

PGCPB No. 2025-076

File No. PPS-2024-013

R E S O L U T I O N

WHEREAS, Morgan Station, LLC is the owner of a 26.17-acre tract of land known as Parcel D and Parcel E, said property being in the 13th Election District of Prince George's County, Maryland, and being zoned Residential, Single-Family-65 (RSF-65), Commercial, General and Office (CGO), and Military Installation Overlay (MIO); and

WHEREAS, on June 9, 2025, Morgan Station, LLC filed an application for approval of a Preliminary Plan of Subdivision for 35 lots and 6 parcels; and

WHEREAS, the application for approval of the aforesaid Preliminary Plan of Subdivision, also known as Preliminary Plan PPS-2024-013 for The Marion was presented to the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission by the staff of the Commission at a public hearing on September 11, 2025; and

WHEREAS, new Regulations for the Subdivision of Land, Subtitle 24, Prince George's County Code went into effect on April 1, 2022; and

WHEREAS, the staff of The Maryland-National Capital Park and Planning Commission recommended APPROVAL of the application with conditions; and

WHEREAS, at the September 11, 2025 public hearing, the Prince George's County Planning Board heard testimony and received evidence submitted for the record on the aforesaid application.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the provisions of Subtitles 24 and 25, Prince George's County Code, the Prince George's County Planning Board APPROVED Type 1 Tree Conservation Plan TCP1-020-2025, and APPROVED a Variance to Section 25-122(b)(1)(G), and further APPROVED Preliminary Plan of Subdivision PPS-2024-013 for 35 lots and 6 parcels, subject to the following conditions:

1. Prior to signature approval of the preliminary plan of subdivision, the plan shall be revised as follows:
 - a. Add Tax Map 67 Grid A4 to General Note 3.
 - b. Revise General Note 1 to provide the current plat reference for the property.
 - c. Revise General Note 5 to remove reference to private alleys.
 - d. Revise General Note 7 to reference the correct name of the existing parcels (Parcel D and Parcel E) and their acreage.
 - e. Revise General Note 13 to include "Transit" as proposed use of this property.
 - f. Revise the Parcel table on Sheet 1 to include that Parcels A through D will be conveyed to a homeowners or community association.

- g. Show and label a minimum 10-foot-wide public utility easement along the entire frontage of proposed Road A, including the cul-de-sac proposed to terminate Road A.
 - h. Revise the public use easement for the Central Avenue Connector Trail (CACT) to include the pedestrian connection between the CACT and the existing sidewalk along MD 214 (Central Avenue).
 - i. Delineate the future upper-level (25-foot) unmitigated 65 dBA/Leq noise contour during the daytime and the future ground-level (5-foot) and upper-level (25-foot) unmitigated 55 dBA/Leq noise contour during the nighttime. Delineate the future ground-level (5-foot) and upper-level (25-foot) mitigated 65 dBA/Leq noise contour during the daytime and the future ground-level (5-foot) and upper-level (25-foot) mitigated 55 dBA/Leq noise contour during the nighttime.
 - j. Remove the intensity and dimensional lot standard tables from Sheets 2 and 4.
- 2. Prior to approval, the final plat of subdivision shall include:
 - a. The granting of a minimum 10-foot-wide public utility easement along both sides of all public streets, in accordance with Section 24-4205 and Section 24-4401 of the Prince George's County Subdivision Regulations, in accordance with the approved preliminary plan of subdivision.
 - b. Right-of-way dedication of Road A and along MD 214 (Central Avenue) and Hill Road, in accordance with Section 24-4201(c) of the Prince George's County Subdivision Regulations and the approved preliminary plan of subdivision.
- 3. Development of this subdivision shall be in conformance with Stormwater Management Concept Plan No. SIT-00181-2024, and any subsequent revisions, in accordance with Section 24-4303 of the Prince George's County Subdivision Regulations.
- 4. In accordance with Section 24-3402(c)(2)(B)(ii) of the Prince George's County Subdivision Regulations, prior to approval of a final plat for single-family detached residential units, the applicant and the applicant's heirs, successors, and/or assignees shall demonstrate that a homeowners or community association has been established for that portion of the subdivision. The draft covenants shall be submitted to the Subdivision Section of the Development Review Division of the Prince George's County Planning Department, to ensure that the rights of the Prince George's County Planning Board are included. The book/page of the declaration of covenants shall be noted on the final plat, prior to recordation.
- 5. In accordance with Section 24-4102(f) of the Prince George's County Subdivision Regulations, prior to approval of the first building permit for a single-family detached residential dwelling, the applicant and the applicant's heirs, successors, and/or assignees shall convey land to a homeowners association (HOA) or community association, as identified on the approved

preliminary plan of subdivision and detailed site plan. Land to be conveyed shall be subject to the following:

- a. A copy of the recorded deed for the property to be conveyed shall be submitted to the Subdivision Section of the Development Review Division of the Prince George's County Planning Department.
 - b. All waste matter of any kind shall be removed from the property, and all disturbed areas shall have a full stand of grass or other vegetation upon completion of any phase, section, or the entire project.
 - c. The conveyed land shall not suffer the disposition of the construction materials or soil filling, other than the placement of fill material associated with permitted grading operations that are consistent with the permit and minimum soil class requirements, discarded plant materials, refuse, or similar waste matter.
 - d. Any disturbance of land to be conveyed to the association shall be in accordance with an approved site plan and tree conservation plan. This shall include, but not be limited to the location of sediment control measures, tree removal, temporary or permanent stormwater management facilities, utility placement, and stormdrain outfalls.
 - e. Stormdrain outfalls shall be designed to avoid adverse impacts on land to be conveyed to the association. The location and design of drainage outfalls that adversely impact property to be conveyed shall be reviewed and approved by the Development Review Division of the Prince George's County Planning Department.
 - f. Covenants recorded against the conveyed property, ensuring retention and future maintenance of the property by the association, including the reservation of rights of approval by the Prince George's County Planning Director.
6. In accordance with Section 24-4102(c)(3) of the Prince George's County Subdivision Regulations, prior to acceptance of a detailed site plan, the applicant shall submit a Phase II noise study based on the final site layout that contains techniques for enhanced building design or construction materials, which demonstrates conformance to Section 27-6810 of the Prince George's County Zoning Ordinance. The detailed site plan shall identify all dwelling units requiring enhanced building shell design or construction materials for interior noise mitigation. Any detailed site plan containing architecture shall reflect the enhancements required to these units. The detailed site plan 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 detailed site plan. The noise contours shall account for the locations of all buildings and any noise barriers.
 7. In accordance with Section 24-4601 of the Prince George's County Subdivision Regulations, the applicant, and the applicant's heirs, successors, and/or assignees shall allocate appropriate and developable areas for, and provide, adequate on-site recreational facilities in accordance with the

standards outlined in the *Prince George's County Parks and Recreation Facilities Design Guidelines*.

8. Prior to the submission of the final plat of subdivision for any residential lot/parcel, the applicant, and the applicant's heirs, successors, and/or assignees shall submit an executed private recreational facilities agreements (RFA) to the Development Review Division (DRD) of the Prince George's County Planning Department for construction of on-site recreational facilities, for approval. Upon approval by DRD, the RFA shall be recorded among the Prince George's County Land Records and the Liber and folio of the RFA shall be noted on the final plat prior to plat recordation.
9. In accordance with Section 24-4601(b)(4)(C) of the Prince George's County Subdivision Regulations, the on-site recreational facilities shall be reviewed by the Development Review Division of the Prince George's County Planning Department, for sufficiency and proper siting, in accordance with the *Prince George's County Parks and Recreation Facilities Design Guidelines*, with the review of the site plan. Timing for construction shall also be determined at the time of the site plan.
10. In accordance with Section 24-4601(b)(4)(C) of the Prince George's County Subdivision Regulations, prior to approval of building permits for residential development, the applicant and the applicant's heirs, successors, and/or assignees shall submit a performance bond, letter of credit, or other suitable financial guarantee to the Prince George's County Planning Department, for the construction of private and public recreational facilities.
11. Prior to submission of the final plat of subdivision for any residential lot/parcel, the applicant, and the applicant's heirs, successors, and/or assignees shall submit an executed public recreational facilities agreement (RFA) to the Prince George's County Department of Parks and Recreation (DPR) for construction of public recreational facilities (Hill Road Segment of the Central Avenue Connector Trail), for approval. Upon approval by DPR staff, the RFA shall be recorded among the Prince George's County Land Records and the Book and Page of the RFA shall be noted on the final plat prior to plat recordation. The detailed site plan and/or public RFA shall establish the timing for the construction of the public recreational facilities.
12. At the time of detailed site plan, the applicant shall show the phasing of the residential development, in order to establish the timing for the submittal of a performance bond, letter of credit, or other suitable financial guarantees for the public recreational facilities (Hill Road Segment of the Central Avenue Connector Trail (CACT)). Prior to approval of building permits, as identified on the approved detailed site plan, for residential development, the applicant and the applicant's heirs, successors, and/or assignees shall submit a performance bond, letter of credit, or other suitable financial guarantees to the Prince George's County Department of Parks and Recreation (DPR) for construction of public recreational facilities (Hill Road Segment of the CACT). The public recreational facilities (Hill Road Segment of the CACT) shall be constructed by following the 30 percent design documents of the Central Avenue Connector Trail 30 Percent Design Project: Preliminary Construction Drawings and Final Report (Appendix G).

13. In accordance with the 2009 *Approved Countywide Master Plan of Transportation* and the 2010 *Approved Subregion 4 Master Plan*, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following facilities, and show the locations and extent of the following facilities at the time of detailed site plan:
 - a. A standard bicycle lane and signage along the frontage of MD 214 (Central Avenue), unless modified by the permitting agency with written correspondence. Any modification shall be in accordance with Prince George's County Department of Public Works and Transportation and Maryland State Highway Administration adopted standards.
 - b. Location and limits of the 10-foot-wide Central Avenue Connector Trail along the property frontage of Hill Road and through the site.
 - c. Minimum 5-foot-wide sidewalk along the property frontage of Hill Road, unless modified by the permitting agency with written correspondence. Any modification shall be in accordance with Prince George's County Department of Public Works and Transportation and Maryland State Highway Administration adopted standards.
 - d. Minimum 5-foot-wide sidewalk along both sides of all internal roadways.
 - e. Continental-style crosswalks with associated Americans with Disabilities Act-compliant curb ramps across all vehicular access points.
 - f. Short-term bicycle parking at all recreational areas.
 - g. Short- and long-term bicycle parking for the multifamily building(s).
 - h. Short-term bicycle parking near the entrance of the commercial building(s).
 - i. A truck turning exhibit with design vehicle classification, to demonstrate large vehicle movement throughout the site.
14. Prior to signature approval of the preliminary plan, the Type 1 tree conservation plan shall be revised as follows:
 - a. Add the following note under the specimen tree table:

“NOTE: This plan is in accordance with the following variance from the strict requirements of Subtitle 25 approved by the Planning Board on (ADD DATE) with PPS-2024-013 for the removal of five specimen trees (Section 25-122(b)(1)(G)) specifically Specimen Trees ST-1, ST-2, ST-3, ST-4, and ST-5.”
 - b. Add labels to the wetlands as shown on the approved Natural Resources Inventory, NRI-105-2024.
 - c. Show the stormwater management outfall for the underground storage facility.

- d. Have the Type 1 Tree Conservation Worksheet signed by the qualified professional who prepared it.
15. At the time of final plat, a conservation easement shall be described by bearings and distances in conformance with Section 24-4303(d)(5) of the Prince George's County Subdivision Regulations. The conservation easement shall contain the delineated primary management area, except for approved impacts, and shall be reviewed by the Environmental Planning Section prior to approval of the final plat. The following note shall be placed on the plat:

“Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed.”
16. Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan (TCP1-020-2025) in conformance with Section 25-121 of the County Code. The following notes shall be placed on the final plat of subdivision:

“This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-020-2025), or as modified by a future Type 2 Tree Conservation Plan and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland Conservation/Tree Preservation Policy and will make the owner subject to mitigation under the Woodland and Wildlife Habitat Conservation Ordinance (WCO). This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of The Maryland-National Capital Park and Planning Commission (M-NCPPC), Prince George's County Planning Department.”
17. Prior to the issuance of permits for this subdivision and in conformance with Section 25-119(a)(3) of the County Code, a Type 2 tree conservation plan (TCP2) 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.”
18. Prior to the issuance of any permits impacting 100-year floodplain, wetlands, wetland buffers, streams, or waters of the United States, the applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.
19. At the time of detailed site plan, the Type 2 tree conservation plan shall reflect the location of the Central Avenue Connector Trail outside of the woodland conservation easement.

20. Prior to approval of building permits for residential development, a certification by a professional engineer with competency in acoustical analysis shall be placed on the building permits stating that the building shells of structures have been designed to reduce interior noise levels to 45 dBA/Leq or less, in accordance with Section 27-6810 of the Zoning Ordinance.
21. The detailed site plan shall include a Phase II noise report demonstrating that the interior of the residential buildings can be mitigated to 45 dBA Ldn or less, and that all outdoor activity areas can be mitigated to 65 dBA Ldn or less for daytime, and 55 dBA Ldn or less for nighttime, in accordance with Section 27-6810 of the Zoning Ordinance.
22. Prior to approval of building permits, the applicant, and the applicant's heirs, successors, and/or assignees shall submit evidence to the Subdivision Section of the Development Review Division of the Prince George's County Planning Department, that the Railway Vibration Analysis dated September 24, 2024, prepared by Phoenix Noise & Vibration, LLC, has been submitted to the Prince George's County Department of Permitting, Inspections and Enforcement.
23. The following note shall be placed on the final plat for the property, which may be subject to exposure to vibration impacts above the Federal Trade Authority levels for residential buildings:

"This property is located within close proximity to a railway line and may be subject to feelable vibration."

BE IT FURTHER RESOLVED, that the findings and reasons for the decision of the Prince George's County Planning Board are as follows:

1. The subdivision, as modified with conditions, meets the applicable legal requirements of Subtitles 24 and 27 of the Prince George's County Code and the Land Use Article of the Annotated Code of Maryland.
2. **Background**—The site is located in the northeast quadrant of the intersection of MD 214 (Central Avenue) and Hill Road. The property is approximately 26.17 acres, consisting of two parcels, Parcel D and Parcel E, which are recorded in the Prince George's County Land Records in Plat Book ME 269, page 21.

The northern portion of the property is zoned Residential, Single-Family-65 (RSF-65) and the southern portion is zoned Commercial, General and Office (CGO). The entire site is located in the Military Installation Overlay Zone for height. In accordance with Section 24-4503 of the Prince George's County Subdivision Regulations, this preliminary plan of subdivision (PPS) is supported by and subject to approved Certificate of Adequacy ADQ-2024-035. The site is subject to the 2010 *Approved Subregion 4 Master Plan and Sectional Map Amendment*, Subtitles 24 and 27 of the Prince George's County Code, and other applicable plans, as outlined herein.

This PPS approves 35 lots and six parcels for mixed-use development. The 35 lots (Lot 1 through Lot 35) and Parcels A through E are approved for single-family detached rental residential dwelling units and are located on the RSF-65-zoned portion of the property, which is accessed by

a public road (Road A). The southern parcel (Parcel 1), which is zoned CGO, is evaluated for development of 405 multifamily dwelling units and 5,000 square feet of commercial space. Four parcels (Parcels A–D) are approved for open space to support the single-family residential development and are to be retained by the owner. However, these parcels shall be conveyed to a homeowners association or community association, as they support the residential development. One linear parcel (Parcel E), traversing the site from east to west, contains the existing Blue and Silver metro line, which bisects the site, and is to be conveyed to the Washington Metropolitan Area Transit Authority (WMATA). The subterranean rail line comes above ground on the east side of the property for about 600 feet before going below ground on the adjacent property. No other development currently exists on the site.

This PPS is required in accordance with Section 24-3402(b)(3) of the Subdivision Regulations. The applicant participated in a pre-application conference for the PPS on July 1, 2024, pursuant to Section 24-3302(b)(1) of the Subdivision Regulations, and held a pre-application neighborhood meeting on September 19, 2024, pursuant to Section 24-3303(b)(1) of the Subdivision Regulations.

The applicant filed a variance request to Section 25-122(b)(1)(G) of the 2024 Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance (WCO) for removal of five specimen trees. This request is discussed further in the Environmental finding of this resolution.

3. **Setting**—The subject site is located on Tax Map 66 Grid F4 and Tax Map 67 Grid A4 and is in Planning Area 72. MD 214 and Hill Road abut subject site to the west and south. Single-family detached dwellings in the Residential, Single-Family-95 (RSF-95) Zone lie directly to the north. To the south of the RSF-65 zoned portion and to the west of the CGO-zoned portion of the site, lie institutional uses in Local Transit-Oriented-Edge Zone. To the east of the RSF-65-zoned portion of the site lie woodlands in the Reserved Open Space Zone owned by The Maryland-National Capital Park and Planning Commission.
4. **Development Data Summary**—The following information relates to the subject PPS and the evaluated development.

	EXISTING	EVALUATED
Zone	RSF-65/CGO/MIO	RSF-65/CGO/MIO
Use(s)	Transit	Residential/Commercial/Transit
Acreage	26.17	26.17
Lots	0	35
Parcels	2	6
Dwelling Units	0	440
Gross Floor Area	5,000 sq. ft.	5,000 sq. ft.
Subtitle 25 Variance	No	Yes, Section 25-122(b)(1)(G)
Subtitle 24 Variation	No	No

5. **Previous Approvals**—The property is subject to prior PPS 4-75064, which was approved by the Prince George’s County Planning Board on May 22, 1975, and PPS 12-3298, which was approved by the Prince George’s County Planning Board on June 27, 1974. No development occurred on the subject property pursuant to these prior approvals. This PPS supersedes 4-75064 and 12-3298 for the subject property.
6. **Community Planning**—Pursuant to Section 24-4101(b)(1) and 24-3402(e)(1)(D(iv) of the Subdivision Regulations, a major PPS shall be consistent with the 2014 *Plan Prince George’s 2035 Approved General Plan* (Plan 2035) and shall conform to all applicable area master plans, sector plans, or functional master plans. Consistency with Plan 2035 and conformance with the master plan are evaluated as follows:

General Plan

Plan 2035 places the western portion of the subject property within the Established Communities Growth Policy Area, and approximately 11 acres in the Morgan Boulevard Metro Center on the remainder of the property.

Plan 2035 classifies existing residential neighborhoods and commercial areas served by public water and sewer outside of the Regional Transit Districts and Local Centers, as Established Communities. Established communities are most appropriate for context-sensitive infill and low-to medium-density development. Plan 2035 recommends maintaining and enhancing existing public services (police and fire/EMS), facilities (such as libraries, schools, parks, and open space), and infrastructure in these areas (such as sidewalks) to ensure that the needs of existing residents are met (page. 20).

The eastern portion of the property is in the Morgan Boulevard Metro Local Transit Center, Plan 2035 designates Local Centers, as focal points for development and civic activity based on their access to transit or major highways. The plan contains recommendations for directing medium to medium-high residential development, along with limited commercial uses, to these locations. These centers are envisioned as supporting walkability, especially in their cores and where transit service is available (page 19). Plan 2035 also makes the following recommendations which are relevant to this PPS:

Policy 1: Concentrate medium- to high-density housing development in Regional Transit Districts and Local Centers with convenient access to jobs, schools, childcare, shopping, recreation, and other services to meet projected demand and changing consumer preferences. (page 187)

The PPS is consistent with Plan 2035 because it places medium-high density housing and commercial development within the Morgan Boulevard Metro Center. Development of this property will create transit-oriented development opportunities, and leverage investment in the area.

The recommended average net housing density for the Morgan Boulevard Metro Center in the General Plan is 10–15 dwelling units per net acre (du/ac). However, the RSF-65 Zone allows a maximum density of 6.7 du/ac. The subject PPS reflects a density

of 2.21 du/ac for the single-family lots in the RSF-65 Zone. The PPS shows the density in the CGO Zone for multifamily residential units as 48 du/ac, which is the maximum density allowed for the zone.

The mixed-use development of 35 single-family detached residential units, 410 multifamily units, and 5,000 square feet of commercial/retail use is consistent with the recommendations of the General Plan for Established Communities and Local Centers. The development directs medium-high density residential uses and commercial uses within 1.0 mile of the Morgan Boulevard Metro Center. With the included bicycle and pedestrian improvements, implementation of a section of the Central Avenue Connector Trail (CACT) within the property, and other infrastructure improvements, this PPS promotes walkability and access within the Morgan Boulevard Metro Center.

Master Plan

According to Plan 2035, all planning documents which were duly adopted and approved prior to the date of adoption of Plan 2035 remain in full force and effect, except for the designation of tiers, corridors, and centers, until those plans are revised or superseded. The master plan recommends Mixed-Use Commercial land uses on the subject property (page 62) and contains the following goals:

Mixed-Use Residential and Mixed-Use Commercial Goals (page 63)

- **To reinforce the sustainability of the municipalities by promoting the development of commercial/mixed-use projects and public realm enhancements that improve the quality of life and generate tax income within and immediately surrounding the municipalities.**
- **To attract higher quality uses to the area that meet community needs or provide a new opportunity for the area.**

The PPS allows mixed-use development which contributes to the overall mix of uses within the area and along the corridor, facilitating the generation of tax income for the County. Given the partial location of the property within the Morgan Boulevard Metro Center, the proposed development will provide a mix of housing opportunities in and around the center and provide transit-oriented development. The residential and commercial development along with public realm enhancements will serve the neighborhoods while also encouraging a safe shopping, working, and living environment within the subregion, in accordance with the master plan (page 65).

In addition, the master plan recommends the following goals, policies, and strategies to help advance the intent and purpose of the plan.

The master plan organizes Subregion 4 into six living areas (Map 5-1, page 72). Living areas are primarily residential with various types of housing (page 71). The subject property is within Living Area C, Zone 1.

The master plan recognizes that Living Area C is still emerging from its agricultural roots to its status as the newest mixed-use living area, which focuses on entertainment. It has the potential to be shaped as a unique living environment within Subregion 4 (page 80).

Living Area C, Zone 1 Recommendations

Land Use and Community Design (page 82-83)

- **Encourage Central Avenue and Marlboro Pike commercial corridor node/cluster development.**
- **Preserve and strengthen commercial uses in growth centers, shopping nodes, and main street areas.**
- **Develop mixed-use development within one-half mile of the General Plan centers**

Housing and Neighborhood Revitalization (page 84)

Policy 1: Establish mixed-income developments and create new opportunities for single-family, detached housing near new or proposed retail and mixed-use development sites.

The development of this property implements these recommendations and policy, because the PPS is within a mile of the Morgan Boulevard Metro Center and allows development of single-family and multifamily residential and commercial/retail uses. With the provision of the commercial/retail uses along Central Avenue, this PPS will preserve and strengthen commercial uses in the center and encourage the master plan-envisioned commercial corridor development.

The PPS is found to be consistent with the general plan and conforms to the master plan, in accordance with Sections 24-4101(b)(1) and 24-3402(e)(1)(D)(iv) of the Subdivision Regulations, as outlined above and evaluated throughout this resolution.

7. **Stormwater Management**—Pursuant to Section 24-4303(b) of the Subdivision Regulations, a PPS shall not be approved until evidence is submitted that a stormwater management (SWM) concept plan has been approved by the Prince George’s County Department of Permitting, Inspection and Enforcement (DPIE). A SWM Concept Plan/Site Development Concept Plan (SIT-00181-2024) and an associated letter approved by DPIE on June 27, 2025 were submitted with this PPS. The approved plan shows an existing SWM pond on-site, adjacent to the rail tracks. The SWM concept plan proposes the use of 32 micro-bioretenment facilities, and a submerged gravel wetland, to meet the environmental site design to the maximum extent practicable. An underground flood control facility is also proposed to meet the water quantity control requirement.

Development of the site, in conformance with SWM concept approval and any subsequent revisions approved by DPIE, will ensure compliance with the SWM policies, standards, and practices. Green building techniques and green infrastructure are highly encouraged. Therefore, this PPS satisfies the requirements of Section 24-4303 and 24-4403 of the Subdivision Regulations.

8. **Parks and Recreation**—This PPS has been reviewed for conformance with the requirements and recommendations of Plan 2035, the master plan, the 2022 *Land Preservation, Parks and Recreation Plan for Prince George's County*, the 2013 *Formula 2024: Functional Master Plan for Parks, Recreation and Open Space*, and the Subdivision Regulations, as they pertain to public parks and recreational facilities.

Section 24-4601 of the Subdivision Regulations, which relates to the mandatory dedication of parkland, provides for dedication of land, payment of a fee-in-lieu, and/or provision of recreational facilities to meet the recreational needs of residents of the subdivision. Based on the allowed density of development, 15 percent of the net residential lot area, or 3.93 acres, would be required to be dedicated to M-NCPPC for public parks. Per Section 24-4601(b)(4)(C)(i) of the Subdivision Regulations, the Planning Board may approve the provision of recreation facilities to meet the mandatory parkland dedication requirement if the proposed facilities will be equivalent or superior in value to the land, improvements, or facilities, that would have otherwise been provided under the requirements of Section 24-4601.

This PPS fulfills mandatory dedication via the provision of on-site recreation facilities. The PPS identifies recreation areas that include courtyards with internal facilities for each multifamily building, a play area, a dog run, and outdoor seating on Parcel 1. For the single-family residential development, a play area and a sitting area are shown. The seating areas should be located closer to the SWM pond on Parcel C, away from the residential lots. This will provide a park-like experience for users and lessen impacts to the single-family residents. Trash cans should also be provided. The included facilities will conceptually meet the value of land that would normally be required for dedication. The on-site recreation facility details will be assessed with the review of the detailed site plan.

The CACT, a master-planned trail, is adjacent to the subject property and is identified on the PPS as to be constructed as a public recreational facility. The applicant will construct a segment of the CACT between Hill Road and Hill Road Park, which abuts the property to the east. The best possible alignment of the CACT on the subject site was determined, and is shown on the PPS to be located on the property, outside the public right-of-way (ROW) and behind the required public utility easement (PUE). A public use easement is shown on the PPS, covering the extent of the trail located on the property. The connection between the trail and the existing sidewalk along Central Avenue shall also be located within the public use easement. This revision to the PPS shall be made, prior to signature approval of the PPS. The alignment and design of this approximately 2,465-foot segment of the CACT will be further developed, as part of the detailed site plan review.

M-NCPPC-owned parks in this area include Hill Road Park, Ridgley Park, Willow Hills Park, Peppermill Community Center, J. Franklin Bourne Aquatic Center, Cabin Branch Stream Valley

Park and the Sports and Learning Complex. All of these facilities are north of MD 214. Area recreation facilities south of MD 214 are the Walker Mill Regional Park, Millwood Park building, and the Suitland-District Heights Park. The Ridgley Rosenwald School is within 1.0 mile of the subject site.

Given the site development and nearby facilities, the proposed development aligns with all applicable area master plan and functional master plan intentions to provide quality, safe, and convenient parks and recreational facilities with developments, providing respite and contributing to the desirability and livability of the community for current and future residents.

Based on the preceding findings, the provision of mandatory dedication of parkland shall be met through the provision of on-site private and public recreational facilities, in accordance with Section 24-4601(b)(4)(C).

9. **Transportation**—This PPS was reviewed for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT), the master plan, the Zoning Ordinance, and the Subdivision Regulations to provide the appropriate transportation facilities.

The following facilities are recommended by the MPOT and master plan:

Master Plan Right-Of-Way

Central Avenue (MD 214) (A-32): 120-150-foot Right-of-Way (ROW)

Both the MPOT and area master plan recommend a minimum 120-foot-wide ROW. The plan sheets identify that 65.1 feet of ROW is provided from the road centerline, and provides 4,150 square feet of dedication to meet the requirements.

Hill Road (C-407): 80-foot ROW

Both the MPOT and area master plan recommend a minimum 80-foot-wide ROW. The plan sheets identify 47 feet of ROW is provided from the road centerline and meet the requirements. No additional ROW is required.

Master Plan Pedestrian and Bike Facilities

Central Avenue (MD 214): Planned bicycle lane

Both the MPOT and area master plan recommend sidewalks and on-road bicycle facilities. The site currently has an existing sidewalk along the property frontage of MD 214. A standard bicycle lane shall be provided along the frontage to meet the intent of the planned facilities.

Hill Road: Planned shared-use facility and Central Avenue Connector Trail

Both the MPOT and master plan recommend sidewalks and on-road bicycle facilities. The CACT has a planned alignment along the property frontage of Hill Road. The site plan includes a 5-foot-wide sidewalk and the 10-foot-wide CACT along the property frontage. The CACT also extends internally to the site. The sidewalk and 10-foot-wide trail will accommodate both pedestrians and cyclists and meet the intent of the planned facilities.

Recommendations, Policies, and Goals

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

Policy 1: Provide standard sidewalks along both sides of all new road construction within the Developed and Developing Tiers.

The site plan includes a 5-foot-wide sidewalk along both sides of the internal roadway and meets the intent of the policy.

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

The site plan includes a sidewalk along the property frontage of Hill Road and the existing sidewalk along MD 214. A bicycle lane shall be provided along the frontage of MD 214 to meet the intent of the policy.

The master plan includes the following policies regarding the accommodations of pedestrian and bicycle facilities (page 252):

Policy 1: Incorporate appropriate pedestrian-oriented and TOD features in the centers.

The site plans include sidewalks, trail connections and marked crosswalks and meet the intent of the policy.

Policy 2: Provide sidewalks and neighborhood trail connections within existing communities to prove pedestrian safety, allow for safe routes to Metro stations and schools, and provide for increased non-motorized connectivity between neighborhoods.

The site plans include sidewalk, trail connections, and marked crosswalks, accommodating multimodal use to the site and adjacent properties, and meets the intent of the policy.

Policy 3: Develop bicycle-friendly roadways in conformance with the latest standards and guidelines, including the 1999 AASHTO Guide for the Development of Bicycle Facilities.

The site plans include a portion of the planned CACT trail along the frontage of Hill Road and internal to the site and accommodates both pedestrians and cyclists. A bicycle lane shall be provided along MD 214 and bicycle parking shall be provided throughout the site to support bicycle-friendly development and to meet the intent of the policy.

Zoning Ordinance Compliance

Section 27-6104 of the Prince George's County Zoning Ordinance provides applicable development standards for the review of PPS applications. Section 24-4200 of the Subdivision Regulations provides circulation standards. In addition, Section 27-6200 provides specific requirements for the current PPS. The sections relevant to transportation are discussed below.

Section 24-4200: Transportation, Pedestrian, Bikeway and Circulation Standards

Section 24-4201: General Street Design Standards

Section 24-4201(a): The site will be served by existing and new public ROWs.

Section 24-4201(b): The site plan includes all master-planned roadway ROWs and the planned trails.

Section 24-4201(d): Compliance to Section 27-6206 is discussed below.

Section 24-4202: Vehicle Access and Circulation

Section 24-4202(a): The proposed development meets the required connectivity score. Compliance to Section 27-6206 is discussed below.

Section 24-4203: Pedestrian Access and Circulation

Section 24-4203(a): Compliance to Section 27-6207 is discussed below.

Section 24-4203(b): All sidewalks are compliant with the permitting agency requirements and are subject to their approval.

Section 27-6200: Roadway Access, Mobility and Circulation

Section 27-6202: Consistency with Plans

The provided and required access and circulation were evaluated, per the applicable master plans.

Section 27-6303: Multimodal Transportation System

Multimodal access and circulation are shown via sidewalks, the CACT, and marked crosswalks. A bicycle lane shall be provided along MD 214 and bicycle parking shall be provided to support multimodal use.

Section 27-6204: Circulation or Site Plan Required

The plans demonstrate pedestrian and vehicular circulation through the site and meet the requirements of this section. Two full-movement access points are included along Hill Road and one right-in/right-out access point is provided along MD 214 for future development. Sidewalks, trails, and striped crosswalks are also shown crossing vehicular access points and throughout the site to accommodate both pedestrian and bicycle circulation.

Section 27-6206: Vehicular Access and Circulation

Section 27-6206(a): All public streets are classified appropriately.

Section 27-6206(b): All accessways are classified appropriately and there are no alleys approved with this development.

Section 27-6206(c): The site plan includes two vehicular access points along Hill Road and one along MD 214, and an internal road to serve the single-family units. Access and circulation are found to be sufficient.

Section 27-6206(d)(1): The site is bound by both a collector (Hill Road) and arterial roadway (MD 214), with primary access to the site along Hill Road and secondary access along MD 214. Two, 2-way access points are provided along Hill Road and one right-in/right-out is provided along MD 214. There is no alternative access to the site that can be utilized with this development. The proposed development is projected to generate less than 1,000 trips per day. The criteria have been met.

Section 27-6206(d)(2): The single-family units have access via a public roadway. The additional access points are evaluated based on permitting agency standards. The primary access points to the site are provided via Hill Road, the lower classification roadway.

Section 27-6206(e): The applicant submitted a waiver to vehicular cross-access to the adjoining property to the east. The property is currently the site of an existing worship facility that would not welcome cross-access to adjacent housing developments. The applicant cited safety concerns for the church congregation, and topographical, and natural features issues. The cross-access waiver will be further evaluated with the detailed site plan (DET).

Section 27-6206(f): The connectivity score of 2.63 exceeds the required 1.5 and is sufficient.

Section 27-6206(g): Pedestrian connections will be further evaluated at the time of DET. A public use easement is required for the planned CACT's alignment along the frontage of Hill Road and through the subject site.

Section 27-6207: Pedestrian Access and Circulation

Section 27-6207(a): The proposed development includes a comprehensive internal pedestrian network. Five-foot-wide sidewalks are shown along both sides of the internal road and along Hill Road.

Section 27-6207(b): Pedestrian connectivity is currently provided via a sidewalk along Hill Road and an existing sidewalk along MD 214. The applicant requested a waiver to the cross-access requirements and cited safety, topographical, and natural features issues. The cross-access waiver will be further evaluated with the DET.

Section 27-6208: Bicycle Access and Circulation

Section 27-6208(a): The PPS includes the CACT to accommodate bicycle use on site. A bicycle lane shall be provided along the frontage of MD 214. Short-term bicycle parking shall be provided in recreational areas within the single-family units, and short- and long-term parking be provided for the multifamily building and commercial components. Bicycle parking will be further evaluated at DET.

Section 27-6208(b): Bicycle and pedestrian connectivity is currently provided via the CACT along Hill Road. The applicant requested a waiver to the cross-access requirements and cited safety, topographical, and natural features issues for not providing cross-access to the nonresidential use (church) abutting Parcel 1 to the east. Evaluation of the cross-access will be further evaluated with the DET.

Based on the findings presented above, multimodal transportation facilities will exist to serve the subdivision as required under Subtitle 24, and will conform to the MPOT and master plan.

10. **Public Facilities**—This PPS was reviewed for conformance to the master plan, in accordance with Section 24-4101(b)(1). The master plan contains a chapter on Public Facilities which identifies the following goals:

Schools

- **Provide residents with public schools that are conveniently located, of adequate size, feature state-of-the-art technology and quality instructional opportunities, and serve as active centers for their communities.** (page 264)

Public Safety

- **Locate police and fire and rescue facilities and service that meet the size and location needs of the community to minimize response time.** (page 267)
- **Provide fire and rescue facilities that meet the needs of the community based upon established county standards and able to accommodate modern vehicles and equipment.** (page 267)

Water and Sewer Facilities

- **Provide adequate public water and sewer service to areas eligible for service.** (page 276)
- **Ensure that sewer capacity at the wastewater treatment plants serving Subregion 4 is sufficient to meet the county's future needs.** (page 276)

The proposed development will not impede achievement of the above-referenced master plan goals. This PPS is subject to Certificate of Adequacy ADQ-2024-035 which established that pursuant to adopted tests and standards, public safety facilities are adequate to serve the proposed development. There are no police, fire and emergency medical service facilities, public schools, parks, or libraries recommended on the subject property.

The 2008 *Approved Public Safety Facilities Master Plan* also provide guidance on the location and timing of upgrades and renovations to existing facilities and construction of new facilities; however, none of its recommendations affect the subject site.

Section 24-4405 of the Subdivision Regulations states that the location of the property, within the appropriate service area of the Ten-Year Water and Sewerage Plan, is deemed sufficient evidence of the immediate or planned availability of public water and sewerage for PPS or final plat approval. The 2018 *Water and Sewer Plan* placed this property in the water and sewer Category 3, Community System. Category 3 comprises all developed land (platted or built) on public water and sewer, and undeveloped land with a valid preliminary plan approved for public water and sewer. In addition, the property is located within Tier 1 of the Sustainable Growth Act. Tier 1 includes those properties serviced by public sewerage systems. Category 3 is sufficient for PPS approval.

The applicable public facility standards and conformance with the area master plan are met, pursuant to the Subdivision Regulations.

11. **Public Utility Easement**—Section 24-4401 of the Subdivision Regulations requires that preliminary plans and final plats of subdivision be designed to show all utility easements necessary to serve anticipated development on the land being subdivided, consistent with the recommendations and standards relevant to public utility companies. When utility easements are required by a public utility company, the subdivider shall include the following statement in the dedication documents:

“Utility easements are granted pursuant to the declaration recorded among the County Land Records in Liber 3703 at Folio 748.”

The standard requirement for PUEs is given in Section 24-4205 of the Subdivision Regulations. PUEs must be at least 10 feet in width, located outside of the sidewalk, and must be contiguous to the ROW. The subject site has frontage along the public ROW of Central Avenue along its southern boundary, and Hill Road along its western boundary. A public road (Road A) provides access to the single-family residential lots. This PPS provides the required 10-foot-wide PUE along the frontage of all existing and new ROWs. However, the required easement is not provided along the cul-de-sac, which terminates Road A. This PUE shall be shown and labeled on the PPS prior to signature approval.

12. **Historic**—The master plan includes goals and policies related to historic preservation (pages 287–296); however, these are not specific to the subject site or applicable to the proposed development. A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low. Two previous archeological surveys covered a portion of the subject property: a 1974 Phase 1 archeological survey of Central Avenue and a 1997 Phase 1 survey of a proposed extension of the Metro Blue Line. No archeological sites were identified, and no further work was recommended. A Phase I archeology survey is not required. The subject property does not contain and is not adjacent to any designated Prince George’s County historic sites or resources.
13. **Environmental**—The PPS is found to be in conformance with the environmental regulations in Sections 24-4101(b) and 24-4300 of the Subdivision Regulations, and Section 27-6800 of the Zoning Ordinance, as discussed herein. The following applications and associated plans were previously reviewed for the subject site:

Development Review Case #	Associated Tree Conservation Plan #	Authority	Status	Action Date	Resolution Number
NRI-105-2024	N/A	Staff	Approved	10/16/2024	N/A
PPS-2024-013	TCPI-020-2025	Planning Board	Approved	9/11/2025	2025-076

The project is subject to Division 2 of the 2024 WCO, the 2018 Environmental Technical Manual (ETM), and the environmental regulations contained in Subtitles 24 and 27 because this is a new PPS.

Environmental Site Description

A review of available information, and as shown on the approved natural resources inventory (NRI), indicates that 100-year floodplain, wetlands, streams, and steep slopes are found to occur on the eastern portion of the property. The site does not contain any wetlands of special state concern. As identified by the Maryland Department of Natural Resources, the eastern two-thirds of the site is in the Southwest Branch watershed of the Western Branch, which drains to the Patuxent River, and the western third of the site is in the Lower Beaverdam creek watershed that drains to the Anacostia River. According to available information from the Maryland Department

of Natural Resources Natural Heritage Program, rare, threatened, and endangered species are not found to occur on-site.

Environmental Conformance with Applicable Plans

In accordance with Section 24-4101(b) of the Subdivision Regulations the policies from the Environmental Section of the applicable master plans must be analyzed with all PPS applications. The following is the analysis of the applicable master plans.

Plan 2035

The site is located within Environmental Strategy Area 1 (formerly the Developed Tier) of the Regulated Environmental Protection Areas Map and in the Established Communities of the General Plan Growth Policy map, as designated by Plan 2035. The northeastern portion of the property is within the Morgan Boulevard Metro Transit Center, and the remainder of the project is not within the boundaries of a transit-oriented center as identified in Plan 2035.

Master Plan

The master plan includes applicable goals, policies, and strategies. The following policies are applicable to the current project with regards to natural resources preservation, protection, and restoration. The text in **bold** is the text from the master plan, and the plain text provides comments on plan conformance:

Environmental Infrastructure Section Recommendations:

Green Infrastructure (pages 196–200)

Policy 1: Protect, preserve and enhance the green infrastructure network in Subregion 4.

According to the approved NRI-105-2024, the site contains regulated environmental features (REF) on-site. The entire site is within the green infrastructure network and contains regulated areas and evaluation areas. The regulated areas are found along the on-site stream system and the Type 1 tree conservation plan (TCP1) shows woodland in the area as being saved. The on-site evaluation areas are impacted, as these are the upland developable areas. It should be noted that the primary management area (PMA) within the WMATA easement was previously developed and cannot be reforested.

Policy 2: Minimize the impacts of development on the green infrastructure network and SCAs.

Development is focused in the most developable area of the site, outside of the PMA. Impacts to the PMA are limited to required infrastructure for two SWM outfalls and a sewer connection. These impacts are discussed further below in this finding.

Water Quality and Stormwater Management (pages 200–205)

Policy 1: Restore and enhance water quality in areas that have been degraded, and preserve water quality in areas not degraded.

The applicant proposes micro-bioretenion facilities, a submerged gravel wetland, and an underground storage facility to handle SWM for the entire project. This stormwater concept was approved by DPIE.

Policy 2: Improve the base of information needed for the county to undertake and support stream restoration and mitigation projects.

DPIE has approved a SWM concept for the site, which can be used to improve the base of information needed for the county to undertake and support stream restoration and mitigation projects.

Policy 3: Require on-site management of stormwater through the use of environmentally sensitive stormwater management techniques (i.e., fully implement the requirements of ESD) for all development and redevelopment activities.

The applicant proposes micro-bioretenion facilities, a submerged gravel wetland, and an underground storage facility to handle SWM for the entire project. This stormwater concept was approved by DPIE.

Policy 4: Assure that adequate stream buffers are maintained and enhanced and utilize design measures to protect water quality.

The subject property maintains the existing wooded stream buffer. However, impacts to the stream buffer are necessary for required infrastructure for the development, which includes the proposed stormwater outfalls and sewer connection. These impacts are discussed further below in this finding.

Air Quality and Greenhouse Gas Emissions (pages 205–206)

Policy: Reduce air pollution to support public health and wellness by placing a high priority on transit-oriented development and transportation demand management (TDM) projects and programs.

Air quality is a regional issue that is currently being addressed by the Metropolitan Washington Council of Governments.

2017 Green Infrastructure Plan

The Green Infrastructure Plan (GI Plan) was approved on March 17, 2017, with the adoption of the 2017 *Approved Prince George's County Resource Conservation Plan: A Countywide*

Functional Master Plan (CR-11-2017). According to the GI Plan, this site does contain regulated and evaluation areas.

The following policies and strategies are applicable to the subject PPS. The text in **bold** is the text from the GI Plan and the plain text provides comments on plan conformance.

POLICY 1: Preserve, enhance, and restore the green infrastructure network and its ecological functions while supporting the desired development pattern of Plan Prince George's 2035. (page 49)

Strategies

- 1.1 **Ensure that areas of connectivity and ecological functions are maintained, restored, and/or established by:**
 - a. **Using the designated green infrastructure network as a guide to decision-making and using it as an amenity in the site design and development review processes.**
 - b. **Protecting plant, fish, and wildlife habitats and maximizing the retention and/or restoration of the ecological potential of the landscape by prioritizing healthy, connected ecosystems for conservation.**
 - c. **Protecting existing resources when constructing stormwater management features and when providing mitigation for impacts.**
 - d. **Recognizing the ecosystem services provided by diverse land uses, such as woodlands, wetlands, meadows, urban forests, farms and grasslands within the green infrastructure network and work toward maintaining or restoring connections between these.**

This project contains mapped evaluation areas and regulated areas of the GI Plan and contains REF. The on-site REF are located along the stream running along the northeastern property line. There are also four nontidal/isolated wetlands located on-site, outside of the PMA. The development shown on the TCP1 is mostly located outside of the PMA, with the on-site REF limited to three impacts for two SWM outfalls and a sewer connection. Also, there is an existing WMATA easement that runs centrally through the site, which was previously developed with an underground Metro transit. In accordance with this GI Plan policy and strategies, Sections 24-4300, 27-6800, and 25-121(b) of County Code, the remaining on-site REF woodlands will be preserved in a conservation easement with the final plat. The conservation easement recorded with

the Type 2 tree conservation plan (TCP2) will provide protection to the wildlife habitat and the existing REF.

In accordance with this GI Plan policy and Sections 24-4303(b) and 27-6806 of County Code, the SWM will be reviewed by DPIE, and per Sections 24-4303(d)(7) and 27-6805 of County Code, the sediment and erosion control measures will be reviewed by the Prince George's County's Soil Conservation District. Both SWM and sediment and erosion control requirements are to be met in conformance with state and local laws, to ensure that the quality of water leaving the site meets the state's standards. State standards are set to ensure that no degradation occurs.

1.2 Ensure that Sensitive Species Project Review Areas and Special Conservation Areas (SCAs), and the critical ecological systems supporting them, are preserved, enhanced, connected, restored, and protected.

- a. Identify critical ecological systems and ensure they are preserved and/or protected during the site design and development review processes.**

Sensitive species habitat was not identified on-site as confirmed with the NRI, and the property is not in a special conservation area as identified in the GI Plan.

POLICY 2: Support implementation of the GI Plan throughout the planning process. (page 50)

Strategies

2.4 Identify Network Gaps when reviewing land development applications and determine the best method to bridge the gap: preservation of existing forests, vegetation, and/or landscape features, and/or planting of a new corridor with reforestation, landscaping, and/or street trees.

The PPS area does not contain network gap areas as the regulated area runs along the northeastern property line. However, it should be noted that the regulated area shown in the WMATA easement was previously developed. In accordance with this master plan policy and strategies and Sections 24-4300, 27-6800, and 25-121(b) of County Code, woodland preservation and afforestation/reforestation are shown in locations that will improve the green infrastructure network.

POLICY 4: Provide the necessary tools for implementation of the GI Plan. (page 52)

Strategies

- 4.2 Continue to require the placement of conservation easements over areas of regulated environmental features, preserved or planted forests, appropriate portions of land contributing to Special Conservation Areas, and other lands containing sensitive features.**

In accordance with this GI Plan policy and Sections 24-4300, 27-6800, and 25-121(b) of County Code, the on-site REF will be preserved in a conservation easement with the final plat. In accordance with Section 25-122(d) of County Code, the on-site woodland preservation and reforestation areas will be placed in a woodland and wildlife habitat conservation easement with the TCP2 review. This reforestation planting area will be located within graded areas to expand the on-site woodland. The property does not contain special conservation areas as identified in the GI Plan.

POLICY 5: Improve water quality through stream restoration, stormwater management, water resource protection, and strategic conservation of natural lands. (page 53)

Strategies

- 5.8 Limit the placement of stormwater structures within the boundaries of regulated environmental features and their buffers to outfall pipes or other features that cannot be located elsewhere.**

In accordance with this GI Plan policy and Sections 24-4303 and 27-6806 of County Code, state regulations require that development projects treat stormwater on the subject property and outfall the water safely to a wetland or stream system, without creating erosion. The proposed outfall structures located on-site will outfall into the PMA; however, the site also contains existing SWM and outfalls within the stream system. The technical stormwater system will be reviewed by DPIE and the Prince George's County's Soil Conservation District. Both SWM and sediment and erosion control requirements will be met in conformance with state and local laws to ensure that the quality of water leaving the site meets the state's standards, which are set to ensure that no degradation occurs.

- 5.9 Prioritize the preservation and replanting of vegetation along streams and wetlands to create and expand forested stream buffers to improve water quality.**

In accordance with this GI Plan policy and Section 25-121(c)(1)(C) of County Code, the areas along the streams that are not already forested will be planted to the maximum extent practicable. More information regarding this can be found in the Woodland Conservation Section of this finding.

POLICY 7: Preserve, enhance, connect, restore, and preserve forest and tree canopy coverage. (page 55)

General Strategies for Increasing Forest and Tree Canopy Coverage

7.1 Continue to maximize on-site woodland conservation and limit the use of off-site banking and the use of fee-in-lieu.

In accordance with this GI Plan policy and Sections 24-4300, 27-6800, and 25-121(b) of the County Code, the woodland conservation requirement has been maximized to the extent possible as allowed by the master plan and zoning. No fee-in-lieu was requested; however, 17.24 acres of off-site woodland conservation credits were requested.

7.2 Protect, restore, and require the use of native plants. Prioritize the use of species with higher ecological values and plant species that are adaptable to climate change.

Retention of existing woodlands and planting of native species on-site is required by both the ETM and the 2018 *Prince George's County Landscape Manual* (Landscape Manual). The use of native plant material will be evaluated at the time of DET review.

7.4 Ensure that trees that are preserved or planted are provided appropriate soils and adequate canopy and root space to continue growth and reach maturity. Where appropriate, ensure that soil treatments and/ or amendments are used.

Retention of existing woodlands and planting of native species on-site is required by the Landscape Manual, with both counting toward the tree canopy coverage (TCC) requirement for the development. In accordance with this GI Plan policy, Sections 24-4304, 27-6803, and Subtitle 25, Division 3 of the County Code, the location and specifications of the plantings for TCC requirements will be evaluated at time of DET review.

Forest Canopy Strategies

7.12 Discourage the creation of new forest edges by requiring edge treatments such as the planting of shade trees in areas where new forest edges are proposed to reduce the growth of invasive plants.

Native landscape planting along the existing woodland edge is encouraged and will be further evaluated at time of DET review.

7.13 Continue to prioritize the protection and maintenance of connected, closed canopy forests during the development review process, especially in areas where FIDS habitat is present or within Sensitive Species Project Review Areas.

This site does not contain the potential for forest interior dwelling species (FIDS) and is not within a sensitive species project review area.

Tree Canopy Strategies

7.18 Ensure that new, more compact developments contain an appropriate percentage of green and open spaces that serve multiple functions such as reducing urban temperatures, providing open space, and stormwater management.

The planting of native species on-site is required by the Landscape Manual and can count toward the TCC requirement for the development. In accordance with this master plan policy, Sections 24-4304, 27-6803 and Subtitle 25, Division 3 of the County Code, TCC will be evaluated with the DET. Green space is encouraged to serve multiple ecological functions.

Conformance with Environmental Regulations

Natural Resource Inventory/Environmental Features

Section 27-6802 of the Zoning Ordinance requires an approved NRI plan with PPS applications. An approved Natural Resource Inventory (NRI-105-2024) was submitted with the PPS. The site contains 100-year floodplain, wetlands, streams, and steep slopes that comprise the PMA. The TCP1 and the PPS show all required information correctly in conformance with the NRI. No additional information is required regarding the NRI.

Woodland Conservation

This property is subject to Division 2 of the WCO and the ETM. TCP1-020-2025 was submitted with this PPS showing that this 26.17-acre site contains 0.19 acre of floodplain for a net tract area of 25.98 acres, consistent with the site statistics of the NRI. This property is unique in that the site is partially in a Plan 2035 transit-oriented center. The site contains a total of 7.51 acres of net tract woodlands with 0.11 acre of wooded floodplain in the transit-oriented center and contains 12.84 acres of woodland outside the transit-oriented center. The project is divided into two zones, RSF-65 and CGO, with an average woodland conservation threshold of 18.42 percent (4.79 acres) of the site's net tract area. The TCP1 shows the woodland conservation requirement of 19.16 acres being met with 1.09 acres of preservation, 0.33 adjusted stream buffer afforestation, 0.50 acre of on-site reforestation, and 17.24 acres of off-site woodland conservation credits. As

shown, the development does not meet the 18.42 percent woodland conservation threshold on-site.

At the time of acceptance of the PPS, the woodland conservation ordinance, as enacted by Council Bills CB-020-2024 and CB-077-2024 required a variance for not meeting the woodland conservation threshold requirement on-site. A formal variance request for not meeting the threshold on-site was requested at the SDRC meeting. Since the SDRC meeting, County Council Bill CB-046-2025 was passed by the County Council and became effective on September 8, 2025. It was determined that a variance for not meeting the woodland threshold on-site is no longer required for this case, as this case was heard by the Planning Board after the revised woodland conservation ordinance went into effect; however, a statement of justification (SOJ) for not meeting the threshold is still required. A letter dated August 8, 2025, was submitted by the applicant formally withdrawing the variance request.

The applicant submitted an SOJ on August 1, 2025, for not meeting the woodland conservation threshold on-site and proposing the use of off-site woodland conservation credits to fulfill the woodland conservation requirement. The applicant stated that there is minimal area on-site to plant or retain forest, given the existing conditions of the property and the lot layout. The applicant further explained that it is a goal in Plan 2035 to focus new development in and around designated transit-oriented centers to promote the utilization of public transportation. PGAtlas shows the northeastern third of the property within the Morgan Boulevard Metro Local Transit Center. The site contains an existing WMATA easement that is improved with a Metro line that runs through the center of the parcel underground and over a bridge spanning the existing tributary found on-site.

The SOJ indicates that due to the size and orientation of the site, being surrounded by development on three of four sides, the project will be required to clear forest on-site to meet the goal of the mixed-use residential and commercial land use designation as shown in the master plan. A goal of the mixed-use commercial land use designation is “To reinforce the sustainability of the municipalities by promoting the development of commercial/ mixed-use projects and public realm enhancements that improve the quality of life and generate tax income within and immediately surrounding the municipalities; and to attract higher quality uses to the area that meet community needs or provide a new opportunity for the area” (page 63).

This project conforms to the land use recommendation by providing a mix of residential and commercial uses that complement the surrounding area along Central Avenue and within the Developed Tier.

This project meets 33 percent of the 4.79-acre threshold required on-site through a combination of preservation and reforestation. The woodland conservation is focused along and within the PMA, as this is the highest priority on-site as it acts as a buffer to the stream and will be protected in a woodland conservation easement so it can continue to offer wildlife and water quality benefits to the stream and riparian buffer.

The request for not meeting the woodland conservation threshold on-site is approved, as this project meets the goals of the master plan, meets the recommendations for the Morgan Boulevard

Metro Local Transit Center from Plan 2035, and protects the high-priority woodlands along the PMA with conservation and woodland conservation easements, as required by Section 25-122(d) of the WCO. The use of off-site woodland credits will also protect high priority woodlands elsewhere in the County.

The TCP1 shows the CACT crossing the property in the location of the WMATA easement and terminating into the area of a woodland conservation easement. The trail shall not conflict with the woodland conservation easement. The trail alignment is a conceptual location and that the final location will be decided with subsequent reviews. The final location of the trail shall be shown on the TCP2 in a location that either avoids or minimizes impacts to the woodland conservation easement.

Riparian Stream Buffer

The site contains a riparian stream buffer that is required to be fully wooded in accordance with Section 25-121(c)(1)(C) of County Code; however, this site qualifies for exceptions to this requirement based on criteria outlined in the Code. The TCP1 and the stream buffer SOJ indicates clearing within the stream buffer and is not replaced. Due to the site configuration, topography, and existing utility alignment, these impacts to forest within the stream buffer are unavoidable. These areas are for a sewer connection and two SWM outfalls. These impacts are discussed in the PMA impact section herein. The PPS demonstrates compliance with the exceptions.

Specimen Trees

Tree conservation plans are required to meet all of the requirements of Subtitle 25, Division 2 of the County Code, including the preservation of specimen trees in Section 25-122(b)(1)(G). Every effort should be made to preserve the trees in place, considering the different species' ability to withstand construction disturbance (refer to the Construction Tolerance Chart in the ETM for guidance on each species' ability to tolerate root zone disturbances).

If, after careful consideration has been given to the preservation of the specimen trees, there remains a need to remove any of the specimen trees, a variance from Section 25-122(b)(1)(G) of County Code is required. Applicants can request a variance from the provisions of Division 2 of Subtitle 25 (the WCO) provided all of the required findings in Section 25-119(d) can be met. An application for a variance must be accompanied by an SOJ stating the reasons for the request and how the request meets each of the required findings.

Subtitle 25 Variance Request

The site contains five specimen trees. A Subtitle 25 variance application and an SOJ in support of the variance were received on June 9, 2025, and resubmitted on August 1, 2025. The request is for the removal of five specimen trees, identified as Specimen Trees ST-1, ST-2, ST-3, ST-4, and ST-5. The trees are all in fair condition as identified on the approved NRI. The TCP1 shows the location of the trees proposed for removal as scattered across the property and in the location of the proposed building footprints and associated infrastructure.

Analysis of 25-122(b)(1)(G) WCO Variance Request

Section 25-119(d)(3) of the WCO contains six findings (text in **bold** below) to be made before a variance from the WCO can be granted. The SOJ seeks to address the required findings for five specimen trees (ST-1 through ST-5), proposed for removal.

Considerations for approval include construction tolerance, distance from development impacts to the trees, and condition of the trees. An evaluation of this variance request, with respect to the required findings, is provided below. Removal of the five specimen trees is approved, based on these findings.

(A) Special conditions peculiar to the property have caused the unwarranted hardship

The applicant states in the variance request that special conditions peculiar to the property have caused unwarranted hardship. In relation to other properties in the area, special conditions peculiar to the property would cause an unwarranted hardship if the applicant were required to retain the five specimen trees identified as Specimen Trees ST-1 through ST-5.

Those special conditions relate to the specimen trees themselves, such as their size, condition, species, and on-site location.

This specimen tree removal variance request was evaluated using the Woodland and Wildlife Habitat Conservation Priorities as outlined in Section 25-121(b)(1) of the WCO. The specimen trees requested for removal will allow for the protection of the woodlands with the highest priorities as listed in Section 25-121(b)(1) of the WCO to the maximum extent practicable, and allow for the development of this site to occur in the lower priority areas of the site. Requiring the applicant to retain these five specimen trees on the site by designing the development to avoid impacts to the critical root zone (CRZ) would further limit the area of the site available for the orderly development that is consistent with the zoning and the recommendations of the master plans, to the extent that it would cause the applicant an unwarranted hardship.

This site is surrounded by roadways to the west and south and developed land to the north. A WMATA easement runs through the center of the site. This easement is improved with a tunnel and bridge for the Metro Blue/Silver line. The Central Avenue Connector Master Plan trail is planned to follow the tunnel portion of the easement before ending at the submerged gravel wetland. The northeastern boundary of the site contains a stream and 100-year floodplain with associated PMA. All of these factors limit the property to two distinct areas of development; one north of the WMATA easement and one south, each under separate zoning categories. The development north of the WMATA easement is in the RSF-65 Zone and includes single-family detached residential homes. The development south of the WMATA easement is in the CGO Zone and includes two multifamily residential buildings. The overall development requires SWM, grading, safe circulation, utilities, and landscaping on-site, in conformance with

other sections of the County Code. The applicant has designed the site in such a way that the development is in the developable areas outside of the PMA and the WMATA easement.

The SOJ indicates that Specimen Trees ST-1 through ST-5 are proposed for removal because they are located within the footprint of the proposed buildings and infrastructure. The sector plan shows the property partially within the Morgan Boulevard General Plan Local Transit Center, which targets development in and around the designated center, and a specific goal is to target residential infill development to cater to a growing population. The five specimen trees requested for removal are scattered throughout the developable area of the site, are not located within the PMA, and are to be removed to successfully construct the proposed development in a safe and efficient manner as envisioned with the current zoning and the sector plan.

Based on the uniqueness of the property setting and the location of the trees, the five specimen trees are located on the developable portion of the site, and in areas necessary to meet the design and infrastructure requirements. Requiring the applicant to retain the five specimen trees scattered on the site would further limit the area of the site available for development, to the extent that it causes an applicant unwarranted hardship. Alternatives to save these trees would compromise other requirements of the zones, the sector plan, and the County Code, given their location.

(B) Enforcement of these rules will deprive the applicant of rights commonly enjoyed by others in similar areas

Enforcement of the requirement that all specimen trees be preserved, along with an appropriate percentage of their CRZ, would deprive the applicant of rights commonly enjoyed by others in similar areas with comparable zoning. All variance applications for removal of specimen trees are evaluated in accordance with the requirements of the WCO and the ETM for site-specific conditions.

Specimen trees grow to such a large size because they were left undisturbed on a site for sufficient time to grow. The development is required to provide SWM, grading, safe circulation, utilities, and landscaping on-site in conformance with other sections of the County Code. The applicant states that complying with the additional requirement to preserve the existing specimen trees on-site, there is not enough room to then develop the site for single-family homes and multifamily residential buildings without compromising other requirements of the sector plan and zoning for required building locations. The applicant has designed the site in a way which maximizes the buildable areas of the site, while limiting the impacts to the PMA to only those which are allowable, reasonable, and necessary and localizing the removal of specimen trees away from the REF. The removal of specimen trees for the installation of buildings is expected with development and enforcement of these rules would deprive the applicant of rights commonly

enjoyed by others. Constraints and conditions similar to these would be given the same considerations during the review of the variance application.

(C) Granting the variance will not confer on the applicant a special privilege that would be denied to other applicants

All variance applications for the removal of specimen trees are evaluated in accordance with the requirements of Subtitle 25 of the County Code and the ETM for site-specific conditions. When similar trees were encountered on other sites for comparable developments, they have been evaluated under the same criteria. Other sites that contain constraints and conditions similar to these would be given the same considerations during the review of the variance application.

(D) The request is not based on conditions or circumstances which are the result of actions by the applicant

The variance SOJ states that this request is based on the existing conditions for the site and the associated requirements for development, and that the layout minimizes the impacts to REF while abiding by design standards. These are not the result of actions taken by the applicant.

(E) The request does not arise from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property

The variance SOJ states that this request is not from a condition on a neighboring property. The request to remove the specimen trees does not arise from a condition relating to land or building use, either permitted or nonconforming on a neighboring property. The trees have grown to this size because of favorable conditions and lack of disturbance.

(F) Granting of the variance will not adversely affect water quality

The site is governed by the state and local SWM regulations, which require the post-development site to mimic pre-development conditions as “woods in good condition.”

Granting the variance for the removal of five specimen trees will not adversely affect water quality because the applicant is required to meet current SWM requirements on-site. Stormwater requirements will be evaluated by DPIE and additional information regarding the proposed stormwater facilities can be located in the Stormwater Management finding. Sediment and erosion control measures for this site will be subject to the requirements of Prince George’s County Soil Conservation District. Both SWM and sediment and erosion control requirements are to be met in conformance with state and local laws to ensure that the quality of water leaving the site meets the state’s standards, which are set to ensure that no degradation occurs.

Summary

The required findings of Section 25-119(d) of the WCO have been adequately addressed for the removal of five specimen trees identified as Specimen Trees ST-1 through ST-5. The variance to Section 25-122(b)(1)(G) of the WCO, for the removal of these five specimen trees is approved, for the construction of single family detached residential dwellings, multifamily residential buildings, and commercial use in the RSF-65 and CGO Zones. The replacement requirement for the specimen tree removal, in accordance with Section 25-119(d)(7) of the WCO will be evaluated with the TCP2.

Preservation of Regulated Environmental Features (REF)/Primary Management Area (PMA)

REF are required to be preserved and/or restored to the fullest extent possible under Section 24-4300 of the Environmental Standards of the Subdivision Regulations. The on-site REF include streams, stream buffers, wetlands, wetland buffers, 100-year floodplain, and steep slopes.

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

The ETM contains guidance for determining whether “fullest extent possible” has been satisfied. Impacts to REF should be limited to those that are necessary for the development of the property. Necessary impacts are those that are directly attributable to infrastructure required for the reasonable use, orderly, and efficient development of the subject property, or are those that are required by County Code for reasons of health, safety, or welfare. Necessary impacts include, but are not limited to, adequate sanitary sewerage lines and water lines, road crossings for required street connections, and outfalls for SWM facilities. Road crossings of streams and/or wetlands may be appropriate if placed at the location of an existing crossing or at the point of least impact to the REF. Stormwater management outfalls may also be considered necessary if the site has been designed to place the outfall at the point of least impact. The types of impacts that should be avoided include those for site grading, building placement, parking, SWM facilities (not including outfalls), and road crossings where reasonable alternatives exist. The cumulative impacts for the development of a property should be the fewest necessary and sufficient to reasonably develop the site in conformance with the County Code. There is no established threshold for evaluation of PMA impacts.

The ETM also states “Where properties are located in the Developed Tier or a designated center or corridor, impacts to regulated environmental features may be considered where needed to accommodate planned development on constrained sites. Such impacts may include allowing

impervious surfaces to remain within the buffer or the placement of structures within a currently unvegetated buffer. Preservation of existing vegetated buffers will be a priority.”

The PPS requested the following three impacts to the PMA: two SWM outfalls and one sanitary sewer connection. An SOJ dated July 2025 was submitted with the PPS.

PMA Impacts Summary Table Impact ID	Impact Type	Temporary or Permanent	Total Acreage of Impact
A	SWM Outfall	Permanent	0.05 (2,350 SF)
B	Sewer connection	Permanent	0.04 (1,941 SF)
C	SWM & Outfall	Permanent	0.06 (2,463 SF)
Total PMA/REF Impacts		0.15 (6,754 SF)	

Statement of Justification

The SOJ dated July 2025 includes a request to impact 0.15 acres (6,754 square feet) of on-site PMA and REF for two SWM outfalls, and one sewer connection in the PMA. The PMA impacts are considered necessary for the orderly development of the subject property. These impacts cannot be avoided because they are required by other provisions of County and state codes. The plan shows the preservation, restoration, and enhancement of the remaining areas of the PMA.

The SOJ also states that there are three isolated wetlands on-site that will be impacted with this development for an approximate total of 0.02 acre (729 square feet). The approved NRI for the site shows four on-site wetlands totaling 0.05 acre. The wetlands being impacted, as shown on the NRI, are Wetlands 1, 3, and 4. Impact to Wetland 1 is for the construction of the underground SWM facility. Impact to Wetland 3 is for the construction of houses. Impact to Wetland 4 is for parking and a SWM facility. Per Subtitle 32 of the County Code, DPIE is the approving agency for impacts to nontidal wetlands, when not associated with a PMA. DPIE has approved a SWM concept showing these impacts to three nontidal/isolated wetlands and their buffers. The wetlands are located outside of the PMA and the impacts will require a permit from the Maryland Department of the Environment.

Analysis of Impacts

Based on the SOJ, the applicant requested three impact areas as described below:

Impact A – SWM Outfall—PMA impacts totaling 0.05 acre (2,350 square feet) were requested for a SWM outfall, which is required to be positioned low in the landscape to avoid causing erosion. This outfall stems from a proposed 100-year flood control facility. There are no reasonable alternatives for the alignment of this stormdrain outfall as it runs along the southern boundary, in between the property line and an existing SWM pond. This stormdrain could also not cross the existing WMATA rail line and easement. Therefore, this impact is unavoidable. The grading will be held as tight as possible to avoid additional disturbance. The impact has been limited, minimized as much as possible, while still meeting the County and state requirements.

Impact B – Sewer Connection—PMA impacts totaling 0.04 acre (1,941 square feet) were requested for a sanitary sewer connection to an existing sanitary sewer manhole that exist in the PMA. PMA impacts are limited to only what is needed to tie into the existing manhole.

Impact C – SWM Outfall—PMA impacts totaling 0.06 acre (2463 square feet) were requested for an outfall from a required submerged gravel wetland, which is located at a low point on site to capture maximum volume of stormwater for treatment. The PMA impacts are limited to only what is needed for the outfall construction. There were no reasonable alternatives to this location, as the outfall pipe needs to discharge at a lower elevation to avoid causing erosion. Therefore, this impact is unavoidable. The grading will be held as tight as possible to avoid additional disturbance. The impact has been limited, minimized as much as possible while still meeting the County and State requirements.

PMA Impact Summary

This site contains 1.07 acres of PMA consisting of steep slopes, 100-year floodplain, a stream, wetlands, and their associated buffers. Three impacts were proposed to the PMA with this PPS, totaling 6,754 square feet (0.15 acre) or 14 percent of the total PMA located on-site. The project has been designed to avoid and minimize impacts to the PMA, to the fullest extent possible, by limiting the impacts to SWM outfalls and a sewer line connection.

Based on the level of design information currently available, the limits of disturbance shown on the TCP1, and the impact exhibit provided, in accordance with Section 24-4303(d)(5) of the Subdivision Regulations, REF on the subject property have been preserved and/or restored to the fullest extent possible. Therefore, Impacts A through C are approved.

Soils

Section 24-4101(c) of the Subdivision Regulations states that the Planning Board shall restrict or prohibit the subdivision of land found to be unsafe for development. The restriction or prohibition may be due to: (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 U.S. Department of Agriculture Natural Resource Conservation Service Web Soil Survey include Annapolis-Urban land complex, Collington-Wist complex, Collington-Wist- Urban land complex, Udorthents, highway. According to available mapping information, unsafe soils containing Marlboro clay or Christiana clay do not occur on this property.

Erosion and Sediment Control

Section 24-4303(d)(7) of the Subdivision Regulations requires the approval of a concept grading, erosion and sediment control plan by the Soil Conservation District and shall be required prior to

final approval of the PPS (minor or major) if required by Subtitle 32: Water Resources Protection and Grading Code, of this Code. The County requires the approval of an erosion and sediment control plan. An approved erosion and sediment control plan (CSC No. 58-25) was submitted with this PPS.

No further information pertaining to erosion and sediment control plans is required at this time.

14. **Urban Design**—The northern portion of the property is located within the RSF-65 Zone, while the southern portion of the property is in the CGO Zone. The entirety of the site is within the Military Installation Overlay (MIO) Zone. Pursuant to Section 27-4402(c)(5)(B), Height Standards, of the Zoning Ordinance, all proposed structures must comply with the requirements for height for properties located in Surface B (Approach-Departure Clearance Surface). Conformance with this requirement will be evaluated at the time of detailed site plan (DET).

A DET is required for this development, in accordance with Section 27-3605(a) of the Zoning Ordinance. The evaluated uses are permitted in the RSF-65 and CGO Zones, respectively, per Section 27-5101. Conformance to the following regulations, but not limited to, should be demonstrated at the time of DET:

- Section 27-4202(e) – Residential, Single-Family-65 (RSF-65) Zone
- Section 27-4203(d) – Commercial, General and Office (CGO) Zone
- Section 27-4402(c) – Military Installation Overlay Zone
- Part 27-5 – Use Regulations
- Section 27-6200 – Roadway Access, Mobility and Circulation
- Section 27-6300 – Off-Street Parking and Loading
- Section 27-6400 – Open Space Set-Asides
- Section 27-6500 – Landscaping
- Section 27-6600 – Fences and Walls
- Section 27-6700 – Exterior Lighting
- Section 27-6800 – Environmental Protection and Noise Controls
- Section 27-61000 – Non-Residential and Mixed-Use form and design standards
- Section 27-61200 – Neighborhood Compatibility
- Section 27-61500 – Signage

- Section 27-21600 – Green Building Standards

In accordance with Section 27-6100, the following development standards are applicable at the time of PPS review to ensure appropriate relationships between lots, parcels, and streets:

Section 27-6400. Open Space Set Asides

The submitted open space set-aside exhibit shows that the subject development will provide approximately 20 percent of open space set-aside (approximately 3.25 acres), which meets the required 20 percent (approximately 3.19 acres). The exhibit also shows that at least 15 percent of the total required minimum open space set-aside area is to be active recreational areas. The requirements of this section will be further evaluated at the time of DET.

Section 27-6800. Environmental Protection and Noise Controls

A Phase II noise study and details of any site or architectural noise mitigation measures will be required at the time of DET, demonstrating conformance to Section 27-6810. A Phase I study was provided with the PPS and is evaluated in the Noise finding in this resolution.

Section 27-6903. Multifamily, Townhouse and Three-family Form and Design Standards

Applicable architectural requirements will have to be met with the DET when more detailed information is available.

2018 Prince George's County Landscape Manual

The DET will be subject to the requirements of the 2018 *Prince George's County Landscape Manual* (Landscape Manual). Conformance with the requirements of the Landscape Manual will be evaluated further at the time of DET review.

Tree Canopy Coverage Ordinance

Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of the site to be covered by tree canopy for any development projects that propose more than 2,500 square feet of gross floor area, or disturbance, and requires a building or grading permit. The area of the subject site in the RSF-65 Zone is required to provide a minimum of 20 percent of the net tract area to be covered by tree canopy. The area of the subject site in the CGO Zone is required to provide a minimum of 15 percent of the net tract area to be covered by tree canopy. Compliance with this requirement will be evaluated at the time of DET.

15. **Noise**—The proposed development is subject to the lot depth requirements of Section 24-4102(c) of the Subdivision Regulations, and the noise control standards contained in Section 27-6810 of the Zoning Ordinance. Section 24-4102(c) states the following:

(c) Minimum Lot Depth

- (1) Lots or parcels used for residential purposes adjacent to existing or planned streets classified as arterials shall be platted with a minimum depth of 150 feet**

(3) Adequate protection and screening from traffic nuisances shall be provided in accordance with the requirements of the Landscape Manual.

MD 214 is an arterial roadway abutting the property to the south. The PPS demonstrates that all lots and parcels meet the minimum 150-foot lot depth requirement of Section 24-4102(c)(1) of the Subdivision Regulations.

Section 27-6810(d) of the Zoning Ordinance requires that noise must be mitigated to be no more than 65 A weighted decibels (dBA) continuous equivalent sound level (Leq) during the hours of 7:00 a.m. to 10:00 p.m. (daytime), and no more than 55 dBA/Leq during the hours of 10:00 p.m. to 7:00 a.m. (nighttime), in outdoor activity areas. This method of measurement establishes that the average noise level in outdoor activity areas must be no more than 65 dBA during the daytime and 55 dBA during the nighttime. This section also establishes that noise must be mitigated to be no more than 45 dBA in the interior of dwelling units.

The applicant submitted a noise study with the subject PPS, dated August 27, 2024, and revised July 9, 2025, to study the effects of the noise generated by MD 214 on the development. The lots and parcels included in the subdivision, the rear yards of single-family residential lots, and outdoor recreation areas were evaluated. The study delineated the future ground-level (5-foot) and upper-level (25-foot) unmitigated 65 dBA/Leq noise contour during the daytime and the future ground-level and upper-level unmitigated 55 dBA/Leq noise contour during the nighttime. The study also delineated the mitigated daytime and nighttime noise contours, at both ground and upper level. However, only the unmitigated 65 dBA/Leq noise contour at ground-level is reproduced on the PPS. The other noise contours shall also be delineated on the PPS.

The noise study found that two lots (Lots 1 and 35) will be exposed to transportation noise levels above 65 dBA Leq, with a maximum impact of 70 dBA Leq during the daytime and four lots (Lots 1, 2, 34, and 35) will be exposed to transportation noise levels above 55 dBA Leq during the nighttime. In addition, the south and west sides of the westernmost multifamily building (Building 1) will also be impacted by noise levels exceeding 65 dBA Leq, with a maximum impact up to 68 dBA Leq during the daytime. Nighttime noise will not exceed 55 dBA Leq for the two internal courtyards proposed within the multifamily buildings. The rear yards of Lots 1 and 35, and portions of the CACT, will require further analysis and mitigation in the form of a noise barrier or berm.

The study states that further evaluation can be conducted to mitigate the two lots (Lots 1 and 35) and the south and west sides of Building 1, once architecture of the buildings is determined. Standard building construction typically provides approximately 20 dBA of noise attenuation. However, because Lots 1 and 35 are projected to be exposed to exterior noise levels up to 70 dBA, this reduction may not be sufficient to maintain interior levels at or below the 45 dBA standard. Therefore, further analysis to determine the specific building materials needed for interior mitigation will be required at the time of detailed site plan. The development is also subject to ground-borne vibration generated by the Metro transit line (between Morgan Boulevard and Downtown Largo Metro) within an underground tunnel that bisects the property. This transit line is located directly to the north of the multifamily building and to the south of the

single-family residential lots. The applicant submitted a vibration impact analysis with the subject PPS, dated September 24, 2024, to study the effects of the ground vibrations generated by the metro transit line on the nearby residential dwellings. Ground-borne vibration levels were measured at two locations - one directly above the metro rail tunnel, approximately 150 feet south of the nearest single-family home, and another along the northeastern portion of where the multifamily building will be built. The measurements determined that the existing rail lines generate ground-borne vibration levels above the Federal Trade Authority (FTA) guidelines for perceptible railway vibration impact upon a residential building. This indicates that some trains may generate vibration which is “not feelable, but ground-borne vibration may generate audible inside quiet rooms” within a building; however, the vibration levels at the site are not expected to result in structural or even minor cosmetic damage. The study concluded that the proposed development of the site, which includes grading and building construction, would alter and produce different vibration levels at which a future resident may find vibration from a train event to be “feelable.” The study also noted that vibration levels on different floors of the future buildings may be higher than those measured in the ground, as structures can amplify vibration levels such that vibration will increase with building height. The FTA criteria for feelable vibration is 72 vibration decibels for residences and buildings where people normally sleep for frequent events, which include more than 70 trains per day. The FTA criteria should be strongly considered for development and placement of buildings; however, neither the State of Maryland nor the County Code have established regulations for development, as it pertains to vibration impacts. A note shall be added to the final plat to acknowledge the proximity to the metro rail tracks and the potential for vibration impacts on buildings and occupants.

16. **Referral to Adjoining Municipalities**—The subject property is located within 1.0 mile of the geographical boundaries of the City of Seat Pleasant (City). The PPS was referred to the City for review and comments on June 9, 2025. The Prince George’s County Planning Department did not receive any correspondence from the City.
17. **Citizen Feedback**—The Planning Department received a letter of support, prior to the noon deadline on September 9, 2025, from the Greater Capitol Heights Improvement Corporation (GCHIC).
18. **Planning Board Hearing**—At the September 11, 2025 Planning Board hearing, staff presented the PPS to the Planning Board. The applicant submitted two exhibits, prior to the noon deadline on September 9, 2025. Applicant Exhibit 1 requested revisions to three conditions of approval recommended by staff. These conditions are related to the requirement for a homeowners association for the ownership and maintenance of common open space parcels, and phasing of construction of the CACT. The second applicant exhibit documented the community outreach efforts made by the applicant for this project.

A letter was received from GCHIC, expressing their support for this project, but requesting that some issues related to pedestrian and bicycle safety be addressed. GCHIC requested the addition of three conditions related to pedestrian and bicyclist facilities.

GCHIC requested that the Board require the road frontage improvements along Central Avenue and Hill Road be in accordance with the Prince George’s County Department of Public Works

and Transportation's Urban Street Design standards, which recommend 8- to 10-foot-wide sidewalks, and provide ADA-compliant ramps and crossings at all access points. It was noted that the PPS was reviewed for conformance with the MPOT and the master plan. The required improvements in Condition 13 are based upon this review. It was also noted that the permitting agency may modify the road frontage improvements at the time of permits, and may require improvements based upon the Urban Street Design standards. Condition 13e requires continental-style crosswalks with associated ADA-compliant curb ramps across all vehicular access points.

GCHIC's letter also stated that the applicant should provide the planned CACT as a two-way cycle track along the east side of Hill Road, within the public ROW, consistent with the Urban Street Design standards. It was also noted that this master plan trail was evaluated and staff worked with the applicant to determine the best possible alignment of the CACT on the subject site, which is shown on the PPS to be located on the property, outside the ROW, and behind the required PUE. The trail will be located within a public use easement. Conditions 11, 12, and 13b ensure that the portion of the master plan trail located on-site is designed, in accordance with the design documents approved for the trail, and constructed in an established timeframe.

GCHIC requested that a third condition be added, requiring a shared-use pedestrian and bicycle path between Hill Road and the Morgan Boulevard Metro Station, along the WMATA ROW. It was noted that the applicant is required to construct the portion of the CACT located on the subject property. The applicant does not own the property between the site and the Morgan Boulevard Metro Station and, thus, cannot be required to make off-site improvements.

The applicant's attorney then spoke on behalf of the applicant, providing a background and summary for the proposed development. The Planning Board approved the PPS unanimously, with conditions, as recommended by staff and as modified by Applicant Exhibit 1.

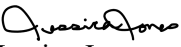
BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with Circuit Court for Prince George's County, Maryland within thirty (30) days following the date of notice of the adoption of this Resolution.

* * * * *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Washington, seconded by Commissioner Geraldo, with Commissioners Washington, Geraldo, and Barnes voting in favor of the motion at its regular meeting held on Thursday, September 11, 2025, in Largo, Maryland.

Adopted by the Prince George's County Planning Board this 2nd day of October 2025.

Darryl Barnes
Chairman

By 
Jessica Jones
Planning Board Administrator

DB:JJ:SM:rpg


Approved for Legal Sufficiency
M-NCPPC Office of General
Counsel

Dated 9/25/25