

PGCPB No. 2025-103

File No. DET-2024-020

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 consists of 4.91 gross acres of land located on the southeast side of Penn Crossing Drive, at its intersection with Marlboro Pike; and

WHEREAS, the subject property is within the Residential, Multifamily-20 (RMF-20) Zone; and

WHEREAS, the applicant, Penn Place II Owner LLC, submitted an application for approval of Detailed Site Plan DET-2024-020 for Penn Place II, which proposes the physical site improvements for 54 multifamily residential dwelling units at the subject property; 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 evidentiary hearing on October 23, 2025, regarding Detailed Site Plan DET-2024-020 for Penn Place II, 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 has considered the following in reviewing this detailed site plan:

- A. The Prince George's County Zoning Ordinance;
- B. Preliminary Plan of Subdivision 4-22049;
- C. Certificate of Adequacy ADQ-2022-042;
- 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 54 multifamily residential dwelling units in 7 buildings, with an additional amenity building and associated infrastructure.

B. Development Data Summary: The approved design includes a single development phase with 54 multifamily dwelling units plus an additional amenity building.

	EXISTING	EVALUATED
Zone(s)	RMF-20	RMF-20
Use	Vacant	Dwelling, Multifamily
Total Gross Acreage	4.91	4.91
Floodplain	0	0
Total Net Acreage	4.91	4.91
Dwelling Units	N/A	54

C. Location: On the southeast side of Penn Crossing Drive, at its intersection with Marlboro Pike.

D. Surrounding Uses: The subject property is surrounded by several properties in the Residential, Multifamily-20 (RMF-20), Residential, Multifamily-48 (RMF-48) and Commercial, General and Office (CGO) Zones. More specifically:

North— Immediately to the north is Marlboro Pike and beyond is vacant land in the Residential, Single-Family-65 (RSF-65) Zone.

South— South of the site is an existing shopping center in the CGO Zone.

East— Abutting the property to the east are institutional, commercial and multifamily uses the RMF-20 Zone

West— Abutting the property to the west is vacant land with an approved detailed site plan for Penn Place I (DSP-23003), Penn Crossing Drive, and beyond, multifamily housing, all in the RMF-48 Zone.

E. Previous Approvals: The property is subject to Preliminary Plan of Subdivision (PPS) 4-22049, which was approved by the Prince George's County Planning Board on September 5, 2024 (PGCPB Resolution No. 2024-085), for one parcel for development of 58 multifamily dwelling units with 14 conditions. This property is also subject to an approved Certificate of Adequacy, ADQ-2022-042, which was approved on July 17, 2024, subject to three conditions. The ADQ is valid for 12 years from the date of its approval and subject to the additional expiration provisions of Section 24-4503(c)(1)(C) of the Prince George's County Subdivision Regulations. The

PPS also approved a Variance to Section 25-122(b)(1)(G) for the removal of four specimen trees.

F. Design Features:

Architecture

The applicant includes a mix of building materials and colors throughout the site's eight buildings. The residential buildings will be three floors each and will have a full-brick first floor on all sides, and incorporate brick, siding, and Hardie panel as the primary building materials for floors two and three. Enhanced elevations have been provided for the high-visibility locations. Additional architectural features include Juliette balconies, cementitious trim, clear identification over main entrances, and varied roof lines. Several windows on all four sides of each building help to break up the massing and contribute to the overall design. The one-story amenity building's design is consistent with the surrounding residential buildings, using brick, siding, and windows to create distinctive façades on all four sides.

Parking

Parking requirements are met (84 required, 90 provided including 3 guest parking spaces) as provided in the table below. 20 bicycle racks (40 parking spaces) are provided throughout the community, adjacent to each building.

Parking and Loading Data:

REQUIREMENTS – Per Section 27-3600	REQUIRED	PROVIDED
Dwelling, multifamily Inside the Capital Beltway 1.5 spaces per dwelling unit	81	87
Visitor Parking Spaces 1 Space per 20 Dwelling Units	3	3
Total Parking Spaces	84	90
On-site standard spaces (9.0 feet x 18 feet)	-	70
Compact Spaces (8.0 feet x 16.0 feet) May be up to one-half of the requirement		10
Handicap-accessible (8.0 feet x 18.0 feet)	7	10
Of which are Handicap van-accessible (8.0 feet x 19.0 feet)		10

Bicycle parking is provided throughout the site with 20 bike racks. These racks are located conveniently near main entrances to the multifamily buildings and the amenity building.

Signage

Three site directional signs are included near the center of the site, providing directions to each building. One permanent real estate identification sign is included at the entrance of

the development, featuring the community's name on a vinyl sign face that resembles wood planks.

In addition, one canopy sign is included on the canopy of the amenity building, consisting of non-illuminated reverse channel letters that will be up-lit by an LED (light emitting diode) light track. This would be a second permanent real estate identification sign; however, multifamily developments are only permitted one such sign. A condition is included herein requiring the applicant to revise the sign package to conform to the requirements of Section 27-61506(1), Permanent Real Estate Identification Signs, of the Prince George's County Zoning Ordinance.

Lighting

Lighting is included along the street and alleys. Photometric plans and lighting details have been provided for the site showing full cut-off, LED fixtures.

Open Space and Recreation

Open space is provided primarily along the site's boundaries, where environmental features are to be protected. A network of pedestrian infrastructure throughout the site provides access for enjoyment of the open space areas, a central active recreation area and to the amenity building. Amenities in the recreation area include outdoor lounging and gathering areas, grills, bike racks, benches, and dog waste stations. The amenity building includes meeting spaces, a kitchen, and a gym.

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

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 4-22049.

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

This site contains regulated environmental features (REF) that are required to be preserved and/or restored to the fullest extent possible under Section 27-6808 the Zoning Ordinance. The REF include wetlands, wetland buffers, and steep slopes, which comprise the primary management area (PMA). With PPS 4-22049, the applicant included one impact to the PMA, identified as Impact 1, for the installation of a stormwater facility totaling 16,264 square feet (0.37 acre) of impact to replace the on-site wetland. The Planning Board approved PPS 4-22049, which included Impact 1 for the implementation of a submerged gravel wetland in place of the on-site wetland. With DET-2024-020, there are no impacts to the PMA, as the PMA will be fully encumbered with the stormwater facility. The REF on the subject property have been preserved and/or restored to the fullest extent possible based on the limits of disturbance shown on the Type 2 tree conservation plan (TCP2).

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

The multifamily 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)	20 du/ac	11.82 du/ac
Net lot area	7,500 square feet	213,728 square feet
Lot width, min. (ft)	60 feet (80 feet on corner lots)	427 feet
Lot frontage (width) at front street line, min. (ft)	48 feet	427 feet
Lot coverage, max. (% of net lot area)	40 %	35.35%
Green area, min. (% of net lot area)	60 %	64.65%
Front yard depth, min. (ft)	15 feet	62.5 feet
Side yard depth, min. (ft)	8 feet (On corner lot, min. side yard depth alongside street = 15 ft)	10 feet

Rear yard depth, min. (ft)	20 feet	72.2 feet
Principal structure height, max. (ft)	50 feet (80 ft where net lot area \geq 4 acres)	35 feet

3. **Part 27-6 — Applicable Development Standards**

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* and the 2009 *Approved Marlboro Pike Sector Plan and Sectional Map Amendment* (sector 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 reviewed for conformance with the relevant sections, as discussed herein.

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

(1) **Driveways**

Driveways are accessways that function solely to provide direct and immediate vehicular access between an alley or street and the principal origin and destination points within an abutting development, or part of a large development. They generally handle low vehicular travel speeds and traffic volumes, but may handle higher vehicular traffic volumes within large commercial and mixed-use developments (e.g., driveways within mixed-use developments or shopping center parking areas). Driveways are generally not located in the public right-of-way for their principal length, or along building frontages in the Transit-Oriented/Activity Center base and Planned Development (PD) zones, and are not considered streets.

Circulation within the site is provided by a driveway network that adheres to the above standard.

(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.

All access is classified appropriately, and there are no alleys included. The development is served by one driveway entrance, connecting to a public street, Penn Crossing Drive.

Penn Crossing Drive is currently improved with sidewalks, and Marlboro Pike is currently improved with bicycle lanes and sidewalks. The site plan includes one vehicular access point along Penn Crossing Drive. The Planning Board finds access and circulation to be sufficient.

The site's direct access is not along an arterial, major collector, or collector street. The site includes a two-way driveway entrance along Penn Crossing Drive. The development is projected to generate less than 1,000 trips per day. The criteria have been met.

The development will be served by one full-movement access point along the lower classification roadway, Penn Crossing Drive, while no direct access is included along Marlboro Pike. Access to the site will also be subject to the Prince George's County Department of Permitting, Inspections, and Enforcement (DPIE) approval at the time of permitting. A second access point is not required due to the development proposing 54 units. The requirements of Section 27-6206(b) are met with the subject proposal.

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, forming a pedestrian network that connects each residential building to site amenities and to the Penn Crossing Drive frontage. There is an existing sidewalk within the Penn Crossing Drive right-of-way (ROW) that spans the full length of the site. Per Section 27-6206(b)(1) of the Zoning Ordinance, the internal driveway through the site is not considered a street, and as such, this section does not apply. 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.

There is an existing sidewalk within the Penn Crossing Drive ROW that spans the full length of the site which will not be altered by this development. No additional ROW is required to be dedicated for this application.

- (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.

(b) Pedestrian Connectivity

All new multifamily, townhouse, nonresidential, and mixed-use development shall comply with the following standards:

- (1) The internal pedestrian circulation system shall be designed to allow for pedestrian walkway cross-access between the development's buildings and parking areas and those on adjoining lots containing a multifamily, townhouse, nonresidential, or mixed-use development, or to the boundary of adjoining vacant land zoned to allow multifamily residential, nonresidential, or mixed-use development (including land in the Residential, Transit-Oriented/Activity Center, and Nonresidential base and PD zones).**
- (2) The Planning Director may waive or modify the requirement for pedestrian cross-access where the applicant clearly demonstrates that such cross-access**

is impractical or infeasible due to police concerns about through-traffic routes complicating law enforcement, Environmental Site Design requirements, or the presence of any of the following at the point(s) where through-connections would otherwise be required: topographic conditions, natural features, visual obstructions or parking space locations that create traffic hazards, or the existence of mature or protected trees.

- (3) Easements allowing cross-access to and from properties served by a pedestrian cross-access, along with agreements defining maintenance responsibilities of landowners, shall be recorded with the Land Records of Prince George's County before issuance of a building permit for the development.**

Pedestrian connectivity is currently included via a 5-foot-wide sidewalk and marked crosswalks along Penn Crossing Drive and within the site, and at building entrances for continuous connections.

Pedestrian cross access is provided to the planned adjacent residential development along the western and southern boundaries of the site. Further, the sidewalk within the Penn Crossing Drive ROW connects the site to properties to the north.

Along the eastern boundary of the site, the applicant has requested a waiver (pursuant to Section 27-6207(b)(2) of the Zoning Ordinance) of the requirement in Section 27-6207(b)(1), to provide pedestrian walkway cross access between the developments, for cross access to the existing multifamily development along the eastern boundary. Any pedestrian connection would go directly into a parking lot and create a safety concern. Also, the adjoining multifamily development to the east is fenced and does not allow for a pedestrian connection. Thus, pedestrian cross access on-site to the east of the subject property is waived.

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 development includes internal bicycle circulation that can be accommodated via access from Penn Crossing Drive onto the access driveway and throughout the development. Bicycle racks are identified on the Bike and Pedestrian Access plan sheets that can accommodate 40 bicycles, and are conveniently located near the entrances of each multifamily building. The Planning Board finds that the applicant shall provide long-term bicycle parking, in accordance with Section 27-6209(b)(3)(b) of the Zoning Ordinance, to protect bicycles from weather and debris and to meet the intent of the ordinance.

(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 includes 20 bicycle racks throughout the development, accommodating up to 40 bicycles. The bicycle racks will be installed on a paved surface and are in visible, well-lit areas, conveniently accessible and adjacent to amenity areas and primary entrances to the residential buildings. However, The Planning Board finds that the applicant shall provide long-term bicycle parking, in accordance with Section 27-6209(b)(3)(b), to protect bicycles from weather and debris and to meet the intent of the ordinance.

(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 access driveway will connect to the bicycle lane along Penn Crossing Drive.

- (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 or adjacent to the site.

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

Open space access is provided for bicycles via the unnamed drive aisle and the bicycle lane along Penn Crossing Drive.

(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 bicycle lane along Penn Crossing Drive, improving an existing and included bicycle lane network on nearby streets including Pennsylvania Avenue, Silver Hill Road, and Marlboro Pike.

- (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.**

ROW dedication is not necessary to accommodate the requirements of this section. Bicycle lanes will be provided in the public ROW.

(b) Bicycle Connectivity Between Developments

All new multifamily, townhouse, nonresidential, and mixed-use development shall comply with the following standards:

- (1) Any internal bicycle circulation system shall be designed and constructed to provide bicycle cross-access between it and any internal bicycle circulation system on adjoining parcels containing a multifamily, townhouse, nonresidential, or mixed-use development, or to the boundary of adjoining vacant land zoned to allow townhouse, multifamily, nonresidential, or mixed-use development (including land in the Residential, Transit-Oriented/Activity Center, and Nonresidential base and PD zones).**
- (2) The Planning Director may waive or modify the requirement for bicycle cross-access on determining that such cross-access is impractical or undesirable for typical bicyclists' use due to the presence of topographic conditions, natural features, or safety factors. Undesirable conditions shall be defined as**

those limiting mobility for bicycles as a form of transportation, such as steep grades, narrow connections bounded on both sides by walls or embankments, or limited visibility when straight-line connections are not achievable.

The subject site and the adjacent planned residential sites are served via driveways of which bicycle facilities are not required. However, a bicycle lane is included along the frontage of Penn Crossing Drive, connecting the site to the adjacent properties. In addition, the site's internal sidewalks and trail connect to the abutting property to the southwest. The Planning Board finds that the intent of the bicycle cross-access has been met for the abutting properties to the north, south, and west.

Cross access to the existing multifamily development along the eastern boundary is challenging, and the applicant has requested a waiver (pursuant to Section 27-6208(b)(2)), of the requirement in Section 27-6208(b)(1), to provide bicycle cross access between the developments, for cross access to the existing multifamily development along the eastern boundary. Any bicycle connection between these developments would go directly into a parking lot and create a safety concern. Also, the adjoining multifamily development to the east is fenced and does not allow for a bicycle connection. Thus, bicycle cross access on-site to the east of the subject property is waived.

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

As discussed in Finding 2 above, 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. 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.

Section 27-6310 of the Zoning Ordinance provides requirements for loading areas. There is no loading space requirement for multifamily developments proposing less than 100 dwelling units. No loading spaces are required for this development.

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.

The DET is in conformance with the applicable standards in Section 27-6400 of the Zoning Ordinance. Per Section 27-6403, residential uses in a Residential Base Zone have a 20 percent open space set-aside requirement. The applicant provided an open space set-aside plan showing 49.7 percent of the site as open space being provided in preserved natural features, stormwater management (SWM) areas, passive recreation areas, and required landscaped areas. All of these areas qualify as open space, per Section 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 for this zone shall consist of active recreational areas. For this development, 6,412 square feet of active recreation area is required. The plans do not identify areas that consist of active recreation, but they do include areas that can be counted toward this requirement, including walking trails and a community clubhouse. A condition is included herein requiring the applicant to identify the areas and amenities that will demonstrate conformance to this requirement prior to certification of the DET. If such areas are inadequate, the applicant shall modify the open space to provide additional active recreational area.

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 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; Section 4.6, Buffering Development from Streets; Section 4.7, Buffering Incompatible Uses, Section 4.8, Building Frontage Landscape Requirements; and Section 4.9, Sustainable Landscaping Requirements. See the discussion of these standards below in Finding III.D and the analysis provided on the landscape plans.

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, except that additional detail of some fences is needed, as discussed below. An 8-foot-tall gabion wall is included to support the submerged gravel wetland at the northeast corner of the site for which a site detail was not submitted. A condition is included herein requiring submission of this site detail that demonstrates conformance to Section 27-6609 prior to certification. New and existing

fences are included along the northern property line of the site, where the site abuts existing commercial and institutional uses, however details for the fences are not included. A condition is included herein requiring submission of this site detail that demonstrates conformance to Section 27-6600, prior to certification.

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 of Sections 27-6802, 27-6803, 27-6805, 27-6808, and 27-6809, within Section 27-6800, Environmental Protection and Noise Control, of the Zoning Ordinance, as follows:

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

Per Section 27-6803, the application demonstrates compliance with the 2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) and the Tree Canopy Coverage Ordinance. Compliance with these ordinances is discussed in Finding III.E below.

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

To demonstrate compliance with Sections 27-6808 and 27-6809, an approved SWM Concept Plan (36919-2024-SDC) was submitted with the Subdivision Development Review Committee's (SDRC) response dated June 14, 2024; however, the associated approval letter was not provided. The approved plan indicates one submerged gravel wetland to provide stormwater retention and attenuation on-site before discharging into the public stormdrain system. The applicant has redesigned the proposed submerged gravel wetland and DPIE determined that a revision to the SWM concept was required. The TCP2 is not in conformance with the approved SWM concept plan. A revised SWM concept plan approval from DPIE will be required, prior to certification, as conditioned herein.

As required by Section 27-6808, based on the level of design information currently available and the limits of disturbance shown on the TCP2, the REF on the subject property have been preserved and/or restored to the fullest extent possible. No additional PMA impacts, compared to the approved PPS, are included with this application.

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

The DET is in conformance with the applicable standards in Section 27-6900 of the Zoning Ordinance, including building orientation and configuration, building façade materials, and articulation, as shown on the architectural elevations and discussed in Finding 2 above. Specific notes demonstrating conformance to Section 27-6903 are discussed in the statement of justification (SOJ), however, these notes should be demonstrated on the plans, as conditioned herein. No off-street parking is located between the buildings and Penn Crossing Drive.

The buildings are oriented such that the primary façade does not face off-street parking areas, with the exception of Buildings 2.1 and 2.2, which are oriented toward the central amenity building. While these two buildings face parking areas, and beyond the amenity building, The Planning Board finds that special attention has been paid to the overall layout of the site, to create a town square feel. Further, these buildings are subject to Section 4.8 of the Landscape Manual, and as such have building frontage landscaping (which qualifies as open space per Section 27-6404(a)) betwixt the primary façade and the parking area.

n. **Section 27-61200 — Neighborhood Compatibility Standards**

The subject DET is across Penn Crossing Drive from single-family attached dwellings. As such the development is subject to the standards outlined in this section.

The DET is in conformance with the applicable standards in Section 27-61200 of the Zoning Ordinance, including building height and setbacks, orientation, design, transparency, and materials. The off-street parking is within the maximum allowable under this section and is located in conformance with the standards outlined in Section 27-61200(f). The refuse collection areas are located central to the site, set back more than 50 feet, and shall be screened from Penn Crossing Drive. These areas are out of view from the adjacent townhouses across Penn Crossing Drive in accordance with this section.

Lighting is included in this DET that does not exceed 0.5-foot candle at the lot line closest to the adjacent townhouses. Exterior lighting fixtures

are 14 feet tall, which meets the requirements of this section. Signage included in this application conforms to the applicable standards within this section.

o. **Section 27-61500 — Signage**

As discussed in Finding 2, site directional signage, one residential gateway sign, and one canopy sign on the amenity building are included in this application. Directional signs are exempt from the standards of this section. The residential gateway sign needs to be identified as a permanent real estate sign under Section 27-61506(a). Only one such sign is permitted for multifamily development consisting of 100 or fewer dwelling units. As such, the canopy sign, which is located on top of the small canopy facing Penn Crossing Drive, should be removed or revised so that it is not a permanent real estate sign, under Section 27-61506(a). A condition is included herein requiring the applicant to revise the submitted sign package to conform with the standards for permanent real estate identification signs outlined in this section.

p. **Section 27-61600 — Green Building Standards**

The DET proposal is in compliance based on the required total 4 points and a provided 4.75 points. The following features are provided:

Meet American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) standards for lighting (0.75); 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 16 seasonal energy efficiency ratio (SEER) is included as standard (1.25) – total is 4.75 points out of the 4 points required.

Based on the analysis herein, the development represents a reasonable alternative for satisfying the applicable standards of Subtitle 27, 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 4-22049: The DET is subject to the conditions of approval of PPS 4-22049 and ADQ-2022-042. If the application is revised, as conditioned herein, the development will comply with all the relevant conditions of approval. PPS 4-22049 was approved with 14 conditions. The conditions relevant to the review of this DET are listed below, in **bold** text. The Planning Board's analysis of the project's conformance to the conditions follows each one, in plain text:

3. **In accordance with Section 24-135(b) of the prior Prince George's County Subdivision Regulations, the applicant and the applicant's heirs, successors, and/or assignees shall allocate appropriate and developable areas for, and**

provide, adequate on-site recreational facilities in accordance with the standards outlined in the Prince George's County Park and Recreation Facilities Guidelines.

The subject DET includes adequate on-site recreational facilities including a plaza, trails, benches, and a 2,000-square-foot amenity building, which is in accordance with this condition. It should be further noted that the residents of this development will have access to the adjoining 10,000-square-foot outdoor recreation facility associated with DSP-23003, Penn Place 1.

Site details for the interior amenities associated with the amenities building were not included in this submission. A condition is included herein requiring submission of those site details and a further breakdown of the interior recreational facilities in the recreational facilities calculation chart.

Further, site details that contribute to recreational facilities including decorative concrete paving, planting beds, and concrete curbs are not included in the site details provided. A condition is included herein requiring submission of these details prior to certification of the DET.

- 4. The on-site recreational facilities shall be reviewed by the Urban Design Section of the Development Review Division, of the Prince George's County Planning Department, for adequacy and proper siting, in accordance with the Prince George's County Park and Recreation Facilities Guidelines, with the review of the detailed site plan (DSP). Timing for construction shall also be determined at the time of DSP.**

The on-site recreational facilities are properly sited and deemed adequate. A note is included on the plans determining that the exterior recreational facilities will be constructed prior to the issuance of a use and occupancy permit for the second of the seven residential buildings. The Planning Board finds this timing is adequate.

The note further states that the on-site interior recreational amenities will be located in the "Amenities Building" which shall be completed prior to issuance of a use and occupancy permit for the building. The Planning Board finds this timing should be adjusted such that the amenities building and all recreational amenities therein, shall be completed prior to the issuance of a use and occupancy permit for the second residential building on this site. A condition is included herein requiring this revision.

- 7. Development of this site shall be in conformance with Stormwater Management Concept Plan 36919-2024-SDC, and any subsequent revisions.**

Section 27-3605(c)(F)(x) of the Zoning Ordinance requires a SWM concept approval prior to acceptance of a DET. An approved SWM Concept Plan

36919-2024-SDC was submitted with the SDRC response dated June 14, 2024; however, the associated approval letter was not provided. The approved plan indicates one submerged gravel wetland to provide stormwater retention and attenuation on-site before discharging into the public storm drain system. The applicant has redesigned the submerged gravel wetland and DPIE determined that a revision to the SWM concept was required. The TCP2 is not in conformance with the approved SWM concept plan. A revised SWM concept plan approval from DPIE will be required prior to certification, as conditioned herein.

8. **In conformance with the recommendations of the 2009 Approved Countywide Master Plan of Transportation and the 2009 Approved Marlboro Pike Sector Plan, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following facilities, and shall show these improvements on the detailed site plan, prior to its acceptance:**
 - a. **Shared-lane markings (sharrows) and a "Bicycles May Use Full Lane" signage assembly along the site's frontage of Penn Crossing Drive, unless modified by the operating agency with written correspondence.**
 - b. **A minimum 5-foot-wide sidewalk along both sides of all new internal driveways.**
 - c. **A minimum 5-foot-wide sidewalk, connecting the sidewalk along the site's frontage of Penn Crossing Drive to the building entrances.**
 - d. **Standard crosswalks and associated Americans with Disabilities Act (ADA) curb ramps at all vehicular access points and to the building entrances.**
 - e. **Short- and long-term bicycle parking spaces. Short-term bicycle racks (inverted-style or a similar model that provides two points of contact for a parked bicycle) shall be located no more than 50 feet from the building entrance.**

The above facilities have been identified on the plans.

13. **As part of the detailed site plan review, the applicant shall look for opportunities to reduce the amount of impervious surfaces. Measures that could be taken include removing extraneous drive aisles not adjacent to required parking, requesting a departure from the number of required parking spaces, utilizing structured parking, or proposing on street parking.**

Since this condition was approved at time of PPS, the applicant has revised the site layout to save one additional specimen tree and remove parking spaces.

Further, the applicant is proposing 10 parking spaces with pervious paving adjacent to the submerged gravel wetland. All of these measures reduce impervious area as required by Condition 13 of the PPS.

- C. **Certificate of Adequacy ADQ-2022-042:** The property is the subject of ADQ-2022-042, which was approved by the Planning Director on July 17, 2024. This ADQ is valid for 12 years from the date of approval of the associated PPS 4-22049, subject to the additional expiration provisions of Section 24-4503(c) of the Subdivision Regulations. ADQ-2022-042 was approved with three conditions, two of which are relevant to the review of this DET and are listed below, in **bold** text. The Planning Board's analysis of the project's conformance to the conditions follows, in plain text:

1. **Total development within the subject property shall be limited to uses which generate no more than 31 AM and 35 PM peak-hour vehicle trips**

The development application does not exceed the established trip cap; therefore, 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 submitted a Bike and Pedestrian Access Plan for review. A review of this exhibit has been incorporated into the findings of this resolution.

- D. **2018 Prince George's County Landscape Manual:** The application is subject to the requirements of Section 4.1, Residential Requirements; Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; Section 4.6, Buffering Development from Streets; Section 4.7, Buffering Incompatible Uses, Section 4.8, Building Frontage Requirements; and Section 4.9, Sustainable Landscaping Requirements. The submitted landscape plans show conformance to these requirements.

- E. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO):** This property is subject to the WCO because the property had a TCP that was accepted for review on or before June 30, 2024, it is greater than 40,000 square feet in size, and contains more than 10,000 square feet of existing woodland. A Type 2 Tree Conservation Plan, TCP2-2025-0058, was submitted with the DET application.

According to the worksheets shown on the TCP2 submitted, the site is 4.91 acres in the RMF-20 Zone. A total of 4.36 acres of existing woodlands are in the net tract. The site has a total woodland conservation threshold of 0.98 acre, or 20 percent of the net tract, as tabulated. The TCP2 shows a total woodland conservation requirement of 2.15 acres, based on clearing of 3.70 acres. The TCP2 shows this requirement will be met by

providing 0.49 acre of on-site woodland preservation, 0.45 acre of afforestation, and 1.21 acres of off-site woodland conservation credits.

The TCP2 shows reforestation around the SWM pond, to the northeast of Specimen Tree ST-6, along the frontage of Penn Crossing Drive, and connected to the tree save area from Penn Place I.

The design of the submerged gravel wetlands on the TCP2 has changed from the approved SWM concept plan. The reforestation located along the stormwater facility could be supported if DPIE approves the revised facility design. In addition, the TCP2 shows reforestation within the bounds of the 15-foot setback for the stormdrain connection from the redesigned submerged gravel wetland. If the stormwater redesign is approved by DPIE, the applicant should seek to show the 0.07 acre of woodland retained, not credited, in association with Specimen Tree ST-6. The preservation of this area allows the applicant to create one contiguous preservation area from the submerged gravel wetland to Marlboro Pike.

The reforestation located around the stormwater facility does not meet the design criteria as established in Sections 25-122(b)(1)(I) and 25-122(b)(1)(K) of the County Code. The applicant shall revise these areas to meet the design requirements for reforestation or shall seek the use of landscaping credits to meet the 35-foot minimum. The 0.11 acre of afforestation could be utilized in conjunction with 0.07 acre of woodland currently identified as “retained-not credited” around Specimen Tree ST-6. This area could be considered contiguous with the adjacent landscaping areas on-site. The utilization of these areas for woodland conservation credit is contingent upon approval of the revised SWM concept plan from DPIE. If these areas are not able to meet the design criteria in Section 25-122(b)(1) of County Code or are not supported by DPIE, the applicant shall revise the TCP2 to show how the requirements will be met in conformance with the approved TCP1.

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 RMF-20 are required to provide a minimum of 20 percent of the net tract area covered by tree canopy. The subject site is 4.91 net acres and the required TCC is 0.98 acre. The site plan includes sufficient TCC (1.05 acres) with woodland preservation and landscape trees to exceed the minimum requirement. A technical correction is needed to accurately reflect the amount of square footage in landscape trees on the TCC schedule, which is 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, 2025 (Klein to Myerholtz), the Community Planning Division indicated that master plan conformance is not required for this application, but provided an analysis of the project with applicable goals and strategies of the 2009 *Approved Marlboro Pike Sector Plan* (sector plan). This analysis concludes that the proposal is consistent with the relevant goals and strategies of the sector plan regarding safety, pedestrian amenities, streetscape enhancements, green infrastructure, water quality, stormwater management, and energy efficiency.
2. **Transportation Planning**—In a memorandum dated September 23, 2025 (Wilson to Myerholtz), the Transportation Planning Section provided a review of conditions attached to prior approvals and of the applicable Part 27-6 development standards, which are incorporated into the findings above. The Transportation Planning Section 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 20, 2025 (Thompson to Myerholtz), DPR noted that they do not have objections to approval of this DET.
4. **Environmental Planning**—In a memorandum dated September 19, 2025 (Kirchhof to Myerholtz), the Environmental Planning Section included a discussion of relevant previous conditions of approval, which have 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), the Historic Preservation Section indicated that the subject property does not contain and is not adjacent to any designated Prince George's County historic sites or resources.
6. **Permit Review**—In a memorandum dated September 15, 2025 (Chaney to Myerholtz), the Permit Review Section noted technical issues on the plans which will require corrections, and are conditioned herein.
7. **Prince George's County Health Department**—In a memorandum dated September 4, 2025 (Adepoju to Myerholtz), the Health Department noted a sufficient number of market/grocery stores within a 0.5-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 shall be enforced by the permitting agency.
8. **Prince George's County Fire/EMS Department**—In a memorandum dated September 15, 2025 (Reilly to Myerholtz), the Fire/EMS Department indicated

that fire lane markings and signage should be included in the DSP. Markings and signage will be required in accordance with Subtitle 11-277 of the County Code. A condition is included herein to provide fire lane markings and signage.

9. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—DPIE did not offer comments on the subject application.
10. **Maryland State Highway Administration (SHA)**—SHA did not offer comments on the subject application.
11. **Washington Suburban Sanitary Commission (WSSC)**—WSSC did not offer comments on the subject application.
12. **Prince George's County Department of Public Works and Transportation (DPW&T)**—DPW&T did not offer comments on the subject application.
13. **Prince George's County Soil Conservation District (PGSCD)**—PGSCD did not offer comments on the subject application.

H. Community Feedback: The Prince George's County Planning Department did not receive any written correspondence from the community regarding the 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 two exhibits (Applicant Exhibit 1 and 2). Applicant Exhibit 1 includes a summary of the pre-application neighborhood meeting held on February 26, 2025. Applicant Exhibit 2 is a detailed timeline and summary of the applicant's community outreach efforts for this project.

The hearing began with a technical staff presentation, followed by the applicant's presentation. The applicant requested one technical change to Condition 1a. Staff was in agreement with the applicant on this change, which has been incorporated into this resolution.

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 2025-0058, and further APPROVED Detailed Site Plan DET-2024-020 for the above-described land, subject to the following conditions:

1. Prior to certification of the detailed site plan (DET), the applicant and the applicant's heirs, successors, and/or assignees shall, revise the DET as follows:

- a. Revise the note on the coversheet which states the construction timing for the recreational amenities to state that the amenities building shall be completed, prior to issuance of a use and occupancy permit for the second residential building on the site, and remove the reference to Building 2.1.
- b. Revise the recreational facilities calculation chart to accurately itemize all recreational site details, including quantities and values of interior and exterior finishes and furnishings, appliances, and fitness equipment. Submit all site details for items counted toward the recreational facilities requirements subject to approval by the Urban Design Section as a designee of the Prince George's County Planning Board.
- c. Identify areas on the plans to demonstrate conformance to the requirements for active recreation, pursuant to Section 27-6404 of the Prince George's County Zoning Ordinance.
- d. The dimensions for parking spaces noted on the coversheet do not match the dimensions provided on subsequent plan sheets. Correct these to be consistent throughout the DET.
- e. Provide the height of each building on the DET.
- f. Identify the minimum 80-foot right-of-way along Marlboro Pike.
- g. Delineate the width of the sidewalks along the property frontages of Penn Crossing Drive and Marlboro Pike.
- h. Provide details of Americans with Disabilities Act-compliant curb ramps at all pedestrian crossings.
- i. Include long-term bicycle parking in accordance with the Prince George's County Zoning Ordinance, Section 27-6209(b)(3)(b), to protect bicycles from weather and debris, and to meet the intent of the ordinance, subject to review by the Urban Design Section as a designee of the Prince George's County Planning Board.
- j. Include fire lane markings and signage, the locations and details of which shall be pursuant to the specifications of the Prince George's County Fire Department.
- k. Revise the sign package to conform to the requirements of the Prince George's County Zoning Ordinance, Section 27-61506(1), Permanent Real Estate Identification Signs.
- l. Remove the term residential gateway sign from all plans and ensure no such labeling is included throughout the submission, in accordance with Section 27-61505 of the Prince George's County Zoning Ordinance.

- m. Add a note to the plans that identifies the specific elements of architecture that demonstrate conformance to Section 27-6903 of the Prince George's County Zoning Ordinance, as were discussed in the Statement of Justification.
- 2. Prior to certification of the detailed site plan (DET), the landscape plans shall be revised as follows:
 - a. Revise the submerged gravel wetland detailed planting plan on Sheet L-1.04 to match the submerged gravel wetlands as shown on the DET.
 - b. Provide a detail for the gabion wall and existing and proposed fencing in conformance with Section 27-6600 of the Prince George's County Zoning Ordinance.
 - c. The Tree Canopy Coverage schedule identifies 1.09 acres of landscape trees, which is inaccurately reflected as 24,225 square feet. Correct these figures.
 - d. Add the project name, case number, and Type 2 tree conservation plan number to the Tree Canopy Coverage Schedule.
 - e. Identify which shade trees and planted areas are being counted toward the requirements of Section 4.8 of the 2018 *Prince George's County Landscape Manual*.
- 3. Prior to certification of the detailed site plan, the Type 2 tree conservation plan (TCP2) shall be revised as follows, to meet all requirements of Subtitle 25:
 - a. Correct the woodland conservation worksheet to identify the tree conservation plan number on line 6 as TCP2-2025-0058.
 - b. Correct the woodland conservation worksheet on line 7 to provide the project name.
 - c. This is the first TCP2 for the site; remove the history table from the TCP2. Provide a 2-inch by 2-inch space on the bottom right of each sheet of the TCP2 for the DARTS Environmental Planning Section approval block.
 - d. Remove the proposed reforestation located between the site access and public stormdrain connection along the site frontage with Penn Crossing Drive and replace it with landscape credits.
 - e. Correct the woodland conservation area to include the 0.07-acre area located around Specimen Tree ST-6 as preservation.
 - f. Remove any proposed reforestation or preservation located within the 15-foot stormdrain setback.
 - g. Show the proposed sewer connection to Marlboro Pike in conformance with the site plan.

4. Prior to certification of the detailed site plan, the applicant shall submit the revised stormwater management (SWM) concept plan and associated approval letter for the record and revise the Type 2 tree conservation plan to reflect the approved revised SWM concept plan.


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

11/12/25