed site plan shows a 10-foot-wide shared-use path along the frontage of Church Road, and internal connections from the shared-use path via sidewalks along both sides of McGee Landing and Rodenhauser Landing.

c. Crosswalks and associated Americans with Disabilities Act curb ramps at all internal intersections and crossing the site access points.

Crosswalks and associated Americans with Disabilities Act curb ramps are provided at all internal intersections and crossing the site access points.

d. Marked crosswalks at all locations where the shared-use paths intersect roadways.

Raised crosswalks are included at mid-block crossings of the 10-foot-wide shared-use path within the site.

e. Traffic-calming measures at key intersections, consistent with the approved site development concept plan.

Raised crosswalks are included for traffic-calming measures, consistent with the approved site development concept plan.

f. Short-term bicycle parking, including inverted U or similar style bicycle racks at all recreational areas.

Bicycle parking is placed in four separate locations along the shared-use path at the recreational areas, as shown on Sheets 7, 9, 10, and 12 of the plan set.

PPS 17. At the time of detailed site plan, evaluate the feasibility of a 10-foot-wide shared-use path connection to the adjacent master-planned side path along the site's frontage on Church Road, consistent with the requirements of Section 27-6208 of the Prince George's County Zoning Ordinance.

The applicant analyzed a connection between the internal shared-use path to the adjacent path along the Church Road frontage and found that a connection is not feasible. The most desirable point for a connection is located along the northern portion of the site near the trail loop along US 50. The applicant has identified a 16-foot difference in elevation from the shared-use path along Church Road to the internal trail loop. In addition, this same area is for afforestation/reforestation, which would require additional clearing and mitigation if included. Any other connections provided along the frontage of Church Road would impact the required 35-foot-wide landscape buffer to meet the standards for scenic and historic roads. Given the topography, the environmental elements, and required buffers, a 10-foot-wide shared-use path connection to the internal shared-use path is not feasible. The approved sidewalk network and on-road shared bicycle facility will provide adequate connectivity to the shared-use path along the frontage of Church Road. This condition has been met.

PPS 20. Prior to issuance of the first grading permit for this subdivision, and in conformance with Section 25-119(a)(3) of the Prince George's County Code, a Type 2 tree conservation plan shall be approved. The following note shall be placed on the final plat of subdivision:

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

TCP2-2025-0070 is included with this application. This condition will be met at the time of final plat of subdivision.

PPS 23. At the time of the Type 2 tree conservation plan review, and in conformance with Section 25-119(d)(7) of the Prince George's County Code, the mitigation method (on-site individual tree planting or fee-in-lieu) for the replacement of the six specimen trees shall be determined. If on-site tree planting is used to meet the replacement requirement, then these tree replacements shall be placed into a woodland and wildlife habitat conservation easement.

The submitted TCP2 shows that the six removed specimen trees will be replaced with plantings. Additional information can be found in Finding VII below.

V. CERTIFICATE OF ADEQUACY ADQ-2024-045

ADQ-2024-045 was approved by the Planning Director, subject to three conditions. One condition, relevant to the review of this DET, is listed below, in **bold** text. An analysis of the project's conformance to this condition is provided in plain text:

ADQ 1. Total development within the subject property shall be limited to uses which generate no more than 223 AM peak-hour trips and 267 PM peak-hour vehicle trips.

The development application does not exceed the established trip cap. This condition has been met.

VI. 2018 PRINCE GEORGE'S COUNTY LANDSCAPE MANUAL

The DET is subject to the requirements of Section 4.1, Residential Requirements; Section 4.6, Buffering Development from Streets; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping, of the Landscape Manual. The submitted landscape plans show conformance to these requirements. There are some technical errors, for which revisions are conditioned herein.

VII. COMPLIANCE WITH APPLICABLE PROVISIONS OF THE 2024 PRINCE GEORGE'S COUNTY WOODLAND AND WILDLIFE HABITAT CONSERVATION ORDINANCE

The project is subject to Subtitle 25, Division 2, the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO), and the 2018 *Environmental Technical Manual* (ETM).

TCP2-2025-0070 includes 131.50 acres with 11.17 acres of floodplain for a net tract area of 120.33 acres, consistent with the site statistics of the NRI. The plan shows a proposal to clear 12.38 acres of net tract woodland and 0.13 acre of wooded floodplain. The resulting woodland conservation requirement is 34.13 acres, which will be met with 9.17 acres of on-site preservation, 24.48 acres of afforestation/reforestation, and 10.39 acres of adjusted stream buffer afforestation. Technical revisions are required for the TCP2 and are included in the conditions of approval.

The site contains a riparian stream buffer that is required to be fully wooded, in accordance with Section 25-121(c)(1)(C) of the County Code; however, with the approval of the PPS, 11 PMA impacts on-site were approved by the Planning Board. Three of these impacts are temporary and will be replanted, and the remaining impacts are permanent and are not to be replaced. The DET is reliant on that prior approval. No additional stream buffer impacts are requested with this application.

Due to the amount of afforestation and reforestation occurring on-site, to meet the wooded riparian stream buffer requirement as required by Section 25-121(c)(1)(C) of the WCO, the applicant will have approximately 10 acres of additional woodland conservation over the woodland conservation requirement for this development. The applicant includes a woodland conservation bank as part of the TCP2 associated with this application, which is detailed on Sheet 21A of the TCP2 set. A condition has been added to renumber this sheet as Sheet 22 of the TCP2 plan set.

In accordance with Section 25-122(e)(1)(C) of the WCO, the excess woodland conservation may become a woodland conservation bank. The bank meets the requirements of Section 25-122(e)(2) and (3) of the WCO, and the requirements for woodland conservation banks in the ETM, as conditioned herein. An analysis of Section 25-122(e)(2) and (3) is provided below:

(2) Woodland conservation banks shall:

(A) Depict the method of woodland conservation on an approved TCP2 that meets all the requirements of this Division and is prepared in conformance with the Technical Manual;

The methods for meeting the woodland conservation for the bank and the development are shown on the TCP2, meeting all the requirements of this Division. The TCP2 depicts the methods of woodland conservation as preservation and afforestation.

(B) Be protected by required documents recorded in the land records which require the land in the bank to remain as woodland in perpetuity and which are enforceable through an approved TCP;

Prior to certification of this application, the declaration of covenants and woodland conservation easement are required to be recorded in the Prince George's County Land Records.

(C) Limit the use of the land in the bank to those activities which are consistent with woodland conservation such as recreational activities that do not result in vegetation removal; forest stewardship under a forest conservation and management agreement under Tax-Property Article, § 8-211, Annotated Code of Maryland; or activities specified in a Forest Management Plan prepared by a licensed forester and approved by the Planning Director or designee;

No recreational activities or vegetation removal are included within the limits of the woodland conservation bank. Any changes would require a revision to the TCP2.

- (D) Use native plant materials for afforestation;**

Native plant materials are for afforestation, as shown on the TCP2.
- (E) Meet the woodland conservation area standards contained in this Division and as specified in the Technical Manual;**

The TCP2 conforms with this Division and the Technical Manual.
- (F) Retain at least one building site with a minimum area of one acre if the woodland conservation bank includes the entire parcel and developable areas unless a variance has been approved by the appropriate approval authority in accordance with Section 25-119(d);**

This is not applicable to this bank, as it is part of a single-family development.
- (G) Not initiate woodland conservation requirements unless the site is subject to this Division through some action of the owner;**

This is not applicable to this bank, as it is a companion with this detailed site plan. The woodland conservation, as a result of the detailed site plan, will be fully met on-site. The woodland conservation bank acreage is separate from the detailed site plan requirement.
- (H) Conform to the design criteria contained in Section 25-122 of this Division;**

The bank is in conformance with the design criteria contained in Section 25-122 of the WCO, as demonstrated on the TCP2.
- (I) Not approve use of any portion of a woodland conservation bank using afforestation until four years of documented successful growth have been achieved unless the woodland conservation bank owner has posted a bond or alternate form of security; and to ensure that the trees will be cared for and maintained in perpetuity.**

This requirement is standard for woodland conservation banks and is applicable to this bank. Transfer certificates will not be issued until this requirement is satisfied.
- (J) Shall provide conditions sufficient to ensure that the woodlands will survive in perpetuity. If afforestation or reforestation are proposed on a site that was previously used for sand and gravel mining or land or rubble filling operations, soil testing shall be performed to**

develop a soil amendment plan for the planting area to ensure the establishment of woodlands in perpetuity. The soil amendment plan shall be reviewed by the Soil Conservation District and approved as part of the TCP2.

This requirement is not applicable to this bank, as this site was not previously used for sand and gravel mining or land or rubble filling operations. Afforestation areas shall be monitored for five years as required by Section 25-122(d)(2) of the WCO.

(3) Applications for woodland conservation banks shall include the following information:

(A) A completed application form as provided in the Technical Manual.

A completed application form for the establishment of the woodland conservation bank was provided to the Environmental Planning Section.

(B) A TCP2 for the woodland conservation bank which contains the information required in the Technical Manual.

The woodland conservation bank was provided as part of the TCP2 associated with this application. The TCP2 is in conformance with the requirements.

In accordance with Section 25-119(c)(5)(A) of the WCO, notices were mailed to the parties listed in Section 27-3407(b)(1) of the Zoning Ordinance, for tree conservation plan applications that are companion to a Development Review Division (DRD) application, stating that a tree conservation plan will be reviewed concurrently with the DRD application. According to the affidavit provided by the applicant or the applicant's representative, notice letters were mailed on September 23, 2025. The Planning Board has not received any public comments about this application as the result of the notification mailing.

Specimen Trees

With PPS-2024-021, the Planning Board approved the removal of six on-site specimen trees (ST-1, ST-3 through ST-5, ST-27, and ST-31). The applicant has chosen to replace these trees by planting a one-inch caliper tree and 25 two-inch caliper trees on-site. No additional specimen tree removal was requested with this application. A note on the TCP2 states "The trees have been provided per the Landscape Manual. See LSP Manual Sheet X for a list of species and the tree locations." A condition is included herein to revise the above-mentioned note, to indicate the actual sheet number on the landscape plan set. Since this replacement is a requirement of Section 25-119(d)(7) of the WCO, the replacement planting shall be reflected on the TCP2. Prior to certification of the DET, show the locations of the specimen tree replacement plantings on the TCP2, and add a planting schedule identifying the species and size of the plant material.

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

Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of the site to be covered by tree canopy for any development projects that include more than 2,500 square feet of gross floor area, or disturbance, and requires a grading permit. Properties zoned Residential, Single-Family-Attached (RSF-A) are required to provide a minimum of 20 percent of the net tract area covered by tree canopy. The subject site is 120.33 net acres, and the required tree canopy coverage (TCC) is approximately 24.07 acres (or approximately 1,048,315 square feet). The site plan includes 59.5 acres (or approximately 2,591,834 square feet) of TCC between on-site woodland conservation and proposed landscaped trees, to meet the minimum requirement.

IX. 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**—In a memorandum dated November 12, 2025 (Krakhmalnikov to Sun), it was noted that the DET is consistent with the urban design principles, policies, and strategies stated in the 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035), as it demonstrates thoughtful, high-quality, and sustainable design. In addition, although conformance is not required, this application is largely consistent with the recommendations of the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan* (master plan), with respect to the recommended land use, environmental considerations, transportation and mobility, housing and neighborhoods, and healthy communities.
- B. **Transportation Planning**—In a memorandum dated November 12, 2025 (Patric, Smith, and Hancock to Sun), a review of compliance with the approved PPS-2024-021 and ADQ-2024-045, Plan 2035, the MPOT, and the master plan policies, and a review of the applicable Part 27-6 development standards were provided. The relevant analysis is incorporated in the findings above. It was determined that the vehicular, pedestrian, and bicycle access and circulation for this plan is acceptable, consistent with the site development standards pursuant to Subtitle 27, and meets the findings for pedestrian and bicycle transportation purposes.
- C. **Environmental Planning**—In a memorandum dated October 7, 2025 (Rea to Sun), it was noted that the subject application is in conformance with Sections 27-3605(e)(3) and (6), 27-6802, 27-6803, 27-6805, 27-6808, and 27-6809 of the Zoning Ordinance. Also, it was recommended that the TCP2 be approved, as discussed above.
- D. **Subdivision**—In a memorandum dated November 10, 2025 (Monoar to Sun), it was noted that the DET is consistent with the development evaluated with the approved PPS. In addition, the Subdivision Section provided an analysis of the prior approved PPS, which is incorporated into the above findings.

- E. **Historic Preservation**—In a memorandum dated October 7, 2025 (Stabler, Smith and Chisholm to Sun), it was noted that the subject property does not contain and is not adjacent to any Prince George's County historic sites or resources. A Phase I archeological survey was recommended on areas of the site not previously disturbed by construction of the existing airport. In February 2020, the applicant's archeological consultant initiated the fieldwork with a pedestrian survey to identify any surface features or modern disturbance. Areas with a high probability of containing archeological resources were identified for shovel testing. Four areas within the larger 130-acre parcel were identified as high probability areas for containing precontact or historic resources. No further work was recommended on the Freeway Airport property. No additional archeological investigations are warranted.
- F. **Permit Review**—In a memorandum dated October 15, 2025 (Chaney to Sun), the Permit section did not have any comments regarding the subject application.
- G. **Prince George's County Department of Parks and Recreation (DPR)**—In an email dated November 6, 2025 (Thompson to Sun), DPR reviewed and evaluated the subject application for conformance with the requirements of PPS-2024-021, as they pertain to public parks and recreation. DPR has no additional comments.
- H. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated November 3, 2025 (Guzman to Sun), DPIE offered a list of comments which will be addressed at the time of permitting.
- I. **Prince George's County Fire/EMS Department**—The Fire/EMS Department did not offer comments on the subject application.
- J. **Prince George's County Police Department**—The Police Department did not offer comments on the subject application.
- K. **Prince George's County Health Department**—In a memorandum dated September 30, 2025 (Adepoju to Sun), it was noted that the applicant should refer to the first response submitted on February 24, 2021, for comments. In a memorandum dated February 24, 2021 (Adepoju to Zhang), the Health Department offered comments related to potential soil contamination by underground storage tanks, connecting neighboring communities through public transportation, and noise and dust pollution mitigation during the construction phase of this project. Should the soil become contaminated during the construction/demolition activity, or should the applicant discover contaminated soils, all impacted soils must be handled in a manner that comports with the Maryland State Department of Health and local regulations. The applicant may consider applying for the Maryland Department of the Environment's Voluntary Cleanup Program prior to the redevelopment of the site, to remove any possible contamination that may have penetrated the soil surface.

- L. **Washington Suburban Sanitary Commission (WSSC)**—In an email dated October 9, 2025 (Burnham to Sun), WSSC provided a hydraulic planning analysis and conditions of approval which will be addressed during the system extension permit stage.
- M. **Public Utilities**—On October 7, 2025, the subject DET application was referred to Verizon, Comcast, AT&T, and Washington Gas for review and comments. No correspondence has been received from these public utility companies.
- N. **City of Bowie**—In a memorandum dated November 18, 2025 (Adams to Barnes), the City of Bowie notes that the City Council voted to recommend approval of DET-2024-016, finding that the DET revision represents a reasonable alternative for satisfying the Zoning Ordinance's site design guidelines, without requiring unreasonable costs and without detracting substantially from the utility of the development for its intended use. The memorandum also notes that the City Council recommended that both the applicant and operating agency consider a median on Church Road, at the northern entrance of the property (Mcgee Landing), to prevent people from going against the traffic laws. This recommended improvement is not an on-site improvement, nor is it necessitated by any on-site condition. Accordingly, it cannot be conditioned at the time of detailed site plan and will be determined by the operating agency. Therefore, this condition is not included herein.

X. COMMUNITY FEEDBACK

The Prince George's County Planning Department did not receive any written correspondence from the community regarding this subject application.

XI. PLANNING BOARD HEARING

The Planning Board held an evidentiary hearing on this application on December 11, 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. No community members testified at the hearing.

Prior to the hearing, the applicant provided one exhibit (Applicant Exhibit 1), which requested deletion of proposed Condition 1a and revisions to proposed Conditions 1f and 1g in the technical staff report. At the hearing, staff indicated their agreement with the applicant's proposed revisions to conditions. These revisions are incorporated herein.

At the hearing, staff provided a brief overview of the subject property and the applicant's proposal. The applicant's attorney, Robert Antonetti, introduced the applicant's team and provided the history of the project. He explained that the property is currently improved with structures for a nonconforming use, an airport, which the applicant is seeking to redevelop. To settle a dispute with the surrounding community regarding the property's redevelopment, the applicant placed a restrictive covenant on the subject property limiting development to 297 single-family detached dwellings. Mr. Antonetti then turned to summarizing the application. He noted that the application does not include architecture because a builder has not been

selected. He also highlighted the proposed recreational facilities and noted that the application proposed woodland conservation and open space, in excess of code requirements.

Commissioner Geraldo asked whether there would be recreational facilities for physically challenged children. Mr. Antonetti responded that there would be. Commissioner Okoye asked about the maintenance plan for the proposed noise walls. Mr. Antonetti responded that the HOA would maintain the noise walls, which will be built with quality, weather-resistant materials. Chair Barnes commented that the project should contribute to Prince George's County as a destination and noted a desire to see aesthetically pleasing architecture with the subsequent detailed site plan.

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 TCP2-2025-0070, and further APPROVED Detailed Site Plan DET-2024-016 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, or provide the specific documentation as follows:
 - a. In accordance with Condition 9 of PGCPB Resolution No. 2025-031, and Section 27-6810 of the Prince George's County Zoning Ordinance, revise the noise contour exhibit to reflect decibels equivalent to continuous sound level (dBA Leq) and revise the needed mitigation, if necessary. The exhibit shall show the ground-level and upper-level, daytime and nighttime, unmitigated and mitigated 65 and 55 dBA Leq noise contours and be included in the detailed site plan set.
 - b. Label materials of the decorative metal fence on fence details, and provide details to demonstrate all unattended gates that open onto a public sidewalk as being self-closing, self-latching, and locked when not in use, per Section 27-6608(b) of the Prince George's County Zoning Ordinance.
 - c. Include both the "Parcel 72 temporary access exhibit" and "Phasing and recreational facilities exhibit" as part of the detailed site plan set and revise them as follows:
 - (1) Ensure the construction phasing is consistent between the two above-mentioned exhibits.
 - (2) Ensure the construction phasing of recreational facilities coincides with the phase where the recreational facilities are located.
 - (3) Remove the column of bonding time from the Recreational Facility Timing chart.
 - (4) Provide a revised phasing plan clearly showing how access will be maintained to Parcel 72 throughout Phase 2 of the development. Provide sufficient information including the width of the proposed temporary access easement, grading along its

length, and construction and maintenance responsibility, and ensure Conditions 7 and 8 of approved Preliminary Plan of Subdivision PPS 2024-021 are met.

- (5) Revise Parcel 72 Access Phasing Note 1 in Parcel 72 Temporary Access Exhibit" to indicate the temporary access easement is shown in the hatched pattern.
- (6) Remove the note under the Recreational Facilities Timing chart, which indicates the construction trigger can be increased by 10 percent.
- d. Revise the intersection design to show the driveway to the sanitary sewer pumping station fully connecting to the public road, Mooney Crossing, on the detailed site plan and detailed layout, and remove the red color in the sanitary sewer pumping station area.
- e. Label the typical length of driveways and garages on each sheet of the detailed site plan, to demonstrate conformance to Section 27-6305(f) of the Prince George's County Zoning Ordinance.
- f. Revise the area of right-of-way dedication along Church Road to be consistent on all sheets.
- g. Show and label the width of the temporary access easement located along the rear of Lots 16 through 29 Block D, connecting the existing ingress/egress easement to Parcel 72.
- h. Revise the "Recreational facilities calculation/timing" chart on the coversheet as follows:
 - (1) Remove the calculation table determining the value of recreational facilities based on population.
 - (2) Remove the column of bonding time.
 - (3) Remove the note "Minimum value met? YES" and the first asterisk which indicates "facilities listed above are conceptual and subject to change at the time of Detailed Site Plan".
 - (4) Revise the second asterisk to indicate the Parks and Recreation Facilities Design Guidelines year as 2024.
- i. Label the location of light fixtures within Parcels H1 and M1 with lighting fixture details and provide a photometric plan to demonstrate conformance to Section 27-6700 of the Prince George's County Zoning Ordinance.

2. Prior to certification, the applicant and the applicant's heirs, successors, and/or assignees shall revise the landscape plan as follows:

- a. Revise Schedule 4.9-1, Sustainable Landscape Requirements, ensuring the number of plants provided under the “minimum number species required” section is consistent with the number of plants provided under the “percent of native plants” section, and revise the chart accordingly to demonstrate conformance.
- b. In the Tree Canopy Coverage chart, change the “total acres (gross acres)” to “total acres (net tract area)”.
- c. Label the location of streetlight fixtures along public streets, for informational purposes.

3. Prior to certification of the Type 2 tree conservation plan (TCP2) for this site, the applicant and the applicant’s heirs, successors, and/or assignees shall:
 - a. Add the signed owner’s awareness certificate to Sheet 1, and to the sheet containing the details of the off-site woodland conservation bank.
 - b. In conformance with Section 25-122(d) of the Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance, documents for the required woodland conservation easements shall be prepared and submitted to the Environmental Planning Section of the Countywide Planning Division of the Prince George’s County Planning Department for review by the Prince George’s County Office of Law, and submission to the Prince George’s County Office of Land Records for recordation. The following note shall be added to the standard TCP2 notes on the plan as follows:

“Woodlands preserved, planted, or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in the Prince George’s County Land Records at Liber ____ Folio _____. Revisions to this TCP2 may require a revision to the recorded easement.”
 - c. In conformance with Section 25-122(e)(2)(B) of the Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance, the required banking woodland conservation easement and declaration of covenants shall be recorded separately from the development woodland conservation easement.
 - d. Add a note under the Standard Notes that a woodland conservation bank is included with this TCP2.
 - e. Show the locations of the specimen tree replacement plantings on the TCP2 and add a planting schedule.
 - f. Update the worksheet to separate the woodland conservation bank afforestation acreage from the afforestation required on-site. The bank afforestation amount shall be entered as “off-site woodland conservation afforestation being provided on this property.”

- g. Separate the afforestation acreages to be used for woodland conservation bank from the "Woodland Afforestation/Reforestation (WRA) Woodland Summary Table" on Sheet 1. Create an additional afforestation table for the woodland conservation bank acreage.
- h. Update the plant schedules to use the current rate of 700 seedlings per acre and not 1,000 seeds per acre and round up the acreages to the hundredth.
- i. Update the plans to reflect a five-year management plan for the reforestation and afforestation areas.
- j. Rerumber Sheet 21A to Sheet 22.
- k. Update the Sheet Index on Sheet 1 to reflect all the sheets included with this TCP2.
- l. Remove the "off-site woodland conservation" notes from Sheet 3, as off-site woodland conservation credits are not required.
- m. On each of the TCP2 plan sheets, where appropriate, identify and label the areas to be provided as off-site banking using a unique graphic pattern or label. Include a woodland conservation sheet summary table on each sheet, which includes a category for "Off-site banking in afforestation" or "off-site banking in preservation."
- n. The off-site woodland conservation bank sheet of the TCP2 shall include the following:
 - (1) An off-site woodland conservation bank summary table from the 2018 Environmental Technical Manual.
 - (2) Add the TCP2 Notes to the Banking Sheet and revise as needed, to address the specific requirements/elements of the proposed banking area. Old notes using the term TCPII should be updated to read TCP2.
 - (3) Title the woodland conservation banking sheet as "TCP2 for Off-site Woodland Conservation Bank" and insert it into the TCP2 package after the overall plan set.
- o. Update the woodland conservation worksheet to indicate that the required woodland conservation afforestation/reforestation bond to meet the on-site requirement shall be a separate bond from the afforestation bond requirement for the woodland conservation bank.
- p. Revise the note on the TCP2 which states "The trees have been provided per the Landscape Manual. See LSP Manual Sheet X for a list of species and the tree locations" to indicate the actual sheet number in referring to the landscape plan set.

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 Geraldo, seconded by Commissioner Okoye, with Commissioners Geraldo, Okoye, and Barners voting in favor of the motion at its regular meeting held on Thursday, December 11, 2025, in Largo, Maryland.

Adopted by the Prince George's County Planning Board this 18th day of December 2025.

Darryl Barnes
Chairman

Jessica Jones
By Jessica Jones
Planning Board Administrator

DB:JJ:MS:gh

Laura Tallerico

Approved for Legal Sufficiency
M-NCPPC Office of General
Counsel

12/17/2025