

PGCPB No. 2025-113

File No. PPS-2024-035

R E S O L U T I O N

WHEREAS, Beechtree Land Acquisition, LLC is the owner of a 19.63-acre tract of land known as Parcels A, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, and 16, said property being in the 3rd Election District of Prince George's County, Maryland, and being zoned Commercial, General and Office (CGO); and

WHEREAS, on September 15, 2025, Beechtree Land Acquisition, LLC filed an application for approval of a preliminary plan of subdivision for 139 lots and 38 parcels; and

WHEREAS, the application for approval of the aforesaid preliminary plan of subdivision, also known as Preliminary Plan PPS-2024-035 for Beechtree 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 November 20, 2025; and

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

WHEREAS, at the November 20, 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 TCP1-2025-0031, and further APPROVED Preliminary Plan of Subdivision PPS-2024-035, for 139 lots and 38 parcels, subject to the following conditions:

1. Prior to signature approval, the preliminary plan of subdivision (PPS) shall be revised as follows:
 - a. Revise the public utility easement (PUE) line type along the property boundary with Effie Bowie Drive to be consistent with the line type used for other proposed PUEs.
 - b. Correct the use and ownership information on the Lot Area Tables provided on Sheets 9 through 12, as follows:
 - (1) Indicate all common area parcels, to be owned by a community association.
 - (2) Delete the homeowners association (HOA) as the use of the common area parcels.
 - c. Add Parcel I, to the Lot Area Table Southwest Phase on Sheet 12, and include its area, use, and ownership.
 - d. Correct the number of proposed parcels to 38 in General Note 6.

- e. Label the right-of-way widths of A-61 and F-10 master plan roads along the property frontage, in accordance with the 2013 *Approved Subregion 5 Master Plan* and 2009 *Approved Countywide Master Plan of Transportation*.
 - f. Add the dimensions to the proposed 10-foot-wide planned side path along Leeland Road.
 - g. Label the right-of-way width for all proposed private alleys.
 - h. Provide cross sections for the proposed private alleys, to indicate their right-of-way width and pavement width.
2. Prior to signature approval of the preliminary plan of subdivision, the Type 1 tree conservation plan shall be revised as follows:
 - a. Replace the worksheet with the current 2010 woodland conservation worksheet found on the Prince George's County Planning Department website.
 - b. Add the tree conservation plan approval history table as found on the Prince George's County Planning Department website.
3. Development of the site shall be in conformance with Stormwater Management Concept Plan SIT-00466-2024 and any subsequent revisions, in accordance with Section 24-4303 of the Prince George's County Subdivision Regulations.
4. In accordance with Section 24-4205 of the Prince George's County Subdivision Regulations, prior to approval, the final plat of subdivision shall include the granting of a minimum 10-foot-wide public utility easement along all abutting public rights-of way, and along at least one side of all private streets (excluding alleys), in accordance with the approved preliminary plan of subdivision and Section 24-4205 and Section 24-4401 of the Prince George's County Subdivision Regulations.
5. Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan (TCP1-2025-0031), in conformance with Section 25-121 of the Woodland and Wildlife Habitat Conservation Ordinance. The following note shall be placed on the final plat of subdivision:

“This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-2025-0031, or most recent revision), or as modified by the 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 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, Prince George's County Planning Department.”

6. Prior to issuance of any permits for this subdivision, and in conformance with Section 25-119(a)(2) of the Woodland and Wildlife Habitat Conservation Ordinance, a Type 2 tree conservation plan (TCP2) shall be approved.
7. Prior to issuance of any permits, which impact wetlands, wetland buffers, streams or waters of the United States, the applicant shall submit copies of all federal and state wetland permits with evidence of compliance with any approval conditions, and associated mitigation plans.
8. Prior to signature approval of the preliminary plan of subdivision, the applicant and the applicant's heirs, successors, and/or assignees shall submit a copy of an approved concept grading, erosion, and sediment control plan, in accordance with Section 24-4303(d)(7) of the Prince George's County Subdivision Regulations.
9. At the time of detailed site plan, the applicant shall demonstrate that Lot 40 meets the requirements of Section 27-6903(c) of the Prince George's County Zoning Ordinance, as applicable.
10. In accordance with the 2013 *Approved Subregion 6 Master Plan* and the 2009 *Approved Countywide Master Plan of Transportation*, 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. Minimum 5-foot-wide sidewalks along both sides of all internal private streets (excluding alleys) and along Effie Bowie Drive.
 - b. A minimum 10-foot-wide side path along the frontage of Leeland 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.
 - c. Short-term bicycle parking at all proposed commercial and recreational areas. Exact location and quantity shall be determined at the time of detailed site plan.
 - d. Continental-style marked crosswalks with associated Americans with Disabilities Act (ADA)-compliant curb ramps at vehicular access points and crossings throughout the site. Exact location shall be determined at the time of detailed site plan.
11. Prior to approval of a final plat, the applicant and the applicant's heirs, successors, and/or assignees shall demonstrate that a community association has been established for the subdivision (or the subdivision has been annexed into the existing overall Beechtree community association). 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.

12. Prior to approval of the first building permit, the applicant and the applicant's heirs, successors, and/or assignees shall convey land to a 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 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 community 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 community 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 community association, including the reservation of the right of approval by the Prince George's County Planning Director.

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 southwest quadrant of the intersection of US 301 (Robert Crain Highway) and Leeland Road. The property consists of 15 parcels, known as Parcels 3, 4, 5, 8, 9, 12, 13, and 14 (recorded in the Prince George's County Land Records in Plat Book ME 256, Plat No. 95); and Parcels A, 2, 6, 7, 10, 11, and 16 (recorded in the Prince George's County Land Records in Plat Book SHJ 246, Plat No. 73). The property is located in the Commercial, General and Office (CGO) Zone. The site is subject to the 2013 *Approved Subregion 6 Master Plan and*

Sectional Map Amendment (master plan), Subtitles 24 and 27 of the Prince George’s County Code, and other applicable plans, as outlined herein.

The subject property is 19.63 acres, is currently vacant, and has been subject to previous development approvals including subdivision. This preliminary plan of subdivision (PPS) allows subdivision of the property into 139 lots and 38 parcels for the development of 139 single-family attached dwelling units and up to 15,000 square feet of commercial use.

This PPS is required in accordance with Sections 24-1401(a)(2) and 24-3402(b)(3) of the Prince George’s County Subdivision Regulations. The applicant participated in a pre-application conference for the subject PPS on January 27, 2024, pursuant to Section 24-3302(b)(1), and held a pre-application neighborhood meeting on March 5, 2025, pursuant to Section 24-3303(b)(1) of the Subdivision Regulations. In accordance with Section 24-3303(c)(3), which requires that a subdivision application be filed within one year of the pre-application neighborhood meeting, the subject PPS was submitted on April 8, 2025, within the required timeframe. In accordance with Section 24-4503, this PPS is supported by and subject to an approved Certificate of Adequacy ADQ-2024-073.

3. **Setting**—The subject site is located in Tax Map 85 Grids C-1 and C-2 and is within Planning Area 79. The property is bounded to the north by public right-of-way (ROW) of Leeland Road, with warehouse/distribution center uses in the Industrial, Heavy (IH) Zone beyond. To the east of property abuts the right-of-way (FOW) of US 301 (Robert Crain Highway), and undeveloped land in the Agriculture and Preservation (AG) Zone beyond. To the south, the property is bounded by public ROW of unimproved Effie Bowie Drive, with the Beechwood Historic Site in the CGO Zone and a golf course in the Legacy Comprehensive Design (LCD) Zone beyond. The west of the property abuts the public ROW of Moores Plain Boulevard, with townhouses, open space, and vacant land in the Beechtree Subdivision in the LCD Zone beyond.
4. **Development Data Summary**—The following information relates to the subject PPS and the evaluated development.

	EXISTING	EVALUATED
Zone	CGO	CGO
Use(s)	Vacant	Residential and Commercial
Acreage	19.63	19.63
Lots	0	139
Parcels	15	38
Outparcels	0	0
Dwelling Units	0	139
Nonresidential Gross Floor Area	0	15,000 sq. ft.
Variation	No	No
Subtitle 25 Variance	Yes, Section 25-122(b)(1)(G)	No

The subject PPS was accepted for review on September 15, 2025. Pursuant to Section 24-3305(e) of the Subdivision Regulations, this case was referred to the Subdivision and Development Review Committee, which held a meeting on September 26, 2025, where comments were provided to the applicant. Revised plans were received on October 10, and October 20, 2025, which were used for the analysis contained herein.

5. **Previous Approvals**—The overall Beech Tree development was the subject of several approved development applications and plans: Zoning Map Amendments A-9762 and A-9763-C, Comprehensive Design Plan CDP-9706, and specific design plans. Subsequently, the subject property was rezoned from the prior Local Activity Center (L-A-C) Zone to the prior Commercial Shopping Center (C-S-C) Zone by the 2013 *Approved Subregion 6 Sectional Map Amendment*, and is therefore no longer subject to conditions related to the zoning map amendments and comprehensive design zone approvals for the site.

Preliminary Plan of Subdivision (PPS) 4-09041 was approved by the Prince George's County Planning Board on January 13, 2011 (PGCPB Resolution No. 11-02(C)(A/3)) for development of a commercial shopping center on 19 parcels. Subsequently, Detailed Site Plan DSP-13037 was approved by the Planning Board for infrastructure and rough grading only for a future commercial shopping center in the C-S-C Zone. Final Plats of Subdivision (5-17023 and 5-21006) were approved in conformance with PPS 4-09041 and recorded in the Land Records of Prince George's County in Plat Book ME 256, Plat No. 95 and Plat Book SHJ 246, Plat No. 73. The conditions of prior approvals are superseded and are, therefore, not relevant to the review of this PPS, which is evaluated for and required to meet all current criteria of the Subdivision Regulations and Zoning Ordinance. A detailed site plan is required for this development, subsequent to approval of this PPS, in accordance with Section 27-3605(a)(1) of the Zoning Ordinance, since the subject development includes 10 or more townhouse dwelling units.

6. **Community Planning**—Pursuant to Sections 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:

Plan 2035

Plan 2035 places the subject property in the Established Communities Growth Policy Area. Plan 2035 designates Established Communities as areas most appropriate for context-sensitive infill and low- to medium-density development. The development aligns with this classification in terms of land use and density. 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).

In addition, Plan 2035 also makes the following policy that affects the subject property:

Land Use

Policy 7: Limit future mixed-use land uses outside of the Regional Transit Districts and Local Centers. (page 114)

This mixed-use development is outside of a regional transit district or a local center; however, the applicable CGO Zone allows for a mix of uses on the property.

Master Plan

In accordance with Section 24-4101(b)(3), should the master plan affecting the subject property be in direct conflict with any provision of the County Zoning Ordinance that is applicable to said property – such that the current comprehensive plan and requirements of the Ordinance cannot be reconciled, and/or the District Council has not imposed the respectively corresponding zoning proposal for the area of the subject property, then the provisions of the County Zoning Ordinance shall supersede the recommendations set forth in the master plan for the subject property. The master plan recommends commercial land use on the subject property. The master plan defines commercial land use as “retail and business areas, including employment uses such as office and service uses” (Table 7, page 40). The evaluated use, which includes a mix of commercial and single-family residential uses, does not strictly conform with the recommended land use, however, the applicable CGO Zone allows for townhouse dwelling units.

The PPS conforms to other goals, policies, and strategies of the master plan because the project includes a mixed-use development including residential and commercial uses that would create a walkable vibrant community placing these uses in close proximity. This integration reduces car dependency, promotes healthy and more active lifestyles, contributes to economic growth by boosting local economies, provides a more efficient use of land and infrastructure, and provides employment opportunities to residents and the local community.

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

Development Pattern and Land Use Developing Tier

Policy 1: Promote a development pattern that allocates appropriate amounts of land for residential, commercial, employment, industrial, and institutional land uses in accordance with county development goals by considering local and regional needs, the integration of land uses wherever possible, and the impact of development proposals on the economy, environment, equity, and efficiency. (page 58)

Strategies

- 1. Maintain low to moderate-density land uses except as part of mixed-use development and planned communities.**

2. **Preserve and expand areas of institutional and public and private open space.**
4. **Ensure that new commercial office and shopping development in the Beechtree community meets high quality design standards and includes the appropriate mix of uses.**

The project includes 139 single-family attached dwelling units on 19.63 net acres at approximately 7 dwelling units per acre and approximately 15,000 square feet of commercial uses as part of a mixed-use development. The residential density conforms to the residential medium density defined in the master plan, which is between 3.5 and 8 dwelling units per acre, primarily consisting of detached and attached single-family dwellings. A mix of uses is included in this project, which is part of the larger Beechtree community development project. The development will provide private open space amenities for the residents to support Strategy 2. With regards to Strategy 4, the applicant should ensure that the commercial development provides a high-quality design, which will be reviewed at the time of the detailed site plan.

Scenic Byways

Policy 1: Conserve and enhance the scenic and historic values along special roadways. (page 103)

Strategies

2. **Require submission of an inventory of scenic and historic features with all applications that propose work within the right-of-way of a designated roadway.**
3. **Utilize the “Guidelines for the Design of Scenic and Historic Roadways in Prince George’s County, Maryland” (DPW&T, 2006) and the scenic-historic road sections from DPW&T standards when evaluating applications within the rights-of-way of scenic and historic roadways.**
4. **Consider a variety of techniques in order to protect the scenic and historic qualities of the designated roads during the review of applications that involve work within the right-of-way of a designated roadway. These techniques include alternative ways to circulate traffic, the use of the historic road section as one leg of a needed dual highway, provision of bypass roads, and limiting certain types of development and signs in the viewshed.**
11. **Limit street lighting along designated roadways to only that necessary to address safety concerns.**

12. Require new and replacement lighting along designated roadways to utilize full cut-off optic luminaries to minimize glare and light pollution.

The northern property boundary abuts Leeland Road, which is designated as a scenic road in the master plan. The site layout depicted on the PPS indicates adequate space to provide the required 20-foot-wide landscape buffer along Leeland Road. There are currently no scenic and historic features along the designated roadway, which could be inventoried. The lighting and signage in the viewshed should be minimized and full cut-off optic light fixtures in the design of buildings and streetscape should be included at the time of detailed site plan.

Policy 2: Conserve and enhance the viewsheds along designated roadways.
(page 104)

Strategies

- 1. Require submission of an inventory of scenic and historic features with all applications that propose work adjacent to the right-of-way of a designated roadway.**
- 2. Require the conservation and enhancement of the existing viewsheds of designated roads to the fullest extent possible during the review of land development or permit applications, whichever comes first. Elements to be considered shall include views of structures from the roadway; design character and materials of constructed features; preservation of existing vegetation, slopes, and tree tunnels; use of scenic easements; and limited access points.**

The northern property boundary abuts Leeland Road, which is designated as a scenic road in the master plan. There are currently no scenic and historic features along the designated roadway, which could be inventoried. At the time of detailed site plan, the applicant should ensure the design and materials used for the buildings match the character of the historic setting associated with the designated roadway. The property was previously cleared pursuant to prior development approvals, and no vegetation currently exists along the property's frontage of Leeland Road.

Policy 8: Promote and encourage cycling and walking as an alternative to the car for commuting and recreational purposes. (page 107)

Strategy

- 1. Incorporate bicycle-compatible road improvements with future frontage improvements or road construction projects.**

The PPS includes a 5-foot-wide sidewalk along both sides of internal roadways and connections to the sidewalk along the frontages of Moores Plains Boulevard and Effie Bowie Drive, and a side path along Leeland Road. Bicycle parking shall be provided at the retail and recreational spaces within the site to accommodate bicycle use.

Policy 14: Reduce private automobile traffic demand and carbon monoxide, volatile compounds, nitrogen oxide, and greenhouse gas emissions by increasing transit route coverage and frequency, and broadening the choice of travel modes to, from, and within the Developing Tier portion of Subregion 6. (pages 116–117)

Strategies

- 2. Consider dedicated right-of-way for transit along MD 4 and US 301, as part of planned future upgrades of these roads to freeways.**
- 4. Encourage compact development patterns to reduce transit operating costs and increase ridership, and reduce dependency on the automobile and auto emissions.**
- 5. Encourage street connections between subdivisions to broaden the availability of bus transit within the Developing Tier.**

Adequate ROW currently exists along US 301 to ensure its upgrade to a freeway. A private street is shown to connect the development to Leeland Road and Effie Bowie Drive, which further provide access to the existing residential community to the west. The project includes a mixed-use development including residential and commercial uses that would create a walkable, vibrant community by placing these uses in close proximity. This integration reduces car dependency, promotes healthy more active lifestyles, and contributes to economic growth by boosting local economies, providing a more efficient use of land and infrastructure, and providing employment opportunities to residents and the local community. No bus routes currently serve the area, but sufficient street connections are created to provide bus transit in the future.

Economic Development

Policy 1: Intensify and grow economic development at strategic locations zoned for industrial and commercial uses to increase employment opportunities, income, and the tax base within Prince George's County and the subregion. (page 147)

Strategy:

- 1. Ensure that adequate amounts of land are available for economic development while avoiding over-zoning land as commercial that encourages sprawl and inhibits revitalization efforts.**

This development evaluates a horizontal mix of uses including residential and commercial uses that would create a walkable vibrant community, by placing these uses in close proximity. This integration contributes to economic growth by boosting local economies, providing more efficient use of land and infrastructure, and providing employment opportunities to residents and the local community.

Suburban/Developing Tier Communities

Policy: Continue to build high-quality, suburban development organized around a network of open space and community facilities with attention to site design.
(page 179)

Strategies

- 1. Develop a comprehensive trail/sidewalk system to connect the community.**
- 3. Expand and enhance recreational activities and opportunities for youth particularly in older communities.**
- 5. Ensure that all new development in the area is compatible with existing development in terms of architecture and scale.**
- 6. Install sidewalks along residential streets that currently lack them.**
- 8. Design site features such as storm water management facilities during the development process so that they become amenities in the development.**
- 9. Provide green edges (woods, and landscaping) in new developments to provide a buffer that blends naturally into surrounding wooded areas.**
- 10. Incorporate historic sites, vistas, archeological resources, and cultural features into development design.**
- 11. Incorporate environmentally sensitive design and green building/energy efficiency techniques.**

Five-foot-wide sidewalks are provided along all frontage and interior roadways. The sidewalk ends before the corner of Leeland Road and US 301, and no sidewalk is shown along the frontage of US 301, given the freeway classification of this roadway.

A trail is also shown around the stormwater management (SWM) pond and the green space along US 301, to enhance these areas as amenities within the development. Sidewalks are provided throughout the development, interconnecting the development blocks. An asphalt trail around the SWM facility, a playground for pre-school age children, seating areas, a gazebo, and dog waste stations are proposed with this project.

The project shows a lotting pattern which provides enough space for landscape buffers along road frontages and open space. The PPS also shows a SWM pond to manage runoff from residential and commercial impervious surfaces, such as rooftops, surface parking lots, and driveways. The active recreation area includes a playground and trails.

At the time of detailed site plan, the applicant should limit lighting and signage in the viewshed and utilize full cut-off optic light fixtures in the design of buildings and streetscape. Also, the design and materials used for the buildings should match the character of the historic setting associated with the scenic roadway and adjacent historic site. The applicant should explore how to incorporate clean and renewable energy sources into the project such as including solar panels on roofs, and explore LEED-ND certification for the development.

Provisions of the master plan and other functional master plan, including policies and strategies that are found applicable to the development of the subject property, and the PPS conformance to these policies and strategies, are further discussed 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 SWM concept plan has been approved by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE). A SWM Concept Plan (SIT-00466-2024) and an associated letter approved by DPIE on September 23, 2025, were submitted with this PPS. The concept plan proposes the use of a submerged gravel wetland to meet the water quality requirement, and the 100-year water quantity control requirement. It is noted that the site layout shown on the SWM concept plan does not match the site layout shown on this PPS. However, the changes to the layout do not impact the SWM design and a revision to the SWM concept plan is not required at this time. A revision to the SWM concept plan may be required at the time of detailed site plan, to be consistent with the site plan and Type 2 tree conservation plan (TCP2).

The development of the site, in conformance with SWM concept approval and any subsequent revisions approved by DPIE, will ensure compliance with SWM policies, standards, and practices. Green building and green infrastructure are highly encouraged. Therefore, this PPS satisfies the requirements of Sections 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* (LPPRP), the 2013 *Formula 2040: Functional Master Plan for Parks, Recreation and Open Space*, and the Subdivision Regulations, as they pertain to public parks and recreational facilities.

The master plan encompasses approximately 150 square miles and provides generalized goals and policies related to parks and recreation (pages 130–139). The master plan indicates that there are approximately 13,700 acres of local and regional parks, recreation and open space land in Subregion 6 and sufficient local parkland to meet the projected needs for the entire Subregion through 2030. However, the master plan recommends pursuing local parkland acquisition, providing a variety of recreational facilities and programs, and developing park and recreation facilities.

The LPPRP provides a more detailed analysis of parkland, facilities, and specific goals and strategies for properties within the master plan. The LPPRP places the subject property within Park Service Area 6, which has met overall parkland targets, but falls short of the County’s need for neighborhood parks due, in part, to gaps near sparsely developed residential areas. The LPPRP specifically recommends acquisition of neighborhood parkland along US 301, where the subject property is located.

Nearby developed park facilities include the School House Pond Park located 0.78 mile south of the subject property, and the Upper Marlboro Community Center located approximately 0.91 mile southeast of the site. Darnell’s Chance Historic Site and the School House Pond Trail are both within 1.0 mile of the subject property. Nearby parks include Watkins Regional Park located northwest of the subject property, Oak Creek West Park located to the north, and Beechtree West Park, to the southeast. The Largo/Kettering/ Perrywood Community Center is located northwest of the property, and the Patuxent River Park III and Community Center are approximately 9.5 miles to the southeast. Most of the local parkland is within the Developing Tier, including 315 acres north of MD 4 (Pennsylvania Avenue) in Upper Marlboro and communities to the north. The master plan recommends the development of a 100-acre parcel within the Beechtree development (northern part), with potential access from Town Farm Road.

The PPS provides for recreational amenities for future residents, including an indoor recreation building, a dog park with a water feature, a playground for preschool aged children, a picnic area, and pedestrian connections to trails and open spaces adjacent to a SWM pond. These amenities provide a variety of active and passive recreation options for residents and visitors. The associated ADQ-2024-073 includes conditions ensuring that the on-site recreational facilities are dually provided to satisfy the applicable adequacy standards. The included on-site recreational facilities align with the Subdivision Regulations and master plan intention to ensure that communities provide safe and convenient access to parks and open space.

The PPS provides open space that meets the requirements of Section 27-6403 and includes both active and passive recreation, with an active recreation area in excess of the 15 percent of open space set-aside area required by Section 27-6404(a)(1). The details of the specific facilities intended for the open space set-aside areas shall be provided with the detailed site plan.

The proffered improvements further the goals of the master plan that encourage providing a variety of recreational facilities and programs and developing park and recreation facilities. The improvements also further address the gap in neighborhood parks identified in the LPPRP by providing the types of improvements traditionally found in such parks. Pursuant to Section 24-4101(b)(1) of the Subdivision Regulations, the provision of on-site recreation facilities, as required through conditions in the ADQ, is in conformance with the applicable master plans.

9. **Transportation (pedestrian, bicycle, and vehicular)**—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.

Master Plan Right-of-Way

Two master-planned roadways impact the subject site:

Leeland Road (MC-600)

Leeland Road (MC-600) is classified as a major collector in both MPOT and the master plan, with a recommended ROW width of 100 feet. The PPS identifies a 106.66-foot-wide ROW west of High Street, and a 136.62-foot-wide ROW east of High Street, along Leeland Road, to meet the master plan requirements. No additional ROW is required with this PPS.

US 301 (Robert S. Crain Highway) (A-61)/(F-10)

Both the MPOT and master plan recommend the above ROWs. The portion of A-61 is within the ROW alignment of F-10. The PPS does not delineate the width of either ROW. The PPS shall be revised to delineate the A-61 and F-10 ROW along the property frontage of US 301. Right-of-way was previously dedicated along US 301 with prior development approvals, for a width of 112 feet from the road centerline along the property's frontage. No additional ROW along US 301 is required with this PPS.

Master Plan Pedestrian and Bike Facilities

The master plan does not identify pedestrian or bike facilities that impact the subject site. However, a side path is shown along the frontage of Leeland Road in the MPOT.

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 PPS includes a 5-foot-wide sidewalk along both sides of the internal private roadways connecting to the sidewalks along the frontages of Moores Plains Boulevard, Effie Bowie Drive, and the side path along Leeland Road. However, dimensions shall be provided to identify the 10-foot-wide planned side path along Leeland Road.

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 PPS includes sidewalks along both sides of the internal private roadways and along the frontages of Moores Plains Boulevard and Effie Bowie Drive. The planned side path along Leeland Road can accommodate multimodal use. In addition, the PPS includes marked crosswalks and associated curb ramps at all vehicular crossings. However, all curb ramps shall be Americans with Disabilities Act (ADA)-compliant. These provided and required facilities meet the intent of this policy.

Policy 4: Develop bicycle-friendly roadways in conformance with the latest standards and guidelines, including the 1999 AASHTO *Guide for the Development of Bicycle Facilities*.

The PPS includes a side path along the frontage of Leeland Road. The width shall be delineated on the PPS to identify the 10-foot-wide side path. Also, bicycle parking shall be provided at the retail locations and recreational areas within the site to accommodate bicycle use. The planned side path and bicycle parking can accommodate multimodal use and meet the intent of this policy.

The master plan includes the following recommendations:

Policy 7: Expand, encourage, and promote hiker/biker/equestrian recreational activities.

The PPS includes 5-foot-wide sidewalks along both sides of the internal private roadways and connections to the sidewalks along the frontages of Moores Plains Boulevard and Effie Bowie Drive, and a side path along Leeland Road. Moreover, a 5-foot-wide path is provided along the eastern and western portions of the site, providing additional space for walking. Bicycle parking shall be provided at the retail spaces and

recreational areas within the site, to accommodate bicycle use. These planned facilities provide continuous and multimodal connections to promote pedestrian and biker activities and meet the intent of the policy.

Policy 8: Promote and encourage cycling and walking as an alternative to the car for commuting and recreational purposes.

The PPS includes a 5-foot-wide sidewalk along both sides of internal roadways and connections to the sidewalks along the frontages of Moores Plains Boulevard and Effie Bowie Drive, and a side path along Leeland Road. Bicycle parking shall also be provided at the retail spaces and recreational areas within the site, to accommodate bicycle use. These planned facilities provide continuous and multimodal connections to promote cycling and walking and meet the intent of the policy.

Compliance with Regulatory Requirements

Section 24-4200 of the Subdivision Regulations and Section 27-6104 of the Zoning Ordinance provide a list of development standards that are applicable to the review of PPS development applications. In addition, Section 27-6200 provides specific roadway access, mobility, and circulation requirements for the development. The relevant sections are 27-6204, 27-6206, 27-6207, and 27-6208, which detail the requirements for vehicular, pedestrian, and bicycle cross-access.

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

24-4201: General Street Design Standards

- 24-4201(a): The subdivision is served by existing public roads (Leeland Road and Moores Plains Boulevard). The site will also be served by the planned public roadway Effie Bowie Drive and a planned private internal roadway, High Street.
- 24-4201(b): The ROWs of all existing and planned roadways and trails are identified on the plan sheets except for US 301. The ROW width along US 301 shall be delineated on the plan sheets.
- 24-4201(c): No dedication of public ROW is required with this PPS.
- 24-4201(d): Compliance to Section 27-6206 is discussed below.
- 24-4201(f): All internal subdivision streets are within the County.

Section 24-4202: Vehicle Access and Circulation

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

Section 24-4203: Pedestrian Access and Circulation

- 24-4203(a): Compliance to Section 27-6207 is discussed below.
- 24-4203(b): All sidewalks meet the minimum width standards and will be further reviewed at detailed site plan.

Section 24-4204: Private Streets and Easements

- 24-4204(b)(1)(D): The development shows a minimum width of 54 feet for the internal private streets and 22 feet for the internal private alleys, which are designed to accommodate access for emergency equipment. All alleys shall be labeled with their provided ROW width on the PPS. Cross sections for the private streets are provided with the PPS. Cross sections for the private alleys shall also be provided, to indicate their ROW width and pavement width.

Section 27-6200: Roadway Access, Mobility and Circulation

27-6202: Consistency with Plans

The provided and required access and circulation were evaluated per the applicable master plans and were found to conform.

27-6303: Multimodal Transportation System

Multimodal access and circulation are provided via sidewalk, shared use path, and marked crosswalks. Bicycle parking shall be provided to support multimodal use.

27-6204: Circulation or Site Plan Required

This section requires development applications to include a circulation plan unless a site plan is provided detailing circulation. The PPS demonstrates pedestrian and vehicular circulation through the site and meets the requirements of this section. Two full vehicular movement access points are shown for the site via Leeland Road and Effie Bowie Drive. Pedestrian access is provided along frontages of Leeland Road, Moores Plains Boulevard, and Effie Bowie Drive, with connections to the internal sidewalk network. Striped crosswalks with curb ramps are provided at vehicular crossings and through the site to accommodate both pedestrian and cyclist circulation. A detailed site plan will be required that further details the circulation system.

27-6206: Vehicular Access and Circulation

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

- 27-6206(b): All accessways are classified appropriately. The internal alleys and private streets are primary vehicular access with common space for residents.
- 27-6206(c): The development includes two full movement vehicular access points along public streets, Leeland Road and Effie Bowie Drive. The site is served internally via a network of private streets and alleys for the single-family attached residential lots and the commercial parcels. The access and circulation are sufficient.
- 27-6206(d)(1): The site does not include direct driveway access from Leeland Road, which is classified as a major collector roadway. Direct access to the individual lots and parcels is shown via internal private roads and private alleys.
- 27-6206(d)(2)(B): The PPS includes two full movement vehicular access points from public streets, Leeland Road and Effie Bowie Drive. The site is served internally via a network of private streets and alleys for the residential lots and commercial parcels. Access is sufficient to meet requirements in Section 27-6206(d).
- 27-6206(e): The subject property is bound on all sides by roadways and does not adjoin another property. Vehicular cross access is not required for this development.
- 27-6206(f): The connectivity score of 1.4 meets the requirement for nonresidential zones and is deemed sufficient.
- 27-6206(g): The site plan does not include cul-de-sac heads or street turnarounds. Pedestrian connections are provided via sidewalks along the frontages of Leeland Road, Moores Plains Boulevard and Effie Bowie Drive, with connections to the internal sidewalk network.
- 27-6206(h): There are no undeveloped lands adjoining the property that would require a continuation of street connectivity.
- 27-6206(i): The internal roadway network is shown to connect to existing roadways and provide two points of ingress and egress to public roads.
- 27-6206(j): Traffic calming measures should be provided along the internal private streets, and will be evaluated further with the detailed site plan.

27-6207: Pedestrian Access and Circulation

- 27-6207(a): The site is bound by roadways and does not adjoin another property. The development includes a comprehensive internal pedestrian network. Sidewalks are provided internally with connections to the common areas and the roadway frontages. Vehicular circulation throughout the site is shown via private roads and alleys and sidewalks are provided along both sides of private roads. All sidewalks throughout the development shall be a minimum of 5 feet wide.
- 27-6207(b): The subject property is bound by roadways and does not adjoin to another property. Pedestrian cross access is not required for this development.

27-6208: Bicycle Access and Circulation

- 27-6208(a): The site plan includes a side path along the frontage of Leeland Road that can accommodate multimodal use. The site is served by internal alleyways that do not require additional sidewalks or bicycle pathways. Short-term bicycle parking shall be provided and further evaluated at the time of detailed site plan.
- 27-6208(b): The development includes a side path along the frontage of Leeland Road that can accommodate multimodal use. The subject property is bound by roadways and does not adjoin to another property. Bicycle cross access is not required for this development.

Based on the preceding findings, the access and circulation for the development are sufficient, as it pertains to this PPS review. Vehicular, pedestrian, and bicycle transportation facilities will serve the subdivision, meet the required findings of Subtitle 24 and Subtitle 27 of the County Code, and conform to both 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) of the Subdivision Regulations. The master plan identifies the following policies relevant to the review of this PPS:

- **Locate police, public safety and fire and rescue facilities to meet the needs of the community as determined in the Public Safety Facilities Master Plan.**
- **Provide fire and rescue facilities that meet the needs of the community based upon established county standards and their ability to accommodate modern vehicles and equipment.**

The development will not impede the achievement of the above-referenced policies of the master plan. This PPS is subject to ADQ-2024-073, which established that pursuant to adopted tests and standards, public safety facilities are adequate to serve the development, with required mitigation. 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 provides guidance on the location and timing of upgrades and renovations to existing facilities and construction of new facilities, none of which affect this site.

The subject property is located in Planning Area 79, which is known as Upper Marlboro and Vicinity. The 2025–2030 Fiscal Year Approved Capital Improvement Program budget identifies three new public facilities proposed for construction, none of which are located on the subject property.

The subject property is located within Sustainable Growth Tier I and, per Section 24-4404 of the Subdivision Regulations, must be served by public sewer. 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 Adequate for Development Planning”. Category 3 includes developed land on public water and sewer, and underdeveloped properties with a valid preliminary plan approved for public water and sewer. Category 3 is appropriate for PPS and final plat approval.

11. **Public Utility Easement**—Section 24-4401 of the Subdivision Regulations requires that PPS 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.”

Section 24-4205 of the Subdivision Regulations sets forth the standard requirements for public utility easements (PUEs). 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 existing public ROW of Leeland Road, Moores Plains Boulevard, Effie Bowie Drive, and US 301. The required PUEs are correctly shown along the public ROWs. In addition, new private streets are provided internally to the development, which demonstrate the required PUEs along at least one side of the private streets.

12. **Historic**—The master plan contains goals and policies related to historic preservation (pages 161–174); however, these are not specific to the subject site, or applicable to this development.

The subject property is immediately north of Beechwood Historic Site 79-060. Built in 1913, Beechwood is a two-story, hip-roof frame dwelling of Neo-Classical style. It is distinguished by its monumental Tuscan portico and Colonial Revival interior detail. Beechwood was built on the site of George Hilleary's eighteenth-century plantation house and was the home of Effie Gwynn Bowie, a prominent Prince George's County genealogist and author.

Per Section 24-4105 of the Subdivision Regulations, archeological investigations can be required at the time of PPS if there is a moderate or higher potential for archeological resources on the developing property. A Phase I archeological survey of the Hilleary Family Cemetery, located in the northwest quadrant of the subject property, was completed in 2007. The burial ground and barn that were also located on the subject property have been moved as required by previous development conditions. No further archeological investigation is required.

The development shows a layout that positions three sticks of townhouses and a SWM pond along the southern edge of the development. The lot layout orients the townhouses facing towards the historic site. Orienting the front elevations of the new construction towards Beechwood Historic Site minimizes the adverse impact of the new construction on the adjacent historic site.

The detailed site plan for this development shall be reviewed by the Historic Preservation Commission for siting, massing, design, and materials of the proposed buildings, as well as landscaping, lighting, and other site-related features. The detailed site plan shall include sightlines and viewshed analyses to determine whether there will be either internal or external visual impacts on the Beechwood Historic Site and its environmental setting.

13. **Environmental**—The PPS is 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 Environmental Application	Authority	Status	Action Date	Resolution Number
NRI-005-07	N/A	Staff	Approved	7/12/2007	N/A
4-09041	TCP1-011-10	Planning Board	Approved	1/13/2011	11-02 (C)
NRI-005-07	N/A	Staff	Approved	3/24/2011	N/A
DSP-13037	TCP2-001-14	Planning Board	Approved	3/27/2014	14-27
NRI-004-2025	N/A	Staff	Approved	2/25/2025	N/A
PPS 2024 035	TCP1-2025-0031	Planning Board	Approved	11/20/2025	2025-113-

Applicable Woodland Conservation Ordinance

This property is subject to the grandfathering provisions of the Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property had a TCP that was approved after September 1, 2010, and before July 1, 2024, and was implemented through grading and clearing pursuant to an issued grading permit. This PPS does not result in any major changes to the previously approved TCP1. The property must, therefore, conform to the environmental

regulations of the 2010 Woodland and Wildlife Habitat Conservation Ordinance (2010 WCO). The property is also subject to the environmental regulations in the current Subtitles 24 and 27 because this is a new preliminary plan using the current Subdivision Regulations and Zoning Ordinance.

Environmental Site Description

A review of available information, and as shown on the approved natural resources inventory (NRI), indicates there is an isolated wetland on-site and no other regulated environmental features (REF). The site does not contain any wetlands of special state concern. The northeastern corner of the site is in the Middle Patuxent River watershed, with the rest of the site in the Collington Branch watershed as identified by the Maryland Department of Natural Resources. According to information obtained from the Maryland Department of Natural Resources Natural Heritage Program, a Sensitive Species Project Review Area, as delineated on the SSPRA GIS layer, is found to occur in the vicinity of this property.

Environmental Conformance with Applicable Plans

In accordance with Section 24-4101(b) of the Subdivision Regulations, conformance with the environmental sections of the applicable master plans and Plan 2035 are analyzed as follows:

Plan 2035

The site is located within the Environmental Strategy Area 2 (formerly the Developing Tier) of the Regulated Environmental Protection Areas Map, as designated by Plan 2035, and is within the Established Communities Growth Policy Area. The project is not within the boundaries of a transit-oriented center as identified in Plan 2035.

Master Plan

The master plan contains environmental policies and strategies. The text in **bold** is the text from the master plan applicable to the subject PPS, and the plain text provides comments on the plan's conformance.

Policy 1: Protect, preserve, and restore the identified green infrastructure network and areas of local significance within Subregion 6 in order to protect critical resources and to guide development and mitigation activities. (pages 68–69)

Strategies

- 1. Protect priority areas that will meet multiple protection objectives such as those related to green infrastructure, the priority preservation area, and the Patuxent River Rural Legacy Program.**

The site contains regulated and evaluation areas of the green infrastructure network. The regulated area is associated with a sediment trap that remains from previous grading of the site and an isolated wetland. The evaluation area was previously graded and there are no REF in this area. The site is not located in either the priority preservation area or the Patuxent River Rural Legacy Program.

2. **Protect primary corridors (Patuxent River, Charles Branch, Collington Branch, Piscataway Creek, Mattawoman Creek, and Swanson Creek) during the review of land development proposals to ensure the highest level of preservation and restoration possible, with limited impacts for essential development elements. Protect secondary corridors to restore and enhance environmental features, habitat, and important connections.**

As this property is part of a primary corridor watershed for Collington Branch, the applicant intends to pursue various measures to ensure water quality is protected. These include adequate erosion and sediment control during construction, adequate on-site SWM facilities, and compensatory stormwater storage to protect the water quality of the watershed. Mitigation of impacts to the wetlands will be handled by the Maryland Department of the Environment.

3. **Preserve and connect habitat areas to the fullest extent possible during the land development process.**

This site was previously cleared, and the site is surrounded by roadways and has no connection to habitat areas.

4. **Preserve or restore regulated areas designated in the green infrastructure network through the development review process for new land development proposals.**

This site was previously cleared. The existing sediment trap in the regulated area will be converted to a submerged gravel wetland. The isolated wetland, also in the regulated area, was created by previous grading on-site and will be impacted by this development. This is further discussed in the Preservation of Regulated Environmental Features (REF)/Primary Management Area (PMA) section of this resolution.

5. **Protect portions of the green infrastructure network outside the primary and secondary corridors to restore and enhance environmental features, habitat, and important connections.**

This site is located within the primary corridor for Collington Branch; however, the PPS area does not contain any REF, as documented by NRI-004-2025.

6. **Evaluate land development proposals in the vicinity of SCAs to ensure that the SCAs are not negatively impacted and that green infrastructure connections are either maintained or restored.**

This site is not located in a special conservation area.

7. **Preserve and enhance, where possible, grassland habitats that are of critical importance to native and migratory bird species.**

The NRI shows no grassland habitat on-site.

Policy 2: Restore and enhance water quality in degraded areas and preserve water quality in areas not degraded. (pages 72–73)

Strategies

1. **Protect and restore groundwater recharge areas such as wetlands and the headwaters areas of streams and watersheds.**

The wetlands on-site were created by previous grading on-site and will be impacted by this development. This project is not located in the headwaters area of any streams or watersheds.

3. **Require retrofitting of locations without stormwater management, or with poorly performing facilities, as they are identified during the development review process.**

This development will meet the current state and County SWM regulations.

5. **Require private developers to perform stream corridor assessments, where one has not already been conducted, when development along stream corridors without completed assessments is proposed. Use the outcome of these assessments to guide restoration requirements upon which development approval will be contingent.**

The NRI shows no streams on-site and therefore a stream corridor assessment is not required.

7. **Require environmentally-sensitive site design which includes limiting impervious surfaces and implementing best practices in on-site stormwater management to reduce the impact of development on important water resources.**

The approved SWM concept plan shows use of submerged gravel wetlands to meet the current requirements of the environmental site design to the maximum extent practicable. The technical SWM 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.

9. **Evaluate current right-of-way requirements and opportunities for bioretention and on-site stormwater management in watersheds with ten percent or greater impervious surface.**

The PPS reflects the existing ROWs, as approved by the Maryland State Highway Administration (SHA) and DPIE, and dedicated pursuant to prior development approvals for the subject property. No additional public ROW is shown for this development. On-site SWM for the project is provided via a submerged gravel wetland facility.

Policy 5: Promote compact, walkable development patterns in appropriate locations such as the Town of Upper Marlboro, Marlton, and rural centers and communities such as Baden, Aquasco, Eagle Harbor, Cedar Haven, and Croom.

This policy and the strategies therein are not applicable as the project is northeast of the Town of Upper Marlboro. The site is not within Marlton or the rural centers and communities such as Baden, Aquasco, Eagle Harbor, Cedar Haven, and Croom.

Policy 6: Increase awareness regarding air quality and greenhouse gas (GHG) emissions and the unique role that the Developing and Rural Tiers in Subregion 6 have to play in this effort.

Strategies

2. **Encourage the use of clean and renewable energy sources such as biomass and solar and wind power.**

The use of clean and renewable energy sources are encouraged as appropriate.

Policy 7: Encourage the use of green building techniques and community designs that reduce resources and energy consumption.

Strategies

1. **Support this subregion plan's policy of redevelopment and infill development in existing and planned development areas rather than "green field" development (See Development Pattern/Land Use chapter).**

This is not a redevelopment project.

2. **Initiate a project that meets the full standards of the LEED-ND in the subregion. Consider this for a development/redevelopment project near Upper Marlboro (see Living Areas chapter).**

Full cut-off light fixtures should be used to minimize any impact on sensitive environmental features and limit glare onto neighboring residential properties. The use of LEED-ND standards will be reviewed with future applications.

Policy 8: Reduce energy usage from lighting, as well as light pollution and intrusion into residential, rural, and environmentally sensitive areas.

Strategies

1. **Encourage the use of alternative and energy-saving lighting technologies for athletic fields, shopping centers, gas stations, and car lots so that light intrusion on adjacent properties is minimized. Limit the amount of light output from these uses.**

Alternative and energy-saving light fixtures are recommended to limit glare onto neighboring properties. This strategy will be reviewed with future applications.

2. **Require the use of full cut-off optic light features for all proposed uses to reduce sky glow.**

Alternative lighting technologies and the limiting of total light output, including full cut-off optic light fixtures should be used, which will be reviewed with future applications.

Policy 9: Reduce noise impacts to meet acceptable state noise standards.

Strategies

1. **Evaluate development and redevelopment proposals using Phase I noise studies and noise models where noise levels exceed 65 dBA.**

The applicant submitted a noise study with the subject PPS, to study the effects of the noise generated by the adjacent roadways. The noise study evaluated average sound levels during daytime and nighttime, with the goal of identifying dwelling units and outdoor activity areas which may be impacted by more than 65 dBA. Conformance with noise requirements is also required by the County Code, as evaluated further below in this resolution.

2. **Provide for adequate setbacks for development exposed to existing and proposed noise generators and roadways of arterial classification or greater.**

US 301 is an arterial roadway abutting the property to the east. The PPS demonstrates that all lots meet the minimum 150-foot lot depth requirement of Section 24-4102(c)(1) of the Subdivision Regulations.

3. Provide for the use of approved attenuation measures when noise issues are identified.

The townhomes which are exposed to future transportation noise levels above 65 dBA Leq will require additional analysis, at the time of future detailed site plan, to ensure the exterior construction is sufficient to maintain interior noise levels at or below 45 dBA Leq for these residences.

5. Require development within Ldn 65 dBA and greater noise exposure areas to be properly protected from the transmission of noise through the use of appropriate site designs, the use of barriers that affect sound propagation, and/or the use of sound-absorbing materials in construction.

The noise analysis has determined that 11 of the 139 townhomes will be exposed to future transportation noise levels above 65 dBA Leq, with maximum impact up to 66 dBA Leq upon the building façades nearest US 301. These townhomes will require additional analysis at the time of future detailed site plan to ensure the exterior construction is sufficient to maintain interior noise levels at or below 45 dBA Leq for these residences. Standard building construction typically provides a minimum of 20 dB of noise reduction; therefore, it is expected that interior noise levels can be maintained at or below 45 dBA Leq.

2017 Green Infrastructure Plan

The Countywide Green Infrastructure Plan (GI Plan) was approved with the adoption of the 2017 *Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan* (CR-11-2017), on March 7, 2017. According to the GI Plan, this site contains 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, protect, enhance or restore the green infrastructure network and its e: Preserve, enhance, and restore the green infrastructure network and its ecological functions while supporting the desired development pattern of Plan Prince George's 2035.

Strategies

1.1 Ensure that areas of connectivity and ecological functions are maintained, re-stored, 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.**

Approximately two thirds of this site is within designated evaluation and regulated areas, with the main regulated area located in the southwest quadrant of the site. The site was previously graded, and the existing sediment trap located in the regulated area will be converted into a submerged gravel wetland to meet the site's SWM requirements. This PPS area does not contain any REF as documented by NRI-004-2025.

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.

The site was previously cleared. The submerged gravel wetland will improve water quality downstream from the site, which will increase the ecological potential.

c. Protecting existing resources when constructing stormwater management features and when providing mitigation for impacts.

The site was previously cleared. The existing sediment trap will be converted into a submerged gravel wetland which will protect existing resources downstream of the site. The isolated wetlands on-site, created during previous grading, will be impacted and the MDE will manage any mitigation requirements.

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 site was completely cleared under prior grading permit approvals. The site is surrounded by roadways and reconnection to the green infrastructure network is not possible. However, the submerged gravel wetlands will improve the water quality for the ecosystems downstream from this project. The conceptual sediment and erosion control measures have been reviewed by PGCSO. Both SWM and sediment and erosion control requirements are 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.**

The Maryland Department of Natural Resources Wildlife and Heritage Service section determined that this project falls within the drainage of the Collington East Branch, which is known to support populations of the state-listed endangered Stripeback Darter, as well as the state-listed threatened species Glassy Darter and American Brook Lamprey. The applicant should follow the guidelines from the state to protect these sensitive species.

Policy 2: Support implementation of the 2017 GI Plan throughout the planning process.

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.**

There are no network gaps on-site as this site was previously cleared and surrounded by roadways.

- 2.5 **Continue to require mitigation during the development review process for impacts to regulated environmental features, with preference given to locations on-site, within the same watershed as the development creating the impact, and within the green infrastructure network.**

The isolated wetlands created on-site will be impacted by this development and any state required mitigation will be managed by MDE.

- 2.6 **Strategically locate off-site mitigation to restore, enhance, and/or protect the green infrastructure network and protect existing resources while providing mitigation.**

Any forest mitigation banks used to satisfy off-site woodland conservation requirements for this project must conform to Subtitle 25 of the County Code and Sections 5-1601 through 5-1613 of the Natural Resources Article of the Maryland Code (the Maryland Forest Conservation Act), as amended. In accordance with Subtitle 25, Division 2, Sec. 25-122, Methods for Meeting the Woodland and Wildlife Conservation Requirements, if off-site woodland conservation is approved to meet the requirements, then the following locations shall be considered in the order listed in Section 25-122(a)(3) of County Code: within the same eight-digit sub-watershed, within the same watershed, within the

same river basin within Prince George's County. Applicants shall demonstrate to the Prince George's County Planning Director due diligence in seeking out opportunities for off-site woodland conservation locations following these priorities. All woodland conservation is required to be met within Prince George's County. It should be noted that the off-site mitigation was obtained prior to previously issued County permits.

Policy 4: Provide the necessary tools for implementation of the 2017 GI Plan.

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.**

The site was previously cleared and there is no PMA on-site; therefore, no conservation easement will be required with this project.

Policy 5: Improve water quality through stream restoration, stormwater management, water resource protection, and strategic conservation of natural lands.

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.**

The submerged gravel wetland will be placed in the same location as an existing sediment trap that was created on-site from previous grading activities. The conceptual SWM was reviewed by DPIE and PGCSCD. Both SWM and sediment and erosion control requirements are 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.**

The isolated wetland on-site will be impacted with this development. This wetland was created when the prior grading on-site was incomplete, leaving an area of blocked drainage. The construction of the submerged gravel wetlands will correct this blockage and no longer impound the created wetland. MDE will manage any mitigation requirements for this activity. There are no streams located on-site.

Policy 7: Preserve, enhance, connect, restore, and preserve forest and tree canopy coverage.

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.**
- 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.**
- 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.**

This site was completely cleared pursuant to prior grading permit approvals. The TCP was implemented in accordance with Section 25-119(g)(1) of the County Code and, therefore, is grandfathered to the 2010 WCO. The TCP1 provided with this PPS conforms with the previously approved and implemented TCP2.

Other Environmental Review

Natural Resources Inventory Plan/ Existing Conditions

Section 27-6802 of the Zoning Ordinance requires an approved NRI plan with PPS applications. An approved NRI-004-2025 was submitted with this PPS. The site contains an isolated wetland created during the previous grading of the site; however, the PPS area does not contain any regulated environmental features. The Type 1 tree conservation plan (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 the grandfathering provisions of Division 2 of the Woodland and Wildlife Habitat Conservation Ordinance because the property had a TCP that was approved after September 1, 2010, and before July 1, 2024, and the TCP was implemented in accordance with Section 25-119(g)(1). Therefore, the TCP1 shall conform to the environmental regulations of the 2010 WCO. TCP1-2025-0031 was submitted with this PPS and requires revisions to be found in conformance with the 2010 WCO.

The TCP1 provided remains in conformance with the previously approved TCP1-011-10. The original TCP area includes the current project area (19.68 acres) and Parcels 15 and 17, which are now under separate ownership. Based on the TCP1 submitted with this PPS, the site is 28.00 acres, contains 7.16 acres of woodland in the net tract, and has a woodland conservation threshold of 4.20 acres (15 percent). The Woodland Conservation Worksheet shows the removal of 6.58 acres of woodland, for a total woodland conservation requirement of 8.56 acres. The

TCP1 worksheet meets the requirement with 0.58-acre of woodland preservation, and 3.72 acres of specimen/historic tree credits, and 4.26 acres of off-site woodland conservation credits. This woodland conservation requirement was met with prior approvals for the site.

Technical revisions are required to the TCP1, prior to signature approval of the PPS, in conformance with the conditions provided in this resolution.

Specimen Trees

There are no specimen trees located on-site.

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 site does not have any PMA, however, there is an isolated area of wetlands on-site. This wetland was created when the previous approved grading on-site was not completed per plan, and on-site drainage was blocked.

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.” Section 24-4303(d)(6) states: “All regulated environmental features shall be placed in a conservation easement and identified on the final plat.”

The Environmental Technical Manual (ETM) contains guidance for determining whether “fullest extent possible” has been satisfied. Impacts to REF should be limited to those that are necessary for 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 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 REF. SWM 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.

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 requests an impact to the isolated wetland for the development of the site.

A statement of justification (SOJ) was submitted with the PPS dated August 5, 2025, to address the impact on the isolated wetland associated with the construction of the High Street connection to Effie Bowie Drive. This impact is located at the high point of the wetland, where the water is seeping from the toe of the fill slope. It should be noted that with the construction of the submerged gravel wetland this drainage will no longer be impounded. The road improvement and the stormwater facility will impact the hydrology of the wetland. The applicant is working with MDE’s Nontidal Wetlands Administration, which has jurisdiction on this wetland. The applicant stated that MDE considers any impact on the system’s hydrology as an impact to the entire system. As impacts to the hydrology cannot be reasonably avoided, the entire depression is to be filled.

Analysis of Impacts

Per Subtitle 32 of 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 this impact to the nontidal/isolated wetland and its buffers. The wetlands are not located in the PMA, and the impacts will require a permit from MDE.

After evaluating the applicant’s SOJ, the impact of the PMA is approved. In accordance with Section 24-4303(d)(5) and based on the level of design information currently available, the limits of disturbance shown on the TCP1, and the impact exhibit provided, the REF on the subject property have been preserved and/or restored to the fullest extent possible. Therefore, the impact to the isolated wetland is approved.

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 PGCSCD, prior to final approval of the PPS, if required by Subtitle 32: Water Resources Protection and Grading Code, of the County Code. The County Code requires the approval of an erosion and sediment control plan. The approved conceptual erosion and sediment control plans shall be provided prior to signature approval of the PPS.

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, prone to significant movement, deformation (factor of safety < 1.5), or b) man-made conditions on the land, including but not limited to unstable fills or slopes.”

According to the U.S. Department of Agriculture Natural Resource Conservation Service Web Soil Survey, soils present include Marr-Dodon complex, Udorthents, Highway and Widewater and Issue soils. Unsafe soils containing Marlboro clay occur on-site, however, Christiana clay does not occur on this property. Geotechnical reports were submitted with this PPS, including the slope stability analysis. The slope stability analysis resulted in greater than 1.5 factor of safety, and therefore, there are no geotechnical concerns.

14. **Urban Design**—This PPS allows the subdivision of the existing 15 parcels into 139 lots and 38 parcels, to support a mixed-use development including 139 townhouse units and up to 15,000 square feet of commercial/retail use.

A detailed site plan is required for this development in accordance with Section 27-3605(a)(1) of the Zoning Ordinance which states, “Detailed site plan approval is required prior to the issuance of a building permit for any development, unless exempted in accordance with Section 27-3605(a)(2) below.” Since the subject development includes 10 or more townhouse dwelling units, the exemption of Section 27-3605(a)(2)(N) is not applicable. The uses evaluated for this property in the CGO Zone are permitted. The regulations and requirements of the Zoning Ordinance, that apply to development within the CGO Zone, will be evaluated at the time of detailed site plan review.

The lotting pattern shows 139 lots, and each lot is to be developed with a single-family attached dwelling unit. This PPS is consistent with the above intensity and dimensional standards for the CGO Zone.

Open Space Set-Aside

Pursuant to Section 27-6404 (a) (1), no less than 15 percent of the total required minimum open space set-aside area within a residential development outside the Transit-Oriented/Activity Center base and Transit-Oriented/Activity Center PD Zones shall consist of active recreational areas. The submitted open space set-aside exhibit shows that the subject development will provide approximately 16.9 percent of open space set-asides (approximately 144,313 square feet or 3.31 acres), which exceeds the required 15 percent (approximately 128,269 square feet or 2.94 acres). The submitted open space set-aside exhibit shows that the subject development will provide 18.2 percent (approximately 26,285 square feet or 0.6 acre) of active recreational area, which exceeds the requirement of approximately 19,240 square feet or 0.44 acre. The type of open space includes natural features, passive recreational areas, squares, forecourts and plazas, and active recreational areas. The stated open space set-aside amount, in conformance with Section 27-6400, will be further evaluated at the time of detailed site plan review.

Additional Urban Design Findings

Applicable architectural requirements will have to be met with the detailed site plan when more detailed information is available. Pursuant to Section 27-6903(c)(1), the primary entrance of a townhouse shall face the street or a common open space, such as a mews. The dwelling on Lot 40 faces neither a street nor a mews, but instead faces the side of another lot/dwelling unit with a 7-foot-wide space containing a sidewalk between the lots. The lot layout shall be revised to ensure that Lot 40 meets the requirements of Section 27-6903(c)(1). This could be achieved by

repositioning Lots 37 and 38 so they adjoin Lots 31 through 36, relocating Lot 39 to align with Lots 40 through 46, and moving Parcel G to the former location of Lots 38 and 39. This relocation would create a larger open space area (Parcel G) for Lots 39 and 40 to front on, but would require relocation of stormdrains and sidewalks currently shown in this area. At the time of detailed site plan, when more information is available regarding storm drain design, the applicant shall demonstrate that Lot 40 can meet the requirements of Section 27-6903(c)(1), otherwise this lot shall be removed.

Conformance with the 2018 Prince George's County Landscape Manual

This development is subject to the requirements of the 2018 *Prince George's County Landscape Manual* (Landscape Manual). Residential Requirements; Section 4.2, Requirements for Landscape Strips Along Streets (for commercial use portion); Section 4.3, Parking Lot Requirements; Section 4.4, Screening Requirements; Section 4.6, Buffering Development from Streets; Section 4.7, Buffering Incompatible Uses; Section 4.8, Building Frontage Landscape Requirements ; Section 4.9, Sustainable Landscaping Requirements; Section 4.10, Street Trees Along Private Streets; and Section 4.11, Requirements for Nonresidential and Mixed-Use Development.

Section 4.6(2) of the Landscape Manual requires buffering development from special roadways. Leeland Road is designated as a scenic road outside the Capital Beltway, and a minimum 20-foot-wide buffer with planting is required along the entire Leeland Road frontage. Conformance with the applicable landscaping requirements will be evaluated at the time of detailed site plan review.

Tree Canopy Coverage Ordinance

Prince George's County Council Bill CB-21-2024, for the Tree Canopy Coverage Ordinance, became effective July 1, 2024. Subsequently, Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of 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 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 detailed site plan review.

15. **Noise**—This 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 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.**

US 301 is an arterial roadway abutting the property to the east. The PPS demonstrates that all lots 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 states the following:

Residential lots and uses that are adjacent to existing or planned streets classified as arterial or higher shall demonstrate that outdoor activity areas are mitigated to 65 dBA during the hours of 7:00 a.m. and 10:00 p.m., and 55 dBA during the hours of 10:00 p.m. to 7:00 a.m., and that interior noise levels are mitigated to 45 dBA or less through the submission of a noise study prepared and signed by a professional engineer with competence in acoustical engineering.

The applicant submitted a noise study with the subject PPS, dated April 29, 2025, to study the effects of the noise generated by the adjacent roadways.

The noise study evaluated average sound levels during the hours of 7:00 a.m. to 10:00 p.m. (daytime) and 10:00 p.m. to 7:00 a.m. (nighttime), with the goal of identifying dwelling units and outdoor activity areas which may be impacted by more than 65 dBA Leq during daytime hours, more than 55 dBA Leq during nighttime hours, and interior noise levels within the dwelling units impacted by more than 45 dBA Leq during both the daytime and nighttime.

This analysis determined that 11 of the 139 townhomes will be exposed to future transportation noise levels above 65 dBA Leq, with maximum impact up to 66 dBA Leq upon the building façades nearest US 301. These townhomes will require additional analysis at the time of future detailed site plan to ensure the proposed exterior construction is sufficient to maintain interior noise levels at or below 45 dBA Leq for these residences. The remaining 128 townhomes of the Beechtree residential development will not be exposed to noise levels 65 dBA Leq or greater during the daytime hours. Standard building construction typically provides a minimum of 20 dB of noise reduction, therefore interior noise levels are expected to be maintained at or below 45 dBA Leq. No additional analysis or mitigation is required for the remaining 128 residences at the site, and standard building construction may be used without modification.

The provided open spaces lie outside the ground-level 65 dBA Leq daytime and 55 dBA Leq nighttime noise contours. Therefore, these open spaces do not require further analysis or mitigation. However, the remaining open spaces labeled as passive recreational areas, active recreational areas, and natural features are within the ground-level 55 dBA Leq nighttime noise contours and will require further analysis or mitigation. In addition, if the townhomes contain rear balconies, 16 of the townhomes will have rear balconies exposed to future noise levels above 65 dBA Leq during daytime hours, and 41 of the townhomes will have rear balconies exposed to future noise levels above 55 dBA Leq during nighttime hours. Further analysis and mitigation may be required for all of the impacted future balconies, if balconies are proposed for these lots.

In accordance with Section 27-6810(d), a Phase II noise analysis and mitigation of impacted areas will be required at the time of detailed site plan, with which conformance will need to be demonstrated.

16. **Citizen feedback**—Prior to the noon deadline on November 18, 2025, the Prince George’s Planning Department received written correspondence from one Beechtree Community resident in support of this development.
17. **Planning Board Hearing**—At the Planning Board hearing on November 20, 2025, staff presented the PPS to the Planning Board. The applicant’s attorney, Matthew Tedesco, spoke on behalf of the applicant, providing background information and a summary of the proposed development. He indicated that substantial community outreach efforts were undertaken to help design the proposed Beechtree development. He also indicated that the information previously submitted to staff regarding the proposed private recreational facilities and related value calculations was not correct, and was not intended to include an indoor facility and a dog park, which a development of this size cannot sustain. Mr. Tedesco clarified that the applicant proposes to provide passive recreational areas, an asphalt loop trail around the SWM facility, a playground as a tot lot, a gazebo, and seating and open space areas, as recreational facilities for the development. Several community members, who had registered to testify prior to the noon deadline on November 18, 2025, were not present during the meeting. The Planning Board unanimously approved the PPS, with conditions, as recommended by staff, and approved the revised list of recreational facilities, as proposed by the applicant.


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 Geraldo, seconded by Commissioner Okoye, with Commissioners Geraldo, Okoye, and Barnes voting in favor of the motion at its regular meeting held on Thursday, November 20, 2025, in Largo, Maryland.

Adopted by the Prince George's County Planning Board this 11th day of December 2025.

Darryl Barnes
Chairman

By 
Jessica Jones
Planning Board Administrator

DB:JJ:MV:rpg

APPROVED AS TO LEGAL SUFFICIENCY



David S. Warner
M-NCPPC Legal Department
Date: December 4, 2025